

370/7664

पावती

Original/Duplicate

Monday, November 05 ,2012

नोंदणी क्र. :39म

12:23 PM

Regn.:39M

पावती क्र.: 8205

दिनांक: 05/11/2012

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल2-7664-2012

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: हरपाल सिंह सुंदर सिंह -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2020.00

पृष्ठांची संख्या: 101

एकूण:

रु. 32020.00

आपणास हा दस्तऐवज अंदाजे 12:43 PM ह्या वेळेस मिळेल.

KRL2

सह मुख्य निबंधक कुर्ली - २

बाजार मुल्य: रु.3499500 /-

मोबदला: रु.6882000/- नगर जिल्हा

भरलेले मुद्रांक शुल्क :

रु. 314100/-

मुद्रांक

(एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत

नियम:

असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन)

मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

1) देयकाचा प्रकार: By Cash रक्कम: रु 2020/-

2) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 012098 दिनांक: 25/10/2012

बँकेचे नाव व पत्ता: AXIS BANK LTD

समाशोधनाच्या अधिन राहून



7 November, 2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

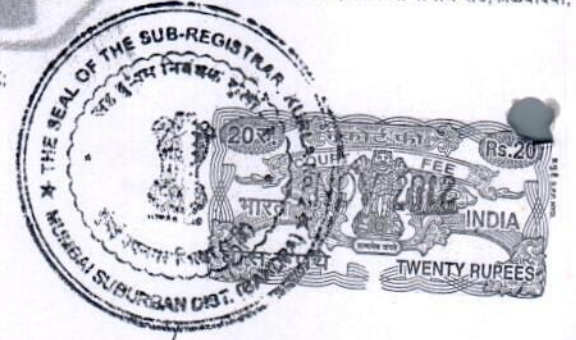
दस्त क्रमांक : 7664/2012

नोदणी 63

Regn. 63m

गावाचे नाव : भांडुप

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.6,282,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	रु.3,499,500/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	381 बी, 383ए, 383 बी., पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 1301, माळा नं: 13 वा मजला, इमारतीचे नाव: बी विंग,लॉईस विल्डींग,, ब्लॉक नं: स्टील प्रोसेसर्स कंपाऊड,व्हिलेज रोड , रोड नं: भांडुप पश्चिम,मुम्बई400078
(5) क्षेत्रफळ	46.17 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:- मे.हिंदुस्तान स्टील प्रोसेसर्स तर्फे भागिदार परीक्षीत भिगलानी तर्फे कु मु आशिष सुरेश ठडार ;वय: 29; पत्ता :-प्लॉट नं: - माळा नं: - इमारतीचे नाव: स्टील प्रोसेसर्स कंपाऊड,, ब्लॉक नं: व्हिलेज रोड , रोड नं: भांडुप पश्चिम,मुम्बई, महाराष्ट्र, मुम्बई. पिन कोड:- 400078 फोन नंबर: AADFH4289F
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- हरपाल सिंह सुंदर सिंह - ; वय:44; पत्ता:-प्लॉट नं: - माळा नं: 3 रा मजला, इमारतीचे नाव: सेंट्रल विल्डिंग नं 3, ब्लॉक नं: बोमंजि रोड,काळबादेवी, मुम्बई, महाराष्ट्र, मुम्बई.; पिन कोड:- 400002; फोन नं:-ATZPS3228C; 2)नाव:- मनजीत कौर हरपाल सिंह - ; वय:40; पत्ता:-प्लॉट नं: - माळा नं: 3 रा मजला, इमारतीचे नाव: सेंट्रल विल्डिंग नं 3, ब्लॉक नं: बोमंजि रोड,काळबादेवी, मुम्बई, महाराष्ट्र, मुम्बई.; पिन कोड:- 400002; फोन नं:- AZPPK4586K;
(9) दस्तऐवज करून दिल्याचा दिनांक	31/10/2012
(10) दस्त नोंदणी केल्याचा दिनांक	05/11/2012
(11) अनुक्रमांक,खंड व पृष्ठ	7664/2012
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.314,100/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

सह दुय्यम निबंधक कुर्ला - 2
मुंबई उपनगर जिल्हा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मूल्यांकन पत्रक

घसा-कनाचे वर्ष 2012

दिनांक 11/5/2012

जिल्हा जिल्हा मुंबई(उपनगर)

प्रमुख मूल्य विभाग - 121-भाडप - कुलो

प्रमुख विभाग - 121/555-भूभाग: उत्तरेस गाव सीमा, पूर्वेस रेल्वे, दक्षिणेस गाव सीमा व पश्चिमेस एल.वी.एस.मार्ग.

मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 381

नगरी क्षेत्राचे नाव मुंबई(उपनगर)

मिळकतीचे वर्गीकरण बांधीव

करल-२	
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घसा-नुसार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

भू-उपयोग	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
300,900	68,900	82,500	102,900	68,900

मिळकतीचे क्षेत्र	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
46.17	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका	उद्वाहन सुविधा	आहे
मिळकतीचे वय	0 TO 2 (Rule 5)	मजला	13

घसा-नुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी (Rule 5 or 1)

= 68,900.00 * 100.00 / 100

= 68,900.00

मुख्य मिळकतीचे मूल्य (Rule 19 or 20)

= घसा-नुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ

= 68,900.00 * 46.17 * 110.00 / 100

= 3,499,224.30

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटाळाच्या मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + पॅडिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 3,499,224.30 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 3,499,224.00



सह दुय्यम निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा

684891

खातेदाराची प्रत / Party Copy



ठाणे भारत सहकारी बँक लि.
रोहपूलड बँक

Thane Bharat Sahakari Bank Ltd.
Scheduled Bank



शाखा / Br.

दिनांक / Date 27/10/2012

मुद्रांक शुल्क / Stamp Duty

रु./Rs. 3,14,100/-

सेवा आकारणी शुल्क / Service Charges

रु./Rs. 10/-

No. of Documents

एकूण / Total

रु./Rs. 3,14,110/-

अक्षरी रूपये / Amount in Words

Three Lakh Fourteen

Thousand One Hundred & Ten

Only

Mr. Harpal Singh & others

मुद्रांक शुल्क भरण्याचे नाव

Name of stamp duty paying party Central Bldg no 3

पत्ता / Address 3rd Flr, Bomamji Rd
Kalbadevi, Mumbai - 400 002

समोरच्या पक्षकाराचे नाव / Name of counter party

M/s Hindustan Steel Processors

व्यवहाराच्या उद्देशाचे कारण /

Purpose of transaction

Agreement for Sale

घनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव /

Name of the Drawee Bank

021370 | 25-10-2012 | ICIC Bank

रोखपाल / Cashier

अधिकारिची मसुदा

Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे.
This counterfoil has to be presented at the time of delivery of stamps.



उपरोक्त मुद्रांक प्रॉकिंग अल्ट्रा व्हायलेट लॅप खाली
तयासल व एस.एस.एस. / संबंधीत प्रामाणिकृत
अधिकारिच्याशी दुरुमसुदासल संपर्क साधून,
येथे बरोबर आडकुन आलात.

व.लि./क.लि.

सह / दुय्यम निबंधक

9

3/4100/-

दस्तावेजाचे प्रकार (Nature of Document)	करल-२
दस्त नोंदणीचा प्रकार (Registral Category)	Agreement for Sale
दस्तावेजाचे क्रमांक (Document No.)	44405/2012
दस्तावेजाचे मूल्य (Value)	62,82,000/-
दस्तावेजाचे मालक (Party)	Harpal Singh & others
दस्तावेजाचे पत्ता (Address)	M/S. Hindustan Steel Process Horesh Thakkar S.No.2 M.G.Rd Mulund (W) M 80
दस्तावेजाचे मालक (Party)	3,14,100/-

Mr. Prashant R. Jadhav
Jr. Clerk
Authorized Signatory
For Thane Bharat Sahakari Bank Ltd



Mr. Prashant R. Jadhav
Jr. Clerk
Authorized Signatory
For Thane Bharat Sahakari Bank Ltd

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Mumbai this 31st day of OCTOBER 2012 by and between M/s HINDUSTAN STEEL PROCESSORS, a partnership firm duly registered under the Indian Partnership Act, 1932 and having its registered office at Steel Processors compound, Village Road, Bhandup (West), Mumbai - 400 078, hereinafter referred to as the "PROMOTERS" (which expression shall unless the context is repugnant to the same shall mean and include its successors administrators, partners for the time being, assigns) of the

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Thane Bharat Sahakari Bank Ltd,
Mulund Branch, Keshav Bhuvan,
M. G. Road, Near Railway Station,
Mulund (W), Mumbai - 400 080
D-5/ST/2012/CG-1009/03/75-728/277

भारत 44405
118703
SPECIAL METRIS
ADHESIVE
OCT 27 2012

INDIA
STAMP DUTY
MAHARASHTRA

Rs. 314100/- P85246
10:58

करल-२	
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AND MR./MS. HARPAL SINGH
Mr. MANJIT KAUR

an/both adult/s, Indian Inhabitant/s, residing at
CENTRAL BLDNG No. 3, 3rd FLR,
BOMANJI ROAD, KALBADEVI,
MUMBAI - 400 002

hereinafter called as "FLAT PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their respective heirs, executors, administrators and assigns) of the OTHER PART:

(I) CTS No. 383 (Area 6398.5 sq. mtrs):

WHEREAS by virtue of an Indenture dated 27.12.1972 executed by and between DAMODARDAS BHAIIDAS ALIAS BABUBHAI BHAIIDAS BHUTA AND VASANTRAM BHAIIDAS BHUTA ALIAS VASANTRAI BHAIIDAS BHUTA (therein referred to as the Vendor) and Ms. Daulat H. Aga (therein referred to as the First Confirming Party), and the said Mr. Bhaidas Bhairasi Bhuta (therein referred to as the Second Confirming Party) and one Gold Seal Engineering Products Pvt. Ltd. (GOLD SEAL) (therein referred to as the Purchasers) had purchased and acquired all that piece or parcel of vacant and agricultural land admeasuring 4222.65 sq. metres (5051 sq. yards) bearing Survey No.41, Hissa No.1 and 2, corresponding C.T.S.No.383, situated at Village Bhandup, Taluka Kurla in the District and Registration of Bandra and Mumbai Suburban District as per the terms and conditions mentioned therein.



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AND WHEREAS the said Indenture is duly registered with the office of Sub-Registrar of Assurances at Mumbai under Serial No.BOM/B/57/898/77 dated 6.1.1973.

AND WHEREAS by virtue of Deed of Covenant dated: 24.11.1972 executed between Bhandup Estate (therein referred to as "the First Part") and BHAIIDAS DHARSHIBHAI BHUTA (therein referred to as "the Second Part"), the said Bhandup Estate has confirmed and covenant the right of way through Survey No. 55, Hissa No. 2 (C.T.S. No. 395) to the BHAIIDAS DHARSHIBHAI BHUTA as per the terms and conditions mentioned therein.

AND WHEREAS By virtue of an agreement dated 29.5.1975, executed between said "GOLD SEAL" (therein referred to as "the Vendor") and HINDUSTAN STEEL PROCESSORS (HSP) (therein referred to as the Purchasers) hereinafter referred to as "the said HSP", the said "GOLD SEAL" had agreed to sell assign transfer all that pieces and parcel of land admeasuring 4917 square yards, i.e. 4111.25 square metres, lying and being situated at Village Road, Village Bhandup (West), Mumbai - 400 078 in the Registration District and Sub-district of Mumbai bearing Survey Nos. 41 and 76, Hissa No.7, Corresponding CTS No. 383 and 386, Village Bhandup (West), Taluka Kurla, as per the terms and conditions mentioned therein. The said agreement for sale is not registered within the



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prescribed time limit as per Indian Registration Act, 1908 and therefore by and under Deed of Declaration and Confirmation dated 28.10.2003, executed between the said GOLD SEAL and HSP, presented the agreement to sale dated 29.5.1975, before the Sub-registrar of Assurances for the registration thereof, and declared and confirmed that all terms and conditions mentioned therein are binding upon them, their heirs, executors and assignees and the said Deed of Declaration and Confirmation has been duly registered with the Sub-registrar of Assurances at Bandra under Serial No. BDR/7/11788/2003 dated:121.12.2003.



AND WHEREAS (i) By virtue of Rectification dated 7/12/2004, executed between said GOLD SEAL AND HSP confirmed and declared that actual area as per the extract of the property bearing Survey No. 41, corresponding CTS No. 383 is 4223.87 square metres and the property bearing Survey No. 76, Hissa No. 7, corresponding CTS No. 386 is 404. 68 square metres, and therefore the actual area agreed and sold under the aforesaid agreement for sale dated 29.5.1975 was 4628.55 square metres, instead of incorrect admeasuring 4917 sq. yrds equivalent to 4111.2 square metres.

(ii) Secondly, under the said Deed of Rectification, it is rectified that the area admeasuring 239.81 square metres, out of the property bearing CTS No. 383 owned by HSP and in possession of GOLD SEAL and shall continue to be owned and possessed by said GOLD

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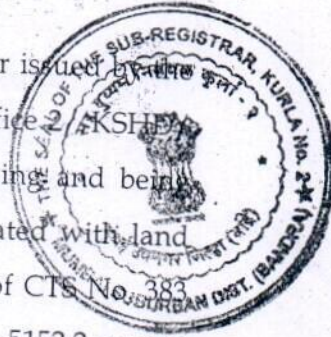
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SEAL forever and all that pieces of land also admeasuring 239.81 square metres out of the property bearing CTS No. 387, which is owned by said GOLD SEAL and in the possession of HSP shall continue to be owned and possessed by HSP forever.

(iii) thirdly, it was also agreed that HSP will keep the required open space between the proposed building and boundary of the property (between CTS No. 383 and 387 and CTS No. 383 and CTS No. 390) and allow the access to the occupants of CTS No. 387, i.e. GOLD SEAL. The said Deed of Rectification is also duly registered with the office of Sub-registrar of Assurances at Bandra under Serial No. BDR/7/4786/ 2004.

AND WHEREAS By amalgamation order issued by the District Collector bearing Survey C/ Office of the District Collector, Mumbai, Serial No. 2288 dated 29.4.2009, lying and being situated at CTS No. 386, was amalgamated with land bearing CTS No. 383 and rectified area of CTS No. 383 and issued Property Card admeasuring 5152.2 square metres in respect of CTS No. 383.



AND WHEREAS By another Order issued by the District Collector bearing SRC/ VI/ A/ LND/ NAP/ SR/ 1098 dated 29.7.2010, issued NA Order in respect of the property admeasuring 5152.2 square metres in respect of CTS No. 383.

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AND WHEREAS By another Order issued by the District Collector, bearing No. C/ VII/ A/ LND/ NAP/ SR/ 1098 dated 29.7.2010, the said property is duly transferred in the Revenue Records of particularly Property Card in the name of M/s. HINDUSTAN STEEL PROCESSORS.

AND WHEREAS By virtue of Deed of Conveyance dated 29.10.2010, executed between SHRI PRATAPSIKH SHOORJI, MRS. JYOTSNA VIKRAMSIKH SHOORJI, MR. DILIPSIKH SHOORJI, owners of RATANSEY KARSANDAS and 16 others, through their Constituted Attorney, MR. RAJANYA (therein referred to as the Vendors), Promoter herein M/S. HINDUSTAN STEEL PROCESSORS (HSP) a partnership firm through its partner, MR. PARIKSHIT PRAVEEN MIGLANI (therein referred to as the Purchaser), M/s. MATRIX FISCAL PRIVATE LIMITED (therein referred to as the First Confirming Party) and Mr. PRAVEEN MIGLANI (therein referred to as the Second Confirming Party), Promoter herein has purchased and acquired all that pieces and parcel of land bearing Survey No. 39, CTS No. 384, admeasuring 1000 sq. mtrs at Village Bhandup, Taluka Kurla as per the terms and conditions mentioned therein, and the said Deed of Conveyance is duly registered with the office of Sub-registrar of Assurances at Kurla, under Serial No. BDR/ 13/ 128 of 2011.



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AND WHEREAS By virtue of Deed of Conveyance dated 14.3.2007 duly registered under Sr. No. BDR/7/1515/2007 dated: 14.03.2007 with the sub registrar executed between (1) MR. SHANTARAM MANIK BHOIR, son of MR. MANIK RAMA BHOIR, (2) SMT. BARKUBAI JAGANNATH BHOIR, (3) MR. DILIP JAGANNATH BHOIR, (4) MR. DEVANAND JAGANNATH BHOIR, (5) MR. VILAS JAGANNATH BHOIR, (6) MR. KAILAS JAGANNATH BHOIR, (7) SMT. YAMUNABAI NAMDEO BHANDARI, (8) SMT. NALINI PANDURANG VAITI, (9) MR. BHALCHANDRA DATTATRAY KENI, (10) MR. PRAKASH DATTATRAY KENI, (11) MR. GAJANAN DATTATRAY KENI, (12) MR. BHARAT DATTATRAY KENI, through their Constituted Attorney SHANTARAM MANIK BHOIR, (therein referred to as "the Vendors") and one MR. PRAVEEN MIGLANI (therein referred to as "the Purchaser"), MR. PRAVEEN MIGLANI had purchased and acquired all that pieces or parcel of land bearing Survey No. 42, Hissa CTS No. 385, admeasuring approximately 300 square metres, of Village Bhandup, Taluka Kurla as per the terms and conditions mentioned therein.



AND WHEREAS By virtue of Deed of Conveyance dated 30.12.2010, duly registered under Sr. No. BDR/13/11529- 2010 dated: 30.12.2010 with the sub registrar executed between MR. PRAVEEN MIGLANI (therein referred to as the Transferor/ Vendor) and Promoter herein (therein referred to as the Transferee/

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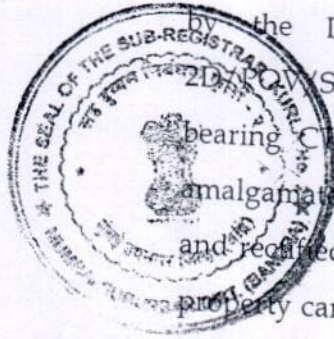
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Purchaser), the said Mr. PRAVEEN MIGLANI has conveyed all that pieces and parcel of land bearing admeasuring 246.3 square metres or thereabouts, bearing Survey No. 42, Hissa No. 2, corresponding C. T. S. No. 385, Village Bhandup, Taluka Kurla, to the Promoter herein.

AND WHEREAS by further amalgamation order issued by the District Collector Survey No. C/office SRK-1412 dated: 05.07.2011 a property bearing CTS No. 384 and 385 in S. No. 49(p); 42/2 amalgamated with adjacent land bearing CTS No. 383 and recified area in respect of CTS No. 383 and issued property card admeasuring 6398.5 sq. mtrs in the name of Promoters herein.



AND WHEREAS part of the said property was reserved for Amenities Plot admeasuring 377 sq. mtrs and which is duly handed over by promoter to MCGM and accordingly separate property card issued by City Survey Officer C.T.S. No. 383A, admeasuring 6021.5 sq. mtrs standing in the name of Promoters and bearing C.T.S. No. 383/B, admeasuring 377 sq. mtrs. and more particularly described in the of the FIRST SCHEDULE hereunder written.

(II) CTS No. 381 B (Area 1130.00 sq. mtrs):

AND WHEREAS prior to 1965 one Mr. Ratanshi Karsandas and sixteen others were legally and lawfully seized, possessed and other well and sufficiently entitled to all that piece and parcel of lands bearing

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Survey No.39, being part of a larger land lying, being and situated at Bhandup, Mumbai - 400 078.

AND WHEREAS by virtue of an Indenture dated 23.6.1965 executed between the said Ratanshi Karsandas and 16 others (therein referred to as the Releasors/Vendors) and one Mr. Bhaidas Dharsibhai Bhuta (therein referred to as the Releasee/Purchasers) inter-alia the said M/s Ratanshi Karsandas and 16 others (therein referred to as Releasors) and the said Bhaidas Dharsibhai Bhuta (therein referred to as the Releasee) the said Bhaidas Dharsibhai Bhuta has acquired the freehold rights in respect of all that piece or parcel of land admeasuring 9198.35 sq. metres bearing survey No.39, Hissa No. 2 (Part), C.T.S. No. 381 and 382 being the part of a larger property of land lying being and situated at Bhandup, Mumbai-400 078 upon the terms and conditions mentioned therein.



AND WHEREAS by virtue of an Indenture dated 23.10.1972 duly registered with the office of Sub-Registrar of Assurances at Mumbai under Sr. No.1826/1972 executed between Mr. Bhaidas Dharshibhai Bhuta (therein referred to as the Assignee/Lessor) of the One Part and one Smt. Chitra Naresh and Smt. Ila Dinesh (therein referred to as the Lessee) of the Other Part, the said original Lessor has assigned the leasehold rights in respect of the said property bearing Survey No.39, Hissa No. 2 bearing C.T.S No. 381 and 382 unto the said Smt. Chitra Naresh

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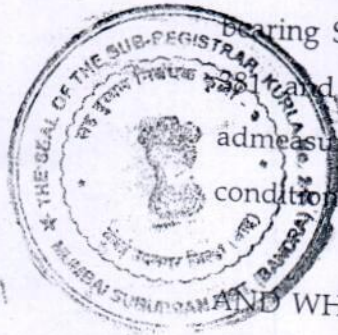
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and Ila Dinesh as per the terms and conditions mentioned therein.

AND WHEREAS by virtue of a further Indenture dated 26.10.1972 duly registered with Sub-Registrar of Assurance at Bandra under Sr. No. 2110 of 1972 executed by and between the said Smt. Chitra Naresh and Mrs. Ila Dinesh (therein referred to as Assignor) and Progressive Steel Processors Private Limited (therein referred to as the Assignee), the said Progressive Steel Processors Private Limited (hereinafter referred to as "the PSPPL") have acquired the leasehold rights in respect of the said property bearing Survey No.39, Hissa No. 2 bearing C.T.S No. 381 and 382 being the part of a larger property admeasuring 9198.35 sq. metres as per the terms and conditions mentioned therein.



AND WHEREAS the said Articles of Agreement dated 5.11.1973 alongwith Deed of Confirmation dated 28.10.2003 executed between the said PSPPL (therein referred to as "the Lessors") and the Promoters herein (therein referred to as "the Lessees"), duly registered with the office of the Sub-Registrar of assurances at Mumbai under Serial No.11789/ dated 12.12.2003 in respect of the property bearing survey No. 39, Hissa No.2, C.T.S. No. 381, Village Bhandup, Taluka Kurla being the part of larger property admeasuring 2299.33 sq. mtrs as per the terms and conditions mentioned therein.

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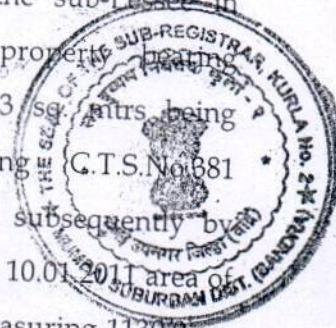
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AND WHEREAS by an Order No.LND/NEP/SRK/669 dated 16.9.2004 issued by the Collector, Mumbai Suburban District has granted N.A. permission for the said land bearing Survey No.39 being part of a larger plot of land and presently corresponding C.T.S.No.381/B being part of larger property of C.T.S.No.381.

AND WHEREAS the physical survey was carried out by the Collector, M.S.D. in respect of said larger property and by virtue of order dated 19.10.2007 the said larger land property bearing C.T.S.No.381 were sub-divided and issued separate property card in the name of Promoters herein being the sub-Lessee in respect of part of said larger property bearing C.T.S.No.381/B admeasuring 2299.33 sq. mtrs being part of larger property bearing C.T.S.No.381 admeasuring 1004.3 sq. metres and subsequently by order bearing Sr. No. 102/2011 dated: 10.01.2011 area of CTS No. 381B has increased to admeasuring 1130.0 sq. mtrs from 1004.3 sq. mtrs and more particularly described in the Second Schedule hereunder written.



AND WHEREAS the Property card is duly transferred and recorded admeasuring 1130 sq. mtrs in respect of CTS No. 381 B in the name of the Promoter herein in the records of the City Survey Office and such other concerned authorities and more particularly described in the SECOND SCHEDULE hereunder written

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(III) CTS No. 383 now new CTS No. 383A & 383 B (admeasuring 6398.5 sq. mtrs) & 381 B (admeasuring 1130 sq. mtrs)

AND WHEREAS the Promoters herein are legally, lawfully and exclusively well and sufficiently entitled to all that piece or parcel of lands bearing, C.T.S.No.383, admeasuring 6398.5 sq. mtrs, out of the said property part of the property admeasuring 377 sq. mtrs now numbered as New CTS No. 383B was handed over to MCGM and remaining part of the said property admeasuring 6021.5 sq. mtrs now numbered as CTS No. 383A belongs to promoter AND leasehold rights in respect of C.T.S.No.381B, admeasuring 1130 sq. mtrs lying and situated at Bhandup (W), Taluka Kurla in the



and same are more particularly described in the First and Second Schedule hereunder written respectively (hereto annexed Property Card of CTS No. 383 & 381B are annexed hereto and marked as Annexure "A").

AND WHEREAS the Promoter have accordingly developed the said property by constructing a multi-story residential buildings comprising of two wings being Wing No. A & B to be collectively known as "LORDS" having stilt, one level podium and 18 upper floors as may be permitted and sanctioned from time to time in accordance with plans and permissions to be approved by the M.C.G.M. (hereinafter referred to as "the said building").

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AND WHEREAS the Municipal Corporation of Greater Mumbai (M.C.G.M.) has approved the plans in respect of Wing No. A & B of the proposed building to be known as "LORDS" and accordingly has issued the Intimation of Disapproval under Sr. No. CE/1088/BPES/AS dated: 11.08.2006 and Commencement Certificate NO. CE/1088/BPES/AS dated: 30.03.2007 and endorsed further Commencement Certificate from time to time and finally full commencement certificate endorsed on 19th day of December 2011 (hereto annexed and marked as "Annexure "B""), and Promoter have completed construction in accordance with approved Plans and also obtained Occupation Certificate from MCGM on 7th March 2012 (hereto annexed and marked as "Annexure "B-1"").

AND WHEREAS the Promoter has appointed Advocate Mr. Nilesh Joshi having his office at 1 & 2, Riddhi Siddhi Apt., Opp. Gurukul School, Behind Punjab National Bank, Tilak Road, Ghatkopar (E), Mumbai - 400 077 and who has issued the Report on Title by MR. NILESH JOSHI (Advocate, High Court) in respect of said property which is annexed hereto and marked "Annexure-C" is the copy of the said Report on Title.



AND WHEREAS the Promoter has entered into the prescribed Agreement with Architects M/S VISTAAR ARCHITECTS AND PLANNERS, (registered with the Council of architects) and also appointed M/S

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EPICONS CONSULTANTS PVT. LTD as Structural Engineers for preparing structural designs and drawings and specifications of the buildings to be constructed on the said property and the Flat Purchasers accept the professional services of the said Architect and the said Structural Engineer till the completion of the said building unless otherwise changed.

AND WHEREAS it is clarified by the Promoters that aforesaid Plans is duly approved by MCGM as per the requirement of the Promoters and Promoter reserved all their rights to amend, changes the said plan to utilize additional TDR, FSI on the said property and construct additional floors, wings in the said property and/or by amalgamating the adjacent property which is belonging to the Promoter and/or which may be acquired by Promoters as may be ultimately approved and sanctioned by the MCGM and other public bodies and authorities and however, the Promoter reserves his right to do so and this right of Promoter is acknowledged and accepted by the Flat Purchasers.



AND WHEREAS the Purchaser has/have demanded from the Promoter and the Promoter has given the copies of the inspection of the original to the Flat Purchasers of all documents of title relating to the said property Plans, designs and specifications prepared by the Promoter's Architect and all such other documents as are specified by the Maharashtra Ownership Flats

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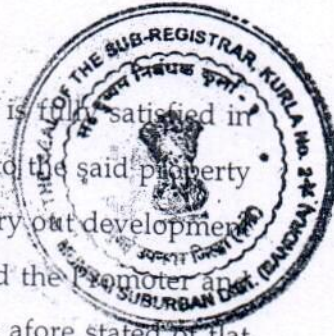
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Act (Regulation of Promoters, Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the said MOFA) and the rules made thereunder.

AND WHEREAS while sanctioning the said Plans for the said building being LORDS, the concerned local authorities and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and the said building and upon due observance and performance of which only the Occupation and Completion Certificates in respect of the said building shall be granted by the concerned local authority.

AND WHEREAS the flat purchaser is fully satisfied in respect of the title of the developer to the said property and the right of the Developer to carry out development on the said property has approached the promoter and applied for allotment in the manner afore stated of flat No. 1301 on the 13th floor of Wing 'B' of the buildings to be known as "LORDS" lying and being situated at Bhandup, Mumbai- 400 078 duly constructed on the property described in First and Second Schedule hereunder written (hereinafter referred to as the said flat) with full notice of and on the basis of the terms, conditions, documents, papers, plans, orders, schemes etc. referred to hereinabove and subject to the terms and conditions hereinafter appearing.



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AND WHEREAS the flat Purchaser hereby expressly confirms that he/she have entered into this agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, papers, plans, orders, resolutions, court order(s) schemes, development project including the right and entitlements available to and reserved by the promoter contained in these presents.

AND WHEREAS relying upon the said applications, declarations and agreements herein contained, the Promoter agrees to allot the flat purchasers the said flat in the manner envisaged herein at the price and on the terms and conditions herein after appearing.



~~NOW IT IS HEREBY AGREED, DECLARED, RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:~~

1.

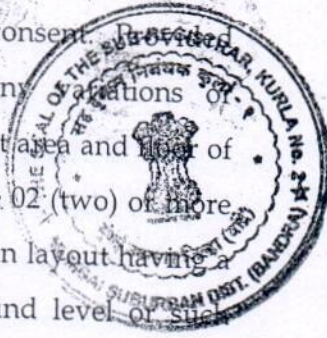
- (a) It is agreed between the parties hereto that all the recitals of this agreement shall form part and parcel of operative part of this agreement and shall be read accordingly.
- (b) The Promoter have constructed residential building/s on the area shown on the Plan being Annexure "D" hereto on the property more particularly described in the First AND Second Schedule hereunder written and more particularly delineated on the Plan Annexure "D" annexed hereto and thereon by RED Coloured boundary line (hereinafter referred to as the said project) to be collectively known as

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"LORDS" having stilt and one level podium and 18 (Eighteen) upper floors and subject to right to utilize TDR FSI and construct further floors/ wings in accordance with necessary approvals, permissions and clearances from all statutory authorities, Urban Development Department and in accordance with the plans, designs and specifications approved by the MCGM and other local authorities which have been seen and approved by the flat Purchasers with only such variations and modifications as the promoter may consider necessary or as may be required by the concerned local authority/ Government to be made in them or any of them. It is specifically agreed and understood that if any consent is required to be taken by the Promoter before carrying out any of the changes, then the flat Purchaser(s) hereby gives his irrevocable consent and shall be deemed to have given his consent. It is further agreed that the Promoter shall not make any variations or modifications which may adversely affect area and floor of the said flat of the flat Purchaser(s). The 02 (two) or more residential towers shall form one common layout having a common recreation garden at the Ground level. Other other level as common amenities to be provided on portion of the said property delineated on the layout plan annexed hereto and marked as **Annexure "D"** and thereon shown by GREEN colour strips boundary lines.



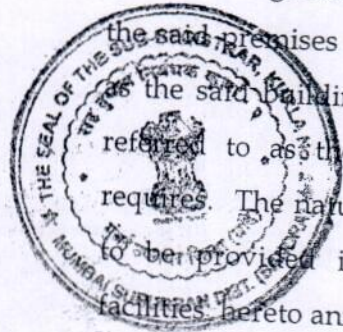
2. Subject to the rights and privileges reserved by the promoter and subject to the disclosures made by the Promoter, the flat Purchaser(s) hereby agrees to acquire from the Promoter and the Promoter hereby agrees to allot to the flat Purchaser(s) flat No. 1301 on the 13th floor X/B wing, admeasuring 414/546

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square feet (Carpet) equivalent to 38.46/50~~74~~ square mtrs of the said buildings to be known as "LORDS" and shown bounded by RED coloured boundary line on the typical floor plan annexed hereto and marked as Annexure "E" (hereinafter referred to as the said premises) at and for the lumpsum consideration of Rs. 62,82,000/- (Rupees Sixty two lac eighty two thousand only) including the NIL consideration of the common area and facilities appurtenant to the said premises and after registration of the society in respect of the said building to nominate flat Purchaser with a right to obtain lease/ conveyance in favour of the society (common organization). Hereinafter the Wing A/B in which the said premises is situated shall be individually referred to as the said building and the two wings collectively shall be referred to as the said building wherever the context so requires. The nature, extent and description of the amenities to be provided in Flat togetherwith common areas and facilities hereto annexed and marked as Annexure "F".



3. The flat Purchaser(s) hereby agree to pay to the Promoter the said lumpsum consideration of Rs. 62,82,000/- (Rupees Sixty two lac eighty two thousand only) in the following manner:
- (a) Rs. 60,000/- (Rupees sixty thousand only) i.e. ~~1%~~ paid on or before execution of these presents as and by way of earnest money (receipt whereof the Promoter doth hereby admits and acknowledges),
- (b) Rs. 59,07,900/- (Rupees fifty nine lac seven thousand nine hundred only) i.e. ~~80%~~ within 01 (One) Month from the date of execution hereof.

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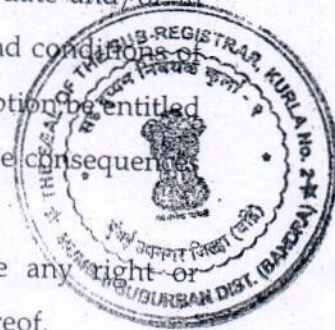
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(c) Rs. 3,14,100 /- (Rupees three lac fourteen thousand one hundred only) i.e. 05% against delivery of possession of the said flat.

Time as to payment shall be of the essence and the flat Purchaser(s) shall be liable to pay interest @ 18% on all delayed payments from the due date till the date of payment thereof.

4. Without prejudice to the rights of the Promoter to receive interest @ 18% per annum on all delayed payments in the event of the flat Purchaser(s) making any default in payment of any instalment of the purchase price and/or other payments stipulated under this agreement (including his proportionate shares of taxes levied by concerned local authority and other outgoings) on their due date and/or in observing and performing any of the terms and conditions of this agreement the Promoter shall at its own option be entitled to terminate this agreement in which event the consequences hereinafter set out shall follow:

- The flat Purchaser(s) shall cease to have any right or interest in the said premises or any part thereof.
- The Promoter shall be entitled to allot the said premises at such price and on the terms and conditions to such other person or party as the Promoter may in its absolute discretion deem fit,
- On the realization of the entire consideration from the prospective new flat Purchaser(s) of the said premises, the Promoter shall refund to the flat Purchaser(s) the amount paid by the flat Purchaser(s) to the promoter in pursuance of this agreement after deducting therefrom:



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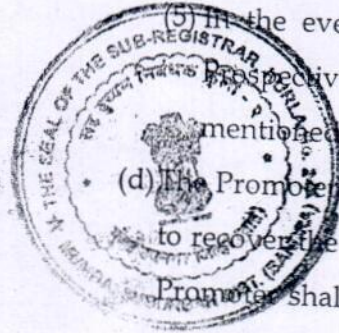
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(1) Rs. 6 L 8,200/- being 10% of the consideration of the said premises (which is to stand forfeited by the Promoter) as mutually agreed compensation agreed to be paid by the flat Purchaser to the Promoter.

(2) Service Tax, VAT and all other taxes, if any, paid or payable on this agreement

(3) The taxes and outgoings, if any, due and payable by the flat Purchaser(s) in respect of the said premises upto the date of termination of this agreement

(4) The amount of interest payable by the flat Purchaser(s) to the Promoter in terms of this agreement from the dates of default in payment till the date of termination as aforesaid,



(5) In the event of the allotment consideration the New Respective Purchaser being less than the consideration mentioned herein, the amount of such deficit,

(d) The Promoter shall in the event of any shortfall, be entitled to recover the said amounts from the flat Purchaser(s). The Promoter shall not be liable to pay to the flat Purchaser(s)

any interest, compensation, damages, costs otherwise. The

amount shall be accepted by the flat Purchaser(s) in full satisfaction of all his claim under this agreement and/or in

or to the said premises. The flat Purchaser(s) agree that receipt of the said refund by cheque from the Promoter by

the flat Purchaser(s) by registered post acknowledgement due at the address given by the flat Purchaser(s) in these

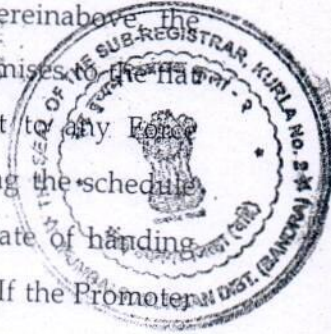
presents whether the flat Purchaser(s) accept or encash the cheque or not, will amount to the said mutually agreed

refund.

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- (e) Provided always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the flat Purchaser(s) 15 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 has intended to terminate the agreement and default shall have been made by the flat Purchaser(s) in remedying such breach or breaches within 15 days after receiving of such notice.
5. The fixtures, fittings, and amenities to be provided by the Promoter in the said premises and the said building in which the said premises is situated are those that are set out in Annexure "F" annexed hereto.
6. Subject to the payment of the entire consideration by the flat Purchaser(s) to the Promoter as provided hereinabove, the Promoter shall give possession of the said premises to the flat Purchaser(s) on or before _____ subject to any Force Majeure and Vis Majeure conditions disturbing the schedule of construction and in which case the said date of handing over possession shall stand extended prorata. If the Promoter fails or neglects to give possession of the said premises to the flat Purchaser(s) on such aforesaid date subject to further grace period of 6 months and/or on such date as may be extended by mutual consent then the flat Purchaser(s) shall have the option to terminate this agreement after giving 15 days notice in writing, whereupon the Promoter shall be liable on demand to refund to the flat Purchaser(s) amounts already received by it in respect of the said flats along with simple interest @ 12 % per annum from the date of the receipt of the

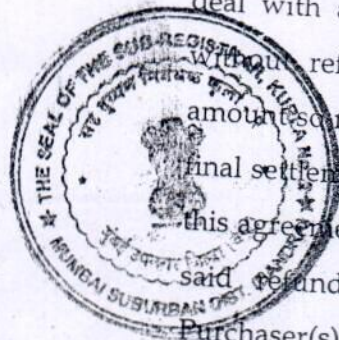


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respective amounts by the Promoter till payment. It is agreed that upon the termination of this agreement by the flat Purchaser(s), the claim of the flat Purchaser(s) shall be restricted to refund of monies paid with simple interest @ 12 % per annum thereon and that the flat Purchaser(s) shall neither be entitled to claim nor claim for any loss and/or damages and/or mental trauma or otherwise howsoever. Till the entire amount along with interest thereon is refunded by the Promoter to the flat Purchaser(s) the same shall subject to prior encumbrance if any be a charge on the said premises but only to the extent of the amount so due to the flat Purchaser(s) and the Promoter shall be entitled to allot and/or deal with and dispose off the said flat to any third party reference or recourse to the flat Purchaser. The amount so refunded shall be in full and final satisfaction and final settlement of all the claims of the flat Purchaser(s) under this agreement. The flat Purchaser(s) agree that receipt of the said refund by cheque from the Promoter by the flat Purchaser(s) by registered post acknowledgement due at the address given by the flat Purchaser(s) in these presents, whether the flat Purchaser(s) accepts or encashes the cheque or not, will amount to the said mutually agreed refund.



The Promoter shall hand over the possession as stated hereinabove but subject however to the availability of steel, cement, and other building material and grant of necessary electric and water connections or supply and other building material and also subject to any war, civil commotion, riots or act of God such as earthquake, flood or other natural calamities and also subject to the Government restrictions and/or enemy action, war, strike, or any notice, order, rule,

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notification of the Government and/or other public or competent authority or any cause beyond the control of the Promoter or any other reasonable cause and the flat Purchaser(s) agree to ignore reasonable delay in getting possession due to any of the abovementioned reasons and/or for any reason beyond the control of the Promoter as per the provisions of Section 8 of the MOFA.

7. The Promoter may avail from banks/ financial institutions loan/ financial assistance for development of the said property including the said building in which the said premises is situated and as a security for the payment thereof, may create security on the said property together with the building constructed/ to be constructed in which the said premises is situated in accordance with the provisions of MOFA. The flat Purchaser(s) hereby grants his consent to the Promoter for availing of such loan and/or financial assistance on such terms and conditions as the Promoter may deem fit and proper.

8. The Promoter hereby agrees that it shall before handing over the possession of the said premises to the flat Purchaser(s) as also before execution of lease/ conveyance of such property, in favour of the Society or Condominium or Limited company to be formed by the Purchasers of flats in the said buildings namely Wing A/B to be constructed on the said property (hereinafter referred to as the "said common organization") make full and true disclosure of the nature of its title to the said property as well as encumbrances, if any, including any right, title interest or claim of any party in or over the said property and shall as far as practicable, ensure that the said property is free from all encumbrances.



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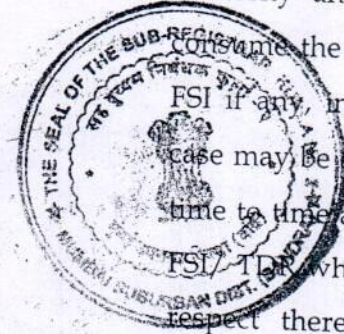
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9. The Promoter hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions if any which may have been imposed by M. C. G. M. or any concerned local authority at the time of sanctioning the said plans or thereafter and the same shall be complied and performed by the flat Purchaser(s).

10. It is hereby expressly clarified, agreed and understood between the parties hereto that :

(a) The Promoter hereby declares that no part of the FSI relating to the said property has been utilized by the Promoter elsewhere for any purpose whatsoever save and except in construction of the said buildings,

(b) The Promoter alone shall have the full right, absolute authority and unfettered discretion to use, utilize and consume the entire unconsumed and residual FSI/ TDR FSI if any, in respect of the said property and/or as the case may be and as maybe permitted by M. C. G. M. from time to time and the entire increased, additional and extra FSI/ TDR which may be available at any time hereafter in respect thereof for any reason whatsoever. The flat



Purchaser(s) shall not have or claim any rights, benefits, or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity,

(c) The Promoter alone shall be entitled to use, utilize and consume the entire increased, additional and extra FSI and/or FSI married to the said property which may be available at any time hereafter in respect of the said property and/or any part thereof and/or if any TDR-FSI

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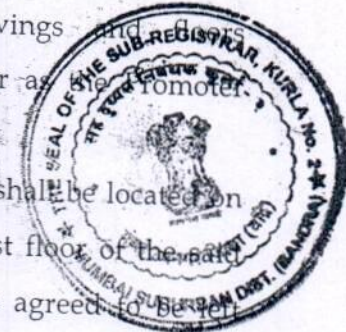
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consumption is possible exceeding present norms of the M. C. G. M. on the said property or any part thereof for any reason whatsoever for construction on the said property in any manner it deems fit and proper, and as may be legally permitted, whether society or common organization registered or not at any time in future till the conveyance of land in favor of society,

(d) The Promoter and/or its nominees as the case may be shall have the full right, absolute authority and unfettered discretion to use, utilize and consume the aforesaid increased FSI and/or TDR FSI for construction on the said property or any part thereof, as may be permitted by MCGM and/or law, for the purpose of extending the said building thereon, and/or for constructing any new and additional structures/ buildings/ wings and floors thereon, and/or otherwise howsoever as the Promoter may desire and deem fit and proper.

(e) The lift machine room and water tank shall be located on the common terrace above the top most floor of the said building. The said common terrace is agreed to be kept open to the sky for further and additional constructions thereon by the Promoter in future at any stage and/or time in terms of this clause. Neither the flat Purchaser(s) nor the Common Organization to be formed of all the flat Purchasers nor its members will have any right to use or have any claim right title or interest of whatsoever nature in the said common terrace, save and except for the purpose of inspection and maintenance of lift, lift room and water tanks.



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(f) The said common organization shall admit as its members all Purchasers of such new and additional flats whenever constructed on the said property or any part thereof including the said property.

(g) The right to deal with and allot all such new and additional tenements, flats, units, premises buildings/ wings and structures shall absolutely and exclusively belong to the Promoter and/or its nominees as the case may be and neither the flat Purchaser(s) herein, nor the said common organization shall have or claim any rights, title, benefits or interests whatsoever in respect thereof, and the Promoter shall be entitled to allot, let out, deal with or otherwise dispose off and transfer the same in any manner to any person / party of its choice, for such consideration and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper.



(h) The flat Purchaser(s) shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this clause, or to the Promoter exercising its rights as mentioned herein, nor shall they claim any abatement or reduction in the purchase price due to the same nor shall they claim any compensation or damages from the Promoter due to the same on any ground whatsoever, including on the ground of any inconvenience or nuisance which may be caused due to the Promoter putting up and effecting such new and additional construction as mentioned hereinabove and/or poor light and ventilation and/or increase in density and pollution of environment and/or reduced supply of water and electricity.

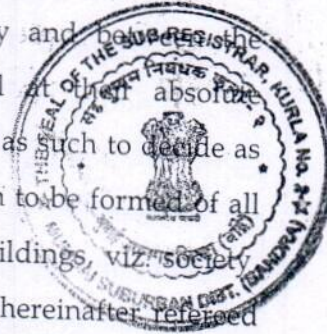
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- (i) It is agreed and understood that at any time before the execution of the indenture of lease/ conveyance as envisaged herein in favour of the said common organisation, the Promoter shall be entitled to amalgamate the said property with any other adjacent property which it may have already purchased/ acquired, or which it may hereafter purchase/ acquire, and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals etc. for such amalgamation, and to develop the said property in accordance therewith. The flat Purchaser(s) shall not raise any objection to or dispute such amalgamation of the said property by the Promoter, and
- (j) The provisions of this clause shall always be of the essence of this agreement and shall run with the land and the covenants shall be included in the vesting document.

11. It is hereby agreed and understood by and between the parties hereto that the Promoter shall at their absolute discretion be entitled to, empowered and as such to decide as to the nature of the common organization to be formed of all the Purchasers of the flats in the said buildings, viz society condominium and/or limited company (hereinafter referred to as the common organization). The Promoter will on obtaining of Occupation Certificate of the said buildings (i.e. A and B wing) and after allotting/ disposing off atleast 90% of the constructed flats in the said buildings in the manner envisaged herein, form the common organization of all the Purchasers in the said buildings and execute the conveyance or indenture of lease in respect of the said property with the said buildings standing thereon in favour of such common organization. Such common organization shall look after all



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the matters related with individual member of the organization, and shall be responsible for holding the said property and shall be responsible for managing the affairs of the said buildings, collection of outgoings, and such affairs from time to time.

12. All the remaining premises, for which no nomination has been made by the Promoter shall remain with the Promoter and Promoter shall have the absolute right to deal with or dispose off such unallotted flats. The common organization shall admit/ enroll units as its members without charging any transfer fee/ transfer charges and/or premium by whatever name called.

13. The flat Purchasers shall not be entitled to sell, transfer or assign the benefits under this agreement without obtaining prior written consent of the Promoter for such transfer/ assignment and paying transfer charges and dues, arrears and any amount payable by Flat Purchasers to the Promoters as per terms and conditions of this Agreement or as may be determined by the Promoter. The incumbent Purchaser shall abide by the terms and conditions of this agreement and shall be bound by the terms and conditions of the indenture of lease or conveyance to be executed in favour of common organization to be formed of the flat Purchaser(s).

14. The flat Purchaser shall be entitled to avail of finance for the purpose of acquisition of the said premises from any bank/ financial institution by creating security of his respective rights under this allotment, by way of equitable mortgage or any other mortgage provided that the flat Purchaser shall ensure creation of an obligation on the part of such Bank/ financial institution to be incorporated in the Mortgage Deed

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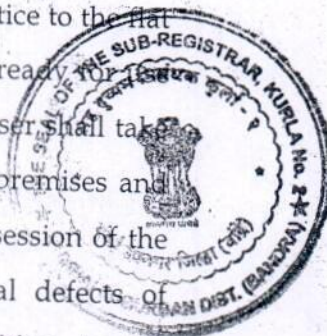
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or any other document of Mortgage ensuring/ observance and performance of the terms of the tender and the said agreement for development and guaranteeing due payment by the Bank/ Financial institution of maintainance, outgoings taxes and other liabilities to the Promoter in the event of such Bank/ financial institution taking possession of mortgaged flat for default or non payment of loan amount by the flat Purchaser.

15. After formation of the common organization, if the flat Purchaser(s) are desirous of transferring the said premises then the flat Purchaser shall make an application to the common organization and abide by the rules and Regulations of such organization.

16. The flat Purchaser(s) shall take possession of the said premises within 15 days of the Promoter giving written notice to the flat Purchaser(s) intimating that the said premise is ready for possession and occupation of the Flat premises, and purchaser shall take physical inspection and verification of the Flat premises and after satisfying himself purchaser shall take possession of the Flat premises and in case of major substantial defects of construction, Purchaser shall intimate in writing to the promoter within 03 (three) months from date of receipt of possession.

Provided that if within a period of one year from the date of handing over the said premises to the flat Purchaser(s), the flat Purchaser(s) bring to the notice of the Promoter any defect in construction of the said premises or the building in which the said premises are situated, then wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects or unauthorised



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changes, then the flat Purchaser(s) shall be entitled to receive from the Promoter reasonable compensation for such defect. However, if the flat Purchaser(s) carry out any alteration or addition or change in the said premises and in the said building in which the said premises is situated without obtaining prior written permission of the promoter and the concerned authorities wherever required, the liability of the Promoter shall come to an end and the flat Purchaser(s) alone shall be responsible to rectify such defect or change at his own cost. The reasonable compensation if payable under this clause will be determined by the Architects appointed by the Promoter.



(a) It is agreed between the Promoter and the flat Purchaser that after receipt of the Occupation Certificate in respect of the said premises the Promoter will hand over the possession of the said premises to the flat Purchaser.

Upon receipt of Occupation Certificate from the MCGM, for the buildings and allotment of 90% of premises in the buildings, the Promoter will form a society or Common Organization and thereafter execute lease or conveyance in respect of the property described in the First Schedule hereunder written and Assignment of Lease in respect of property described in the Second schedule hereunder written in favor of such organization.

18. The flat Purchaser agrees and undertakes to abide by all the terms, conditions and covenants of the lease and rules and regulations of society or Common Organization without any delay or default from time to time.

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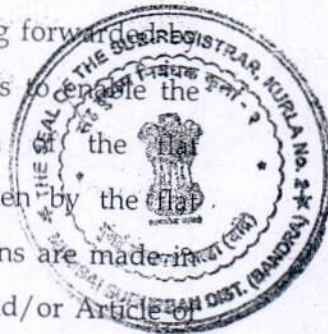
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19. The flat Purchaser(s) shall use the said premises or any part thereof or permit the same to be used only for the purpose for which the same has been allotted. He shall use the podium/ stilt/ garage/ parking space for his own Light Domestic Motor vehicle, if allotted to the Purchaser.

20.

(a) The flat Purchaser(s) shall join in forming and registering the said Society or Common Organization to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the said Common organization and for becoming a member, including the byelaws of the proposed society and duly fill in, sign and return to the Promoter within 10 days of the same being forwarded to the Promoter to the flat Purchaser(s) so as to enable the Promoter to register the organization of the flat Purchaser(s). No Objection shall be taken by the flat Purchaser(s) if any changes or modifications are made in the draft byelaws or the Memorandum and/or Article of Association, as may be required by the Registrar of Co-operative Societies as the case may be or any other competent authority.



(b) It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unallotted flats and other premises including garages, car parking spaces in the podium/ stilt/ open space in the compound, etc. in the said buildings shall at all times, including after the formation and registration of the said

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common organization and/or after the execution of the Indenture of lease of the said buildings and/or conveyance of Assignment of the said property in favour of the said common organisation, belong to the Promoter and the Promoter may if it so desires, become member of the said Common organization in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to allot, transfer, let out or otherwise dispose off the same in any manner and for such consideration and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the flat Purchaser(s) herein, nor the said



Common organization shall object to or dispute the same. On the Promoter intimating to the said Common organization the name or names of the acquirer(s) of such allotted and/or unallotted flats premise, the said common organization shall forthwith accept and admit such Purchaser(s) and acquirer(s) as its member(s) and share holder(s) and shall forth with issue share certificate(s) and other necessary documents in their favour without raising any dispute or objection to the same, and without charging/ recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof. The Promoter shall not be liable to pay any maintenance charges etc. in respect of the unallotted and/or unlet flats, car parking spaces and other flats/ premise but be liable to bear and pay the Proportionate lease rent and/or Proportionate Municipal taxes with effect from the date of grant of Occupation/ Completion

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Certificate. Provided however in the event the Promoter occupies or permits occupation of any premises such occupant or promoter as the case may be liable to pay the maintenance charges, etc. in respect thereof.

21. Commencing a week after notice in writing is given by the Promoter to the flat Purchaser(s) that the said premises is ready for use and occupation. The flat Purchaser(s) shall also be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of all outgoings in respect of the said premises and the building in which the said premises is situated such as local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers, lease rent and all other expenses necessary and incidental to the management and maintenance of the said property and the building in which the said flats is situated. Until the said Common organization is formed and the said property and the said building demised transferred to it, the flat Purchaser(s) shall pay to the Promoter such proportionate share of outgoings as may be determined by promoter. At the time of being handed over possession of the said premises, the flat Purchaser(s) shall pay to the Promoter a sum of Rs. 48,000/- equivalent to one year's outgoings approximately by way of advance deposit for payment of such outgoings. The amounts so paid by the flat Purchaser(s) to the Promoter shall not carry any interest and remain with the Promoter until Indenture of lease or conveyance is executed in favour of the said Common Organization. Subject to the provisions of Section 6 of the MOFA, on such



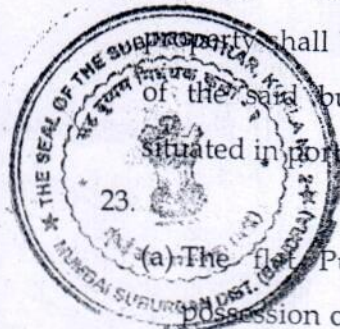
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conveyance or lease being executed, the aforesaid advance deposits (less deductions provided for in this agreement) shall be paid over by the Promoter to the said Common Organization. The flat Purchaser(s) undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. Further at the time of taking possession of the said premises, the flat Purchaser(s) shall deposit amounts stipulated in clauses No. 23.

22. The flat Purchaser(s) shall bear and pay the proportionate municipal taxes, maintenance charges and all other outgoings in respect of the building in which the said premise is situated. The common expenses in respect of the said building shall be shared by the Purchasers of flats/ premises of the said building in which the said flat/ premises is situated in proportion of their respective area.



(a) The flat Purchaser(s) shall on or before delivery of possession of the said flats/ premises keep deposited with the Promoter the following amounts:

- (i) Rs. 8000/- for legal costs and expenses,
- (ii) Rs. 700/- for share money and entrance fees or such other charges as per provision of Maharashtra Co-operative Society Act.
- (iii) Rs. 7500/- for formation and registration of the said Common Organization.
- (iv) Rs. 48000/- (One BHK) Rs.60,000/- (Two BHK) for proportionate share of taxes and other outgoings for a period of 12 months in advance,

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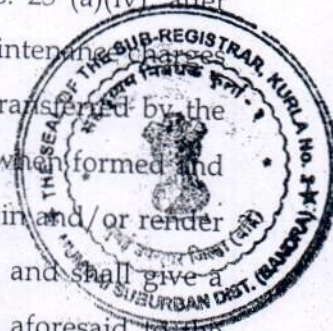
(v) Rs. 45,000/- for (one BHK) and Rs. 60,000/- for (Two BHK) towards MSEDCL Electric meter Transformer and MSEB Charges, installation and deposit of Transformer/Sub Station.

(vi) Rs. 36,000/- (one BHK) and Rs.56,000/- (Two BHK) towards proportionate share of development charges.

AND

(b) The flat Purchaser(s) shall as specified in clause 30(c) hereunder deposit with the Promoter, the probable amount as applicable from time to time towards VAT and/or Service Taxes in respect of the transaction, if any payable by Promoter to the prescribed authority.

(c) The aforesaid amount in sub-clause Nos. 23 (a)(iv) after deduction there from arrears of taxes, maintenance charges and expenses incurred till then will be transferred by the Promoter to the Common Organization when formed and the Promoter shall not be liable to maintain and/or render individual accounts to the flat Purchaser and shall give a consolidated account of all the sums as aforesaid to the common organization when formed.



24. All costs, charges and expenses in connection with preparing, engrossing/ stamping and registering all the agreements, conveyance and/or deed of lease or any other document required to be executed by the Promoter and by the flat Purchaser including stamp duty, registration charges payable in respect of such documents, and the formation of common organization or other incorporated Body or association as well as entire professional costs of attorneys of the Promoter for preparing and approving all such documents upto the

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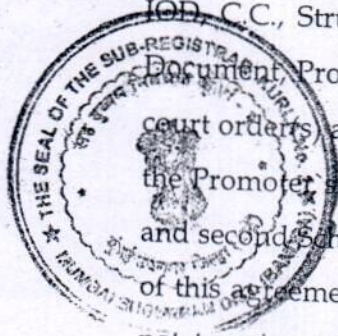
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execution of Conveyance and/or Lease Deed shall be borne and paid by the flat Purchaser or such common Origination.

The Promoter shall not be liable to contribute anything towards such expenses. It is agreed that the Promoter shall not be liable to render any accounts in respect of the money received by them as per above mentioned clause 23.

25. At the time of registration of the society, the flat Purchaser(s) shall pay to the Promoter the flat Purchaser(s)'s proportionate share of stamp duty and registration charges payable if any by the said society on the indenture of lease or conveyance or any document or instrument of transfer in respect of the said property and the said buildings to be executed in favour of the said society.

26. The flat Purchaser(s) have taken inspection of all relevant documents, orders, permissions, RCC Plan, Approved Plan, IOD, C.C., Structural Certificate, Architect Certificate, Deed, Document, Property Card, resolution, all relevant documents, court orders and have satisfied themselves fully in respect of the Promoter's title to the said property described in the First and second Schedule hereunder written prior to the execution of this agreement and doth hereby accept the same and agree not to raise any requisition or objections relating thereto at any stage.



27. This agreement sets forth the entire agreement and understanding between the flat Purchaser(s) and Promoter and supercedes, cancels and merges:

- (a) All agreements, negotiations, commitments, writings, between the flat Purchaser(s) and Promoter prior to the date of execution of this agreement,

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- (b) All the representations, warranties, commitments, etc. made by the Promoter in any documents, brochure, hoardings etc. and/or through any other medium,
- (c) The Promoter shall not be bound by any such agreements, negotiations, commitments, writings, discussions, representations, warranties, and/or compliance thereof other than expressly agreed by the Promoter under this agreement,
- (d) The flat Purchaser(s) agrees and acknowledges that the sample flat constructed by the Promoter and all furniture, item, electronic goods, amenities, etc. provided thereon are only for the purpose of show casing the flats/ Premises, and the Promoter is not liable/ required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the said sample flats/ Premises other than as expressly agreed by the Promoter under this agreement.
28. The flat Purchaser(s) for himself with intention to transfer to whosoever's hand the said premises/ flat may come, do hereby covenant with the Promoter as follows:
- (a) To maintain at the flat Purchaser(s) own cost in good tenantable repair and condition from the date of possession of the said premises/ flat are taken and shall not do or suffer to be done anything in or to the building in which the said premises/ flat is situated, staircase or any passages which may be against the rules, regulations or byelaws or concerned local or any other authority or change/ alter or make addition in or to the said premise/ flat itself or any part thereof.

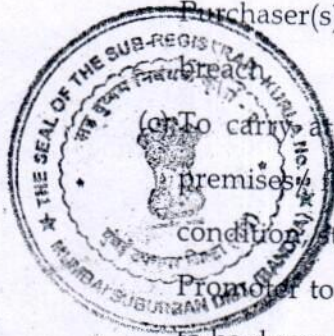


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(b) Not to store in the said premise/ flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premise/ flat are situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floor which may damage or likely to damage the staircase, common passages, lift or any other structure of the building in which the said premises/ flat is situated, including entrances of the building in which the said premises/ flat is situated and in case any damage is caused to the building in which the said premise/ flat is situated or the said premises/ flat on account of negligence or default of the flat Purchaser(s) in this behalf, the flat Purchaser(s) shall be liable for the consequences of the



(c) To carry at his own cost all internal repairs to the said premises/ flat maintain the said premises/ flat in the same condition, state and order in which it was delivered by the Promoter to the flat Purchaser(s) and shall not do or suffer to be done anything in or to the building in which the said premises/Flat is situated or the said premises/ flat which may be against the rules and regulations and byelaws of the concerned local authority or other public authority and in the event of the flat Purchaser(s) committing any act in contravention of the above provision, the flat Purchaser(s) shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority.

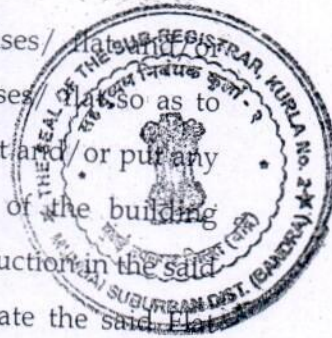
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(d) Not to demolish or cause to be demolished the said premises/ flat or any part thereof, not at any time make or cause to be made any addition or alteration whatsoever in or to the said premises/ flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises/ flat are situated and shall keep the portion, sewers, drain pipes in the said premises/ flat and appurtenances thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the said premises/ flat in which the said premises/ flat is situated and shall not chisel or in any other manner damage the columns, beam, walls, slabs, or RCC part or other structural charges in the said premises/ flat without the prior written permission of the Promoter and/or the said society.

(e) Not to shift windows of the said premises/ flat and carry out any changes in the said premises/ flat so as to increase the area of the said premises/ flat and/or put any grill which would affect the elevation of the building and/or carry out any unauthorized construction in the said premises/ Flat and also not to amalgamate the said Flat with the adjacent Flat Premises. In the event if any such change is carried out, the flat Purchaser(s) shall remove the same within 24 hours of notice in that regard from the Promoter. In the event if the flat Purchaser(s) fail to remove the same within the period of 24 hours, then the Promoter shall be entitled to enter upon the said premises/ flat and remove such unauthorized construction and the flat Purchaser(s) hereby agree, undertake, not to raise any



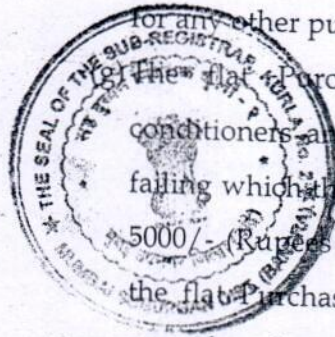
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objection for the same and/or demand any damages for the same from the Promoter,

(f) The flat Purchaser(s) shall not cover the area of the flower beds with debris, blocks or any such material and shall not enclose the flower bed area within any room in the said premises/ flat and shall not conceal the pipes passing through the portion of the flower bed and shall not do any such filling which could lead to excess load on the slab of the flower bed portion which is adjoining any room in the said premises/ flat. The flat allotte(s) shall not use the area of flower bed for any purpose except for the purpose of keeping planters/ flower bed falling with which flat Purchaser(s) shall be liable to pay Rs. 10,000/- (Rupees ten thousand only)(Rupees ten thousand only) per day till such time he continues to use the said area of flower bed for any other purpose,



The flat Purchaser(s) shall fix/ fit only split Air conditioners and fix compressors only in area provided, failing which the flat Purchaser(s) shall be liable to pay Rs. 5000/- (Rupees five thousand only) per day till such time the flat Purchaser(s) has removed A/c compressor from any other place other than area provided for the same.

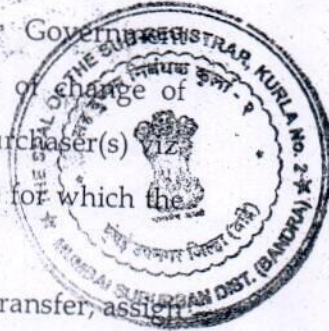
(h) The flat Purchaser(s) shall not dry clothes in a manner which is visible from outside, failing which the flat Purchaser(s) shall be liable to pay the Promoter Rs. 5000/- (Rupees five thousand only) per day. The flat Purchaser(s) shall not put, keep, or install exhaust fan or any other devises in the patio area (if any). The flat Purchaser(s) shall not commit any act that spoils or mars the external elevations of the building.

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- (i) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the building in which the said premises/ flat is situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
- (j) Not to throw dirt, rubbish, rags, garbage, or other refuse or permit the same to be thrown from the said premises/ flat in the compound or any portion of the said property and the building in which the said premises/ flat is situated.
- (k) Pay to the promoter within 7 days of demand by the Promoter his share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connected to the building in which the said premises/ flat are situated.
- (l) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises/ flat by the flat Purchaser(s) the user for any purpose other than purpose for which the same is allotted
- (m) The flat Purchaser(s) shall not let, sublet, transfer, assign or part with the flat Purchaser(s) interest or benefit factor of this agreement or part with the possession of the said premises/ flat until all dues payable by the flat Purchaser(s) to the Promoter under this agreement are fully paid up and only if the flat Purchaser(s) had not been guilty of breach of or non observance of any of the terms and conditions of this agreement and until the flat Purchaser(s) has obtained the prior written permission of



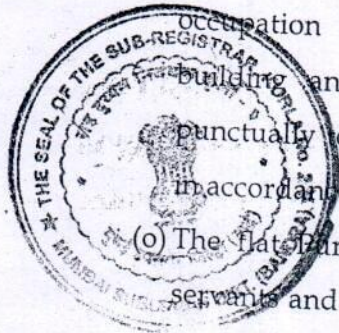
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the Promoter and the said common organization (if and when formed).

(n) The flat allottee(s) shall observe and perform all the terms, conditions and covenants, rules and regulations which the said Common Organisation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building in which the said premises/ flat are situated and the said premises/ flat therein and for the observance and performance of the Building Rules, Regulations and byelaws for the time being of the concerned local authority and of the Government and other public bodies. The flat Purchaser(s) shall also observe and perform all the stipulations and conditions laid down by the said Common Organisation regarding the occupation and use of the said premises/ flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.



(o) The flat Purchaser(s) shall permit the Promoter and its servants and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property and the said building in which the said premises/ flat are situated or any part thereof to view and examine the state and condition thereof.

29. For any amount remaining unpaid by the flat Purchaser(s) under this agreement, the Promoter shall have first lien and charge on the said premises/ flat agreed to be allotted to the flat Purchaser(s).

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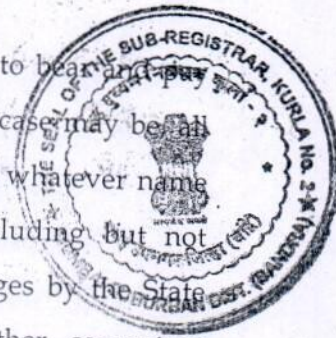
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30.

(a) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises/ flat or of any interest in the portion of the said property on which the said building is constructed or of the said property and/or the said building in which the said premises/ flat is situated or any part thereof till lease or conveyance is executed by promoters in favor of society or such common organisation. The flat Purchaser (s) shall have no claim save and except in respect of the said premises/ flat hereby agreed to be allotted to him/her/them and all rights in respect of all open spaces, parking spaces, lobbies, lifts, staircases, common terraces etc. will remain the property of the Promoter, until the said property and the said buildings are leased or conveyed.

(b) The flat Purchaser(s) shall be responsible to bear and/or reimburse to the Promoter as the case may be all statutory taxes, dues, levies and duties by whatever name called and/or of whatsoever nature including but not limited to Service Tax, VAT levied/ charges by the State and/or Central Government or any other competent authority in respect of this transaction and/or agreement at any time hereafter and the decision of the Promoter as regards the payment/ non payment and/or its reasonableness or otherwise of such statutory levies and/or dues shall be conclusive, final and binding on the flat Purchaser and the flat Purchaser doth hereby agrees and undertakes to indemnify and keep indemnified the



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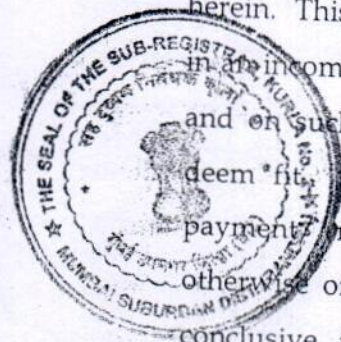
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Promoters and their successors in title and assigns in respect thereof.

(c) The flat Purchaser shall before delivery of possession of the said premises/ flat or immediately within 7 days of receipt of demand from prescribed authority as informed in writing by Promoter as the case may be without any dispute or protest deposit with escrow account or such other arrangement and said escrow account to be maintained for the said purpose and Flat Purchasers shall deposit with the promoter probable amount of Service Tax/ VAT levied/ leviable if any, by Central Government or State Government from time to time in respect of transaction contemplated with irrevocable authority conferred upon the escrow agent in the manner specified herein. This amount shall be invested by the escrow agent



in its income/ interest bearing investments of such nature and on such terms and conditions as the Promoter may deem fit. The decision of the Promoter as regards payment of such statutory levies and /or dues shall be otherwise conclusive, final and binding on the flat Purchaser. On

determination of the final liability, if any in respect of service Tax, VAT as maybe quantified under the prevalent statute the Promoter shall for and on behalf of the flat Purchaser instruct the Escrow agent to release the amount to the concerned authority as payment towards the aforesaid statutory liabilities. Any balance amount remaining after making such payment and meeting with expense incurred thereon shall be returned to the flat Purchaser with accrued income/ interest thereon and the

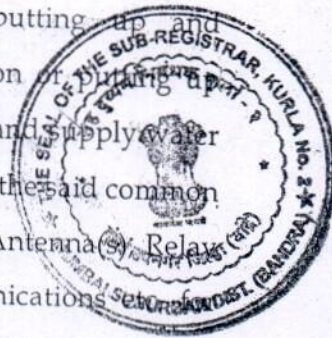
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Promoter shall have no interest or claim of whatsoever nature upon him and the Promoter shall cause the escrow agent to furnish duly audited account in respect thereof to the flat Purchaser. The Promoter alone is authorized and empowered to take decisions in respect of all matters including nature of investment, fees of escrow agent/ auditors, corpus fund appointment of auditors, etc. and such decisions being taken for and on behalf of the flat Purchaser shall be binding on the flat Purchaser.

31. It is further expressly clarified, agreed and understood by and between the parties hereto that notwithstanding what is contained herein to the contrary, the common terrace above the top most floors of the said building, shall exclusively belong to the Promoter and the Promoter shall have full right, absolute authority, and unfettered discretion to use the same in any lawful manner, including for putting up and displaying hoarding/ advertisements thereon or for installing any overhead water tank(s) thereon to store and supply water to the occupants of the said buildings. Use of the said common terrace may also be allowed to install Dish Antenna(s), Relay station(s), for cellular and satellite communications for which purpose the Promoter shall be entitled to enter into suitable arrangement(s) or agreement(s) with the Common Organization/ flat Purchaser on such terms and conditions as may be mutually agreeable. It is hereby expressly agreed that in case of vertical expansion of the said building by way of additional floor(s), the Promoter shall be entitled to shift the water tank(s), Dish Antenna(s), Relay station(s), for Cellular and Satellite communications etc. either over and above such additional floor(s) and/or extension or such other place(s) as



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may be convenient to the Promoter and the flat Purchaser(s) and/ or the said Common Organisation shall not be entitled to raise any objection and/or create any hindrance in any manner whatsoever. The flat Purchaser(s) will permit the authorized representative(s) deputed by the Promoter/ said Common Organisation to go to the said common terrace to install, check up and/or service Dish Antenna and/or any other electronic gadgets etc. and for repairs and maintenance of the tanks and for repairs and maintenance of the tanks and/or such other common facilities, at all reasonable times.

32. Any delay tolerate or indulgence shown by the Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the flat Purchaser(s) by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the flat Purchaser(s) nor shall the same in any manner prejudice the rights of the Promoter.



33. The flat Purchaser(s) hereby agrees, undertakes, and covenants with the Promoter that neither he/she/they nor the said Common organization shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges, or authorities reserved by, or granted to the Promoter under this agreement or any other deed, document or writing that may be entered into and executed between the parties hereto or those of the Promoter as mentioned herein and the flat Purchaser(s) and the said common organization shall be bound and liable to render to the Promoter, all necessary assistance and co-operation, to enable it to exercise and avail of the same.

Parikshit

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34. The flat Purchaser(s) shall present this agreement for registration within the time prescribed by the Registration Act, 1908 and intimate to the Promoter the serial number under which the same is lodged for registration and thereafter the Promoter shall within the time limit prescribed by the Registration Act, 1908 attend such office and admit the execution thereof.

35. All letters, notices, circulars, receipts issued by the Promoter as contemplated by and under this agreement shall be deemed to have been duly served/ delivered to the flat Purchaser(s) and shall discharge the Promoter completely and effectually of its obligations, if sent to the flat Purchaser(s) under Certificate of Posting or registered Post acknowledgement due to the following address (or at any other address as may have been subsequently notified by the flat Purchaser(s) or of change of address and if such change is confirmed by the Promoter)

CENTRAL BLDNG No. 3, 3
BOMANJI ROAD, KALBADEVI
MUMBAI - 400 002



36. This agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, Management and Transfer) Act, 1963 or the Maharashtra Apartment Ownership Act (Mah Act No. XV of 1971) and the rules made thereunder.

37. The stamp duty and Registration charges payable on this agreement shall be borne and paid by the flat Purchaser(s) alone.

38. This agreement shall be subject to exclusive jurisdiction of courts at Mumbai.

Tasikant

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

THE FIRST SCHEDULE ABOVE REFERRED TO
(CTS No. 383, admeasuring 6398.5 sq. mtrs)

ALL THAT piece or parcel of land admeasuring 6398.5 sq. metres bearing Survey No.41, 76, Hissa No.7, Survey No. 39 (pt), 42, Hissa No. 2, corresponding C.T.S.No.383, now divided in two parts bearing CTS No. 383A, admeasuring 6021.5 sq. mtrs and CTS No. 383B, admeasuring 377.0 sq. mtrs being the Amenities space handed over to MCGM lying and being situated at Village Bhandup, Taluka Kurla in the District and Registration of Bandra and Mumbai Suburban District and bounded as under:

- On or towards the East : Plot bearing CTS No. 387; 368(pt) & 390
- On or towards the West: Plot bearing CTS No. 369, 381B and 382 (pt)
- On or towards the North: Plot bearing CTS No. 369 (pt); 368 (pt)
- On or towards the South: Plot bearing CTS No. 382; Internal Road



THE SECOND SCHEDULE ABOVE REFERRED TO
(CTS No. 381/B, admeasuring 1130 sq. mtrs)

ALL THAT piece and parcel of part of said larger property bearing C.T.S.No.381/B admeasuring 1004.3 sq. metres and subsequently by order bearing No. 102/2011 area of CTS No. 381B has increased to admeasuring 1130.0 sq. mtrs from 1004.3 sq. mtrs lying and being situated at Village Bhandup, Taluka Kurla in the District and Registration of Bandra and Mumbai Suburban District, and bounded as under:

- On or towards the East : Plot bearing CTS No. 383A
- On or towards the West : Plot bearing CTS No. 1019; 369 A
- On or towards the North : Plot bearing CTS No. 383A
- On or towards the South : Plot bearing CTS No. 381A; 382 (pt)

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SIGNED AND DELIVERED by the
Withinnamed, Promoter,

M/s HINDUSTAN STEEL PROCESSORS

Through its partner



For Hindustan Steel Processors

Parikshit
Partner

Mr. PARIKSHIT MIGLANI)

In the presence of NARESH GAIKWAD)

[Signature]
Hindustan Steel Processors
Steel Processors Compound,
Village Road, Bhandup (W),
Mumbai- 400 078

1. *[Signature]*
2. Sachin M. Kaddak
5/7, Shreekhan Shanti Nives,
Bhairat Nagar, Vilechuli (E)
Mumbai- 400 083

SIGNED AND DELIVERED by the

Withinnamed, flat Purchaser(s)



[Signature]

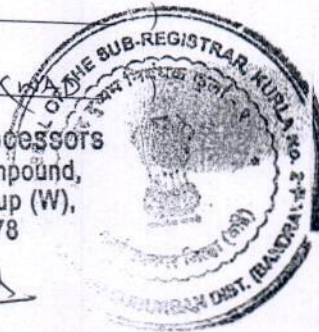
Mr/Ms. HARPAL SINGH)

Ms. MANJIT KAUR)

In the presence of NARESH GAIKWAD)

[Signature]
Hindustan Steel Processors
Steel Processors Compound,
Village Road, Bhandup (W),
Mumbai- 400 078

1. *[Signature]*
2. Sachin M. Kaddak *[Signature]*
5/7, Shreekhan, Shanti Nives
Mumbai - 83



[Signature]

49 *[Signature]*
[Signature]

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RECEIPT

RECEIVED OF AND FROM the withinnamed flat Purchaser a sum of Rs. 10,000 /- (Rupees Ten thousand only) vide ^{CASH} cheque No. - dated 16/9/12 drawn on - Bank, - branch, by way of earnest money mentioned hereinabove paid to us.

WE SAY RECEIVED



M/s HINDUSTAN STEEL PROCESSORS

For Hindustan Steel Processors

Parichet
Partner

Partner

WITNESSES:

1. *[Signature]* NARESH GAIKINAD

2. Sachin M. Kallak *[Signature]*

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RECEIPT

RECEIVED OF AND FROM the withinnamed flat Purchaser a sum of Rs. 50,000 /- (Rupees Fifty thousand -x- only) vide cheque No. 018832 dated 10/07/12 drawn on Punjab National Bank, Mankund branch, by way of earnest money mentioned hereinabove paid to us.

WE SAY RECEIVED

For, M/s HINDUSTAN STEEL PROCESSORS

For Hindustan Steel Processors

Parikshit
Partner

Partner

WITNESSES:

1. *[Signature]* NARESH GAIKWAD
2. Sachin M. Kadlak *[Signature]*



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ANNEXURE 1

EC-48

in replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. E.B./CE/ 1088 /BPES/AS
BS/A

of 200 - 200

MEMORANDUM

Municipal Office,
Mumbai200

M/s. Hindustan Steel Processors

With reference to your Notice, letter No. **1796** dated **13.3.06** 200 and delivered on **200** and the plans, Sections Specifications and Description and further particulars and details of your buildings at **Prop. Bldg. on land bearing CTS No.381(Pt), 383 & 386(Pt) of village Bhandup at Bhandup (W), 'S' Ward** furnished to me under your letter, dated **200** I have to inform you that I cannot approval of the building or acts proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by the of reasons :-

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



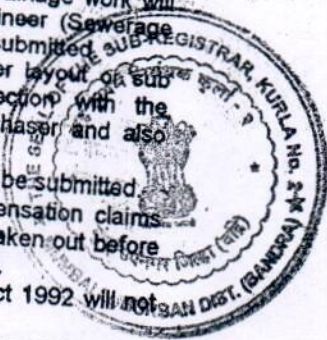
1. That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D.or 6% above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.

CERTIFIED TRUE COPY
Dr. Siddharth S. Chatur
Deputy Municipal Engineer
Mumbai Municipal Corporation

Brihanmumbai Mahanagarpalika
No.CE/1088 /BPES/AS

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7. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc.and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
8. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
9. That the requirements of N.O.C. of Chief Inspector of Factories / Chief Fire Officer / Reliance Energy Ltd. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
10. That the conditions mentioned in release letter of Executive Engineer (D.P.) under no. ChE/408/DPES dt. 25.5.2005 will not be complied with.
11. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and licence No.duly revalidated will not be submitted.
12. That the extra water and sewerage charges will not be paid to Asst.Engineer, Water Works, 'S' Ward before C.C.
13. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
14. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
15. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work
16. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed
17. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc.will not be submitted.
18. That the requirement of bye law 4© will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
19. That the copy of Intimation of Disapproval conditions & other layout of sub divisional conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
20. That the N.A. permission from the Collector of Bombay shall not be submitted.
21. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
22. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
23. That the carriage entrance shall not be provided before starting the work.
24. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
25. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.



CERTIFIED TRUE COPY
Ar. Siddharth Shirur
Rean. No. CA/97/20977

Signature
Executive Engineer
Building Department

11/12/2017

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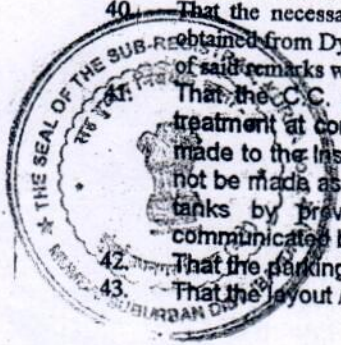
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Brihanmumbai Mahanagarपालिका

No.CE/1088 /BPES/AS

11 AUG 2006

26. That separate F.R.Cards for each sub-divided plots & amalgamated plot, road etc. will not be submitted.
27. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
28. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with
29. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
30. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
31. That the proposal for amended layout / sub-station shall not be submitted and get approved before starting the work and terms and conditions thereof will not be complied with
32. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
33. That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
34. That the capacity of overhead tank will not be provided as per ' P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
35. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
36. That the N.O.C. from Insecticide Officer shall not be obtained.
37. That the board mentioning the name of Architect/Owner shall not be displayed on site.
38. That the requirements as per circular no. CE/PD/12387 of 17.3.2005 shall not be complied with during the execution of work.
39. That the debris management plan shall not be submitted to S.W.M. Department.
40. That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
41. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with
42. That the parking layout shall not be got approved from E.E.(T & C).
43. That the layout / sub division shall not be got approved from this office.



B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. That the requirement of N.O.C. from C.A.U.L.C.& R. Act will not be complied with before starting the work above plinth level.

CERTIFIED TRUE COPY
 Ar. Siddharth Shirur
 Regn. No. CA / 97 / 20977

Handwritten signature and stamp:
 Siddharth Shirur
 (Seal of the Registrar)

Brihanmumbai Mahanagarपालिका
No.CE/1088 /BPES/AS

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C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.C.

1. That some of the drains will not be laid internally with C.I.pipes.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 10 ft.wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C.whichever is earlier.
6. That the name plate/board showing plot No.name of the building etc.will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C.Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D.and debris deposit etc.willnot be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc.and that the workmanship is found very satisfactory shall not be submitted.
11. That three sets of plans mounted on canvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
15. That the every part of the building construction and more particularly overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That the final NOC from S.G. shall not be submitted.
17. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with
18. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
19. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.



CERTIFIED TRUE COPY
Ar. Siddharth Shirur
Regn. No. CA / 97 / 20977

Siddharth Shirur
Executive Engineer Building Projects
(Kasturba Suburb.)

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Brihanmumbai Mahanagarpalika

No.CE/1088 /BPES/AS

11 AUG 2004

20. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.
2. That the ownership of the recreation space/swimming pool /Club House shall not vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G./Swimming Pool Club House is assigned.
3. That the structure constructed in recreation space for the user of shall not be used only for recreational activity for which it is approved for the bonafide society members.

Shakti D/S
 Executive Engineer
 (Building Proposals)(Eastern Suburbs)



CERTIFIED TRUE COPY
Siddharth Shinde
 Regn. No. CA/97/2007

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 10 AUG 2012, but not so as to contravene any of the provision of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

slachh
16/8/12
Executive Engineer, Building Proposals,
Zone, E/ Sub Words.

SPECIAL INSTRUCTIONS

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

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

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

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

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

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

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

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

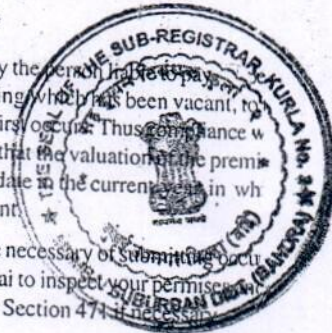
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting an occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and grant a permission before occupation and to levy penalty for non-compliance under Section 474 of the Act.

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

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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

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



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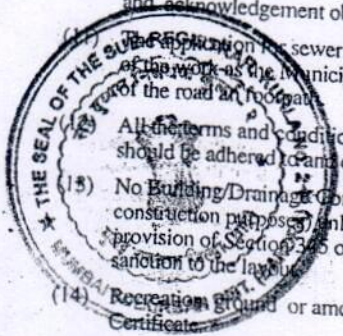
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- (1) The work should not be started unless objections are complied with
 - (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
 - (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
 - (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
 - (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
 - (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
 - (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
 - (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
 - (9) No work should be started unless the structural design is approved.
 - (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
 - (11) Sanitation for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road or footpath.
- All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (12) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 325 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (13) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
 - (14) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
 - (15) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
 - (16) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
 - (17) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
 - (18) The work should not be started unless the existing structures proposed to be demolished are demolished.



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- 1) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (1) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- 1) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screws of dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5m. In order the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at yo own risk.



Siddharth Shirur
 Executive Engineer, Building Propos.
 Zones Wards.

CERTIFIED TRUE COPY
Ar. Siddharth Shirur
 Regn. No. CA / 97 / 20977

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Gen. 185 - 2000 - 2

VALID UPTO 29 MAR 2008

MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No. CE/ 1088 /BPES/AS

30 MAR 2007

COMMENCEMENT CERTIFICATE

[Signature]
 PROCESSIONS

Sir,

With reference to your application No. 4166 dt. 13/3/2006

for Development Permission and grant of Commencement Certificate under Section 45 and 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 in Building No. _____ on plot No. _____ C.T.S.No 38(A) 353 + 356 Bhandup Village / Town Planning Scheme No. Bhandup situated at Road / Street Bhandup CW Ward S the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation permission has been granted. The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 3) This permission does not entitle you to develop land which does not vest in you.
- 4) 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 5) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



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 A.T. Shivrao Executive Engineer to exercise his powers and functions of the planning Authority under Section 25 of the said Act.

The C.C. is valid upto 29 MAR 2008

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Plinth C.C. i.e. Second Shift top level

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

[Signature]
By G.N. (B.P.) E.S.
Executive Engineer - [Building Proposal]
Eastern Suburbs

CE/1088 BPES/A N 4 DEC 2010
Re. endorse for C.C. up to plinth i.e. second shift slab as per approved amended plans dt. 8/12/10

CE/1088BPES/AS 28 DEC 2010
Full C.C. as per approved plans dt. 8/12/10

CE/1088BPES/AS 17 JAN 2011
Full C.C. as per approved plan dt. 17/1/2011

CE/1088BPES/AS - 4 MAY 2011
Full C.C. as per approved plans dt. 4/5/11

CE/1088 /BPES/AS D 1 NOV 2011
C.C. up to 13th floor as per approved amended plans dt. 25/10/11

CE/1088 /BPES/AS 8 DEC 2011
Full C.C. as per approved plans dt. - 25/10/2011.

CE/1088 /BPES/AS 26 DEC 2011
Full C.C. as per approved plans dt. 10/12/2011

[Signature]
Executive Engineer Building Propo
(Eastern Suburbs.)

[Signature]
Executive Engineer Building Propo
(Eastern Suburbs.)

[Signature]
Executive Engineer Building Propo
(Eastern Suburbs.)

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Executive Engineer Building Propo
(Eastern Suburbs.)



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ANNEXURE "B-1"

BRIHANMUMBAI MAHANAGARPALIKA

No. CE/1088/BPES/AS

7 MAR 2012

To,
M/s. Hindustan Steel Processor,
Owner



Sub:- Full Occupation permission to proposed residential building comprising of Stilt + Podium + 2nd to 18th (Pt.) upper floor on plot bearing CTS No. 381B,383A of village Bhandup (W) at Bhandup (West).

The full development work of proposed residential building comprising of Stilt + Podium + 2nd to 18th (Pt.) upper floor on plot bearing CTS No. 381B,383A of village Bhandup (W) at Bhandup (West) completed under the supervision of Licensed Architect Shri Siddharth Shirur, having License No. CA/97/20977 and Licensed Structural Engineer Shri Jayant Kulkarni, having License No. STR/K/57 may be occupied on the following conditions.

1. That Certificate under Sec. 270-A of Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within three months whichever is earlier.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

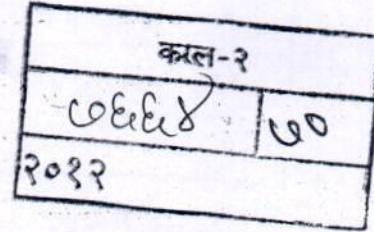
7 MAR 2012

-sd-
Executive Engineer
(Building Proposals) E.S.-II

Copy forwarded for information to the Architect

M/s. Vistar Architects & Planners

[Signature]
Executive Engineer
(Building Proposals) E.S.-II



NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

ADVOCATES & TAX CONSULTANTS

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Tilik Road, Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • Mobile : 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : _____

ANNEXURE "C"

REPORT ON TITLE

Ref: (1) CTS No. 383, admeasuring 6398.5 square metres (First Schedule), (2) CTS No. 381-B, admeasuring 1130 square metres (Second Schedule)

Sub: REPORT ON TITLE

I have caused search with the Sub-registrar of Assurances and also issued public notice for inviting objections for claiming rights in respect of the above referred properties and on the basis of the following documents:

I have investigated the title in respect of the property on the basis of following documents:

CTS NO. 383:

- (a) Indenture dated 27.12.1972, executed between DAMODARDAS BHIDAS BHUTA (alias) BABUBHAI BHIDAS BHUTA AND VASANTRAM BHIDAS BHUTA (ALIAS) VASANTRAI BHIDAS BHUTA DAULAT H. AGHA (First Confirming Party), MR. BHIDAS DHARSHI BHUTA (Second Confirming Party) and GOLD SEAL ENGINEERING PRODUCTS PRIVATE LIMITED (purchaser) (hereinafter referred to as Gold Seal) in respect of 4222.65 square metres bearing Survey No. 41, Hissa Nos. 1 and 2, corresponding CTS No. 383, being part of the FIRST SCHEDULE hereunder written.
- (b) Deed of Covenant dated 24.11.1972, executed between BHANDUP ESTATE and MR. BHIDAS DHARSHI BHUTA in respect of right of way, confirmed and granted to BHIDAS DHARSHI BHUTA.
- (c) (1) Agreement to sale dated 29.5.1975, executed between Gold Seal and HINDUSTAN STEEL PROCESSORS (HSP) (purchaser) in respect of all that pieces and parcel of land, admeasuring 4917 sq. yrds (4111.25 sq. mtrs) bearing Survey No. 41 and 76, Hissa No.7, corresponding to CTS No. 383 and CTS No. 386, Village Bhandup (West), Taluka Kurla



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NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

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Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • Mobile : 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : _____

(2) Deed of Declaration cum Confirmation dated 28.10.2003 in respect of the above agreement dated 29.5.1975 duly registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR/7/11788/ 2003, dated: 12/12/2003.

(d) Deed of Rectification dated 5.5.2004, executed between Gold Seal and Hindustan Steel Processors in respect of (i) rectifying the area in respect of CTS No. 383, and CTS No. 386, (ii) area demarcated owned and possessed by Gold Seal and Hindustan Steel Processors, (iii) HSP require to keep open space and allow access to the CTS No. 387 i.e Gold Seal (Deed of Rectification is duly registered with the Sub-registrar of Assurances at Bandra under No. BDR/7/4786 of 2004.

Amalgamation Order issued by the District Collector bearing No. C/ Office - 2/KSHD/ DU under Serial No. 2288 dated 29.4.2009, CTS No. 386 is amalgamated with land bearing CTS No. 383 and rectified area of CTS No. 383 admeasuring 5152.2 square metres.

NA Order issued by the District Collector bearing No. SRC/ VI/ A/ LND/ NAP/ SR/ 1098 dated 29.7.2010, in respect of CTS No. 383, admeasuring 5152.2 square metres.

(g) Deed of Conveyance dated 29.10.2010, executed between SHRI PRATAPSIKH SHOORJI, MRS. JYOTSNA VIKRAMSIKH SHOORJI, DILIPSIKH SHOORJI, owner of RATANSHI KARSANDAS and 16 others, through the Constituted Attorney, MR. RAJANYA RAVASIA, (Vendors) and Hindustan Steel Processors (HSP) (Purchaser) in respect of Survey No. 39, CTS No. 384, admeasuring 1000 square metres, duly registered with the Sub-registrar of Assurances at Kurla, under Serial No. BDR/ 13/ 128 of 2011.

(h)
i. Deed of Conveyance dated 14.3.2007, executed between SHANTARAM MANEK BHOIR and 11 others (Vendors) and MR. PRAVIN MIGLANI (purchaser) in respect of Survey No. 42, Hissa No. 2, CTS No. 385, admeasuring approximately 300 square metres, duly registered with the office of Sub-registrar of Assurances, under Sr. No. BDR/1515 of 2007 dated: 14.03.2007.



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NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

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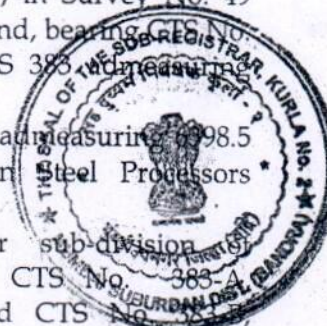
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Fax : 022-2501 0137 • Mobile : 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : _____

- ii. Deed of Conveyance dated 30.12.2010, executed between MR. PRAVIN MIGLANI (Vendor) and HINDUSTAN STEEL PROCESSORS (purchaser), in respect of the above referred property duly registered under Serial No. BDR/11529 of 2010 dated: 31.12.2010 with the office of Sub-registrar of Assurances,
- (i) Amalgamation Order issued by the District Collector under Serial No. Survey C/ Office - 2/ D/ POV/ SRK/ 1412 dated 5.7.2011, in respect of CTS No. 384, 385, in Survey No. 49 (part), 42/2 amalgamated with adjacent land, bearing CTS No. 383 and rectified area in respect of CTS 383 admeasuring 6398.5 square metres.
- (j) Property Card in respect of CTS No. 383 admeasuring 6398.5 square metres in favour of Hindustan Steel Processors (H.S.P.).
- (k) Order of the District Collector for sub-division amalgamated plot in 2 parts bearing CTS No. 383-A admeasuring 6021.5 square metres and CTS No. 383-B admeasuring 377 square metres towards the amenities space and handed over by HSP to the Municipal Corporation of Greater Mumbai.



C. T. S. NO. 381-B:

- (a)
- (i) Indenture dated 23.6.1965, between RATANSHI KARSONDAS and 16 others (Vendor/ Releasers) and BHIDAS DHARSHIBHAI BHUTA (Purchaser/ Releasee) in respect of land admeasuring 9198.35 square metres bearing Survey No. 39, Hissa No. 2 (part), CTS No. 381 and 382, being part of the larger property of land.
- (ii) Indenture dated 23.10.1972, duly registered under Serial No. 1826 of 1972 with the Sub-registrar of Assurances at Mumbai between BHIDAS DHARSHIBHAI BHUTA (Lessor) and CHITRA NARESH AND ILA DINESH (lessees) in respect of the above property.

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NILESH JOSHI

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Advocate, High Court

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E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : _____



- (iii) Indenture dated 26.10.1972, duly registered under Sr. No. 2110 of 1972 executed between CHITRA NARESH AND ILA DINESH (Assignors) and Progressive Steel Processors Private Limited (Assignee) in respect of the above referred property.
- (b) Articles of agreement dated 5.11.1973, duly registered with the office of Sub-registrar of Assurances at Mumbai under Serial No. 11789 dated: 12.12.2003 alongwith the Deed of Confirmation dated 28.10.2003, executed between Progressive Steel Processors Private Limited (Lessors) and HINDUSTAN STEEL PROCESSORS (H.S.P.) (Leasees), in respect of Survey No. 39, being part of the larger property admeasuring 2299.33 square metres.
- (c) NA Permission order bearing No. LND/NEB/ SRK/ 669 dated 16.9.2004, issued by the Collector, Mumbai in respect of land admeasuring 2299.33 bearing Survey No. 39, bearing part of larger plot of land and issued the Separate Property Card bearing CTS No. 381/B.
- (d) After physical survey was carried out by the Collector, Mumbai Suburban District, vide Order No. 411/07 dated 19.10.2007, and order No. 102/9321/10/101 dated: 10.01.2011 the area is rectified as 1130 square metres and more particularly described in the SECOND SCHEDULE hereunder written.
- (e) Property card in respect of CTS No. 381B, admeasuring 1130 sq. mtrs where in HINDUSTAN STEEL PROCESSORS name was entered as a Sub Leasee since 19th October 2007

DEVELOPMENT OF THE ABOVE REFERRED PROPERTY:

- (a) The HSP has obtained the approval from the Municipal Corporation of Greater Mumbai, the Plans in respect of Wings A and B of the proposed new building constructed to be known as "LORDS" having stilt, 1 level podium and 18 upper floors (hereinafter referred to as "the said building").
- (b) The Municipal Corporation of Greater Mumbai has issued Intimation Of Disapproval under Serial no. CE/ 1088/ BPES/ AS dated 11.8.2006.

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NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

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E-mail : nileshjoshico@hotmail.com

Ref. No.: _____


Date : _____

THE SECOND SCHEDULE ABOVE REFERRED TO
(CTS No. 381/B, admeasuring 1130 sq. mtrs)

ALL THAT piece and parcel of land admeasuring 1130.0 sq. mtrs lying and being situated at Village Bhandup, Taluka Kurla in the District and Registration of Bandra and Mumbai Suburban District, and bounded as under:

- On or towards the East : Plot bearing CTS No. 383A
- On or towards the West : Plot bearing CTS No. 1019; 369 A
- On or towards the North : Plot bearing CTS No. 383A
- On or towards the South : Plot bearing CTS No. 381A; 382

Mumbai, dated 07th day of March 2012


NILESH JOSHI
Advocate



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NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

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Date : _____

(c) Commencement Certificate is issued by the Municipal Corporation of Greater Mumbai under Serial No. CE/ 1088/ BPES/ AS dated 30.3.2007 and duly endorsed further Commencement Certificate from time to time, and finally full Commencement Certificate endorsed on 26.12.2011.



From the above, in my opinion, Hindustan Steel Processors have commenced the construction in accordance with approved plan in respect of the proposed building to be known as Lords on the above referred property and title to the flat premises of the said building are clear, marketable and free from all encumbrances and Hindustan Steel Processors are entitled to sell the flat premises to the prospective purchasers.

THE FIRST SCHEDULE ABOVE REFERRED TO

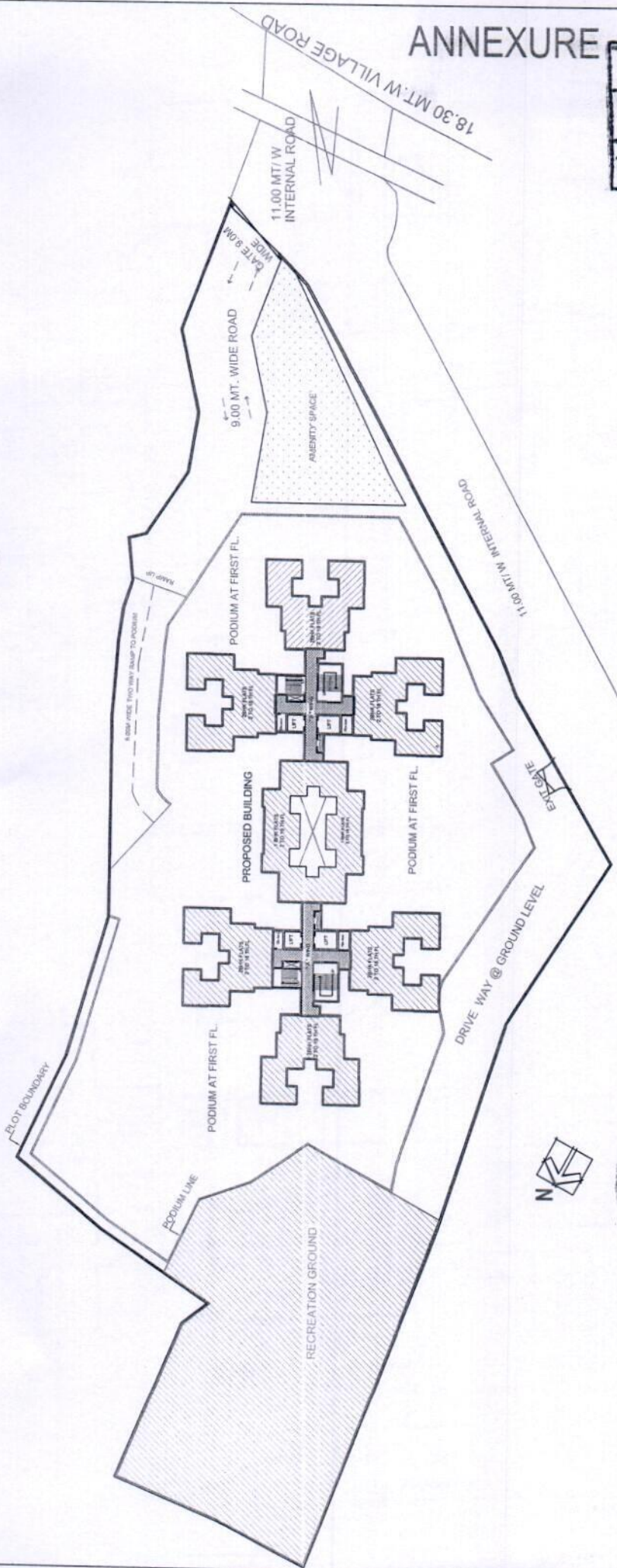
(CTS No. 383, admeasuring 6398.5 sq. mtrs)

ALL THAT piece or parcel of land admeasuring 6398.5 sq. metres bearing Survey No.41, 76, Hissa No.7, Survey No. 39 (pt), 42, Hissa No. 2, corresponding C.T.S.No.383, now divided in two parts bearing CTS No. 383A, admeasuring 6021.5 sq. mtrs and CTS No. 383B, admeasuring 377.0 sq. mtrs being the Amenities space handed over to MCGM lying and being situated at Village Bhandup, Taluka Kurla in the District and Registration of Bandra and Mumbai Suburban District, and bounded as under:

On or towards the East : Plot bearing CTS No. 387; 368(pt) & 390
On or towards the West: Plot bearing CTS No. 369, 381B and 382 (pt)
On or towards the North: Plot bearing CTS No. 369 (pt); 368 (pt)
On or towards the South: Plot bearing CTS No. 382; Internal Road

[Handwritten signature]

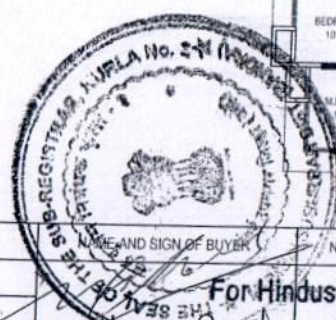
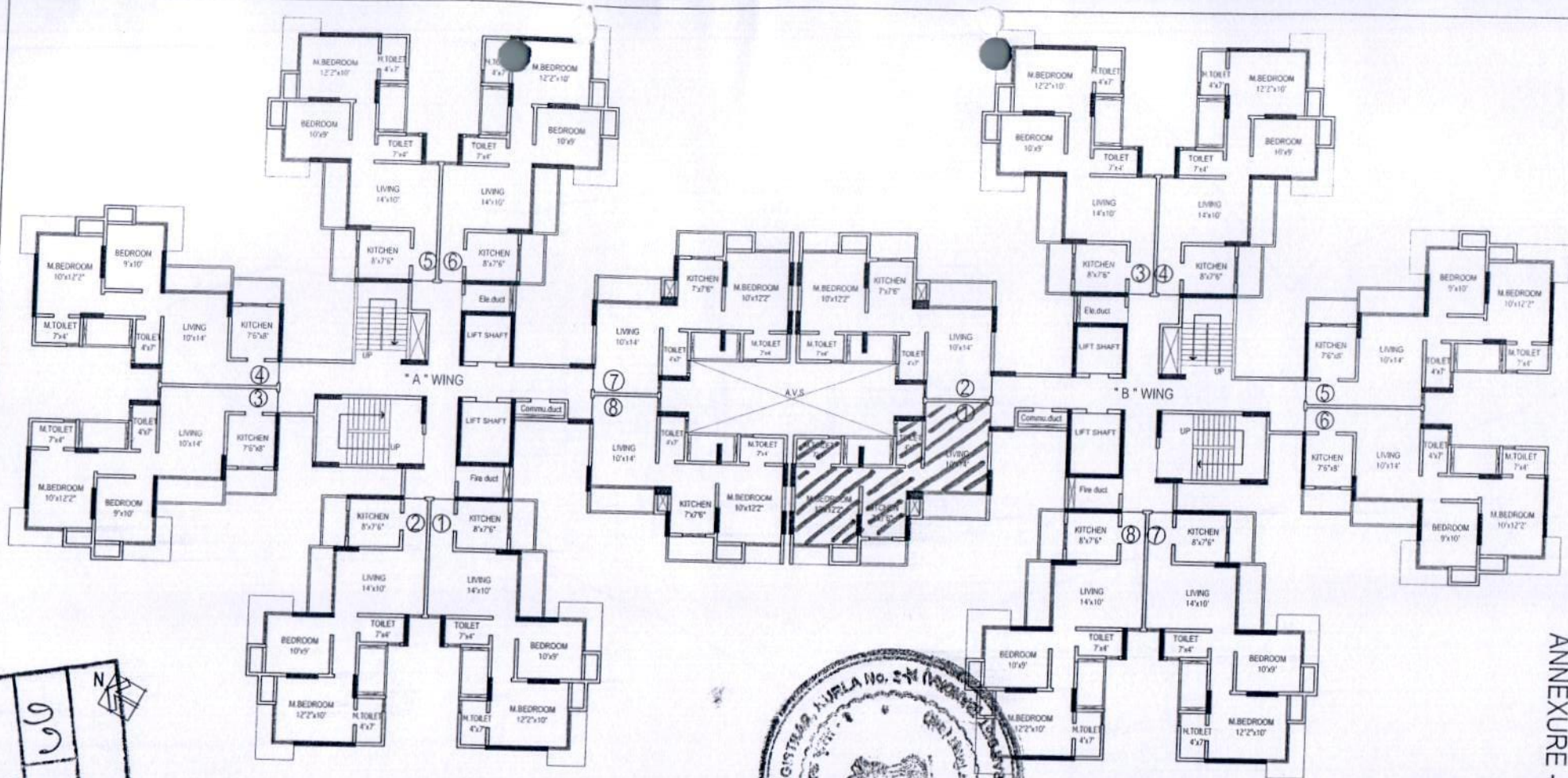
ANNEXURE D



9082
 VISTAAR
 ARCHITECTS & PLANNERS
 REGD OFFICE: P-6, 24/03, SECTOR-15, NEW PANVEL, NAVI MUMBAI 411006
 CORP OFFICE: SHREE NAND DHAM BLDG A-505/506 PLOT 1059
 SECTOR-11, C.B.D. BELAPUR, NAVI MUMBAI 411044
 PH. 27580241, 27580242, 27580243
 vistaar@hotmail.com, vistaar1@gmail.com

CONTENT OF SHEET	NAME AND SIGN OF BUYER	NAME AND SIGN OF PROMOTER	NAME AND ADDRESS OF ARCHITECT
LAYOUT PLAN	 Mr. Harpal Singh	For Hindustan Steel Processors Partner HINDUSTAN STEEL PROCESSORS	VISTAAR ARCHITECTS & PLANNERS REGD OFFICE: P-6, 24/03, SECTOR-15, NEW PANVEL, NAVI MUMBAI 411006 CORP OFFICE: SHREE NAND DHAM BLDG A-505/506 PLOT 1059 SECTOR-11, C.B.D. BELAPUR, NAVI MUMBAI 411044 PH. 27580241, 27580242, 27580243 vistaar@hotmail.com, vistaar1@gmail.com





ANNEXURE - E

30	30
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CONTENT OF SHEET PHYSICAL RESIDENTIAL FLOOR PLAN FOR 1ST TO 6TH, 8TH TO 13TH, 15TH TO 17TH SITE ADDRESS RESIDENTIAL PROJECT AT PLOT BEARING C.T.S. NOS. 381(B) & 383(A), BHANDUP(W)	DESCRIPTION OF PROPERTY		NAME AND SIGN OF BUYER For Hindustan Steel Processors Mr. Manjit Singh Mr. Manjit Kaur	NAME AND SIGN OF PROMOTER Parikshit Partner HINDUSTAN STEEL PROCESSORS	NAME AND ADDRESS OF ARCHITECT VISTAAR ARCHITECTS & PLANNERS REGD OFFICE: P-6, 24-03, SECTOR-15, NEW PANVEL, NAVI MUMBAI 410206 CORP OFFICE: Shree Nand Dham Bldg. A-505/506, Plot No. 59, Sector-11, C.B.D., BELAPUR, Navi Mumbai 400614 PH. 27580241 / 42 / 43 vistaar@hotmail.com, vistaar1@gmail.com
	FLOOR NO.	WING NO.			
	13 th	X/B			
	FLAT NO.	CARPET AREA (IN SQ.FT.)			
1301	414 / 536				

करल-२	
०६६४	७८
२०१२	

ANNEXURE "F"

(Nature, extent and description of common areas and facilities/
limited common areas and facilities)

LIST OF COMMON AREAS AND FACILITIES:

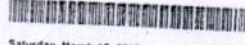
1. Staircase and landings,
2. Corridors
3. Lifts,
4. Lift lobby and landings
5. Main entrance lobby
6. Common electric meter for common lights
7. Refuge area located on the 7 and 14 floors of the building
8. Overhead water tanks located above the top floor level.
9. Drainage, storm water drain, electric substation, if constructed, electrical poles, watchman cabin, underground water tank (with pumping arrangement).
10. Recreational space.

AMENITIES & FACILITIES

- (1) Vitrified flooring in all living rooms and anti slip flooring in all bath rooms.
- (2) Ceramic flooring with colored glazed tiles laid up to 6 feet height.
- (3) Concealed plumbing with quality sanitary ware and lever hot and cold water mixer.
- (4) Concealed copper wiring with sufficient points.
- (5) Powder coated aluminum sliding windows with clear glass
- (6) Main door will be laminated flush door. All internal doors will be laminated flush doors.
- (7) Internal walls of flats painted with acrylic distemper.
- (8) Granite kitchen platform with stainless steel sink.



करल-२	
Uebel	UP
२०१२	



Saturday, March 17, 2012
10:40:41 AM

Original
नॉदणी ३९ म.
Regn. ३९ M

पावती

पावती क्र. : 1971
दिनांक 17/03/2012
गावाचे नाव भांडुप
दस्ताऐवजाचा अनुक्रमांक वदर7 - 01953 - 2012
दस्ता ऐवजाचा प्रकार मुख्यालयनामा

सादर करणाराचे नाव: परीक्षित पी मिगलानी

नॉदणी फी :-

300.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11) :-

220.00

एकूण रु.

520.00

आपणास हा दस्त अंदाजे 10:55AM ह्या वेळेस मिळेल

DELIVERED

दुय्यभ निबंधक
कुर्ता 2 (मिळोकी)

बाजार मूल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 600 रु.

सह जुमन निबंधक कुर्ता - 2



समाप्त/रुन:च्या अक्षिण

1953/2012

उपट मुद्रांक प्रीकिंग अल्हा व्हायलेट लॅप खाली
तपासले व एम.ए.ए.एस. / संबधीत प्राधिकृत
अधिकारी यांच्यासमोर सादर केले जाणे.
मेल घरोघर पाठविले जाणार नाही.

करल-२	
०६६४	८०
२०१२	

व.लि./क.लि. सह / दुय्यम निबंधक

बदर-७	
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643202

उत्प्रेषणपी प्रत / Party Copy



ठाणे भारत सहकारी बँक लि.
रोहट्ट बँक
Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

शाखा / Br. दिनांक / Date 16/3/2012
 मुद्रांक शुल्क / Stamp Duty रु./Rs. 600/-
 सेवा आंकारणी शुल्क / Service Charges रु./Rs. 10/-
 No. of Documents _____
 एकूण / Total रु./Rs. 610/-

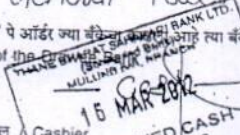
अक्षरी रूपये / Amount in Words
Six hundred & ten only

मुद्रांक शुल्क भरणाऱ्याचे नाव
 Name of stamp duty paying party Steel Process
 पत्ता / Address Compound village Road,
Bhandup (W) m-78
 समोरच्या पक्षकाराचे नाव / Name of counter party



व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction
General Power of Attorney

धनादेश / पे ऑर्डर ज्या बँकेच्या बँकेत आहे त्या बँकेचे नाव / Name of the bank where the order is made



रोखपासल / Cashier
 RECEIVED CASH MORNING 05.
 अधिकृत-निर्देशित सहायक / Authorised signatory

मुद्रांक केलेले दस्तऐवज येताना ही पावती आणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamps.



कारल-२	
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२०१२	

बद-७	
१६५३	२
२०१२	



General Power of Attorney

Kurla - II
16203

Parikshit P. Miglani

HARBESH THAKKAR'S SHOP No-2
M.H. Road, Mulund (W) M-80
600/-

Mr. Navin H. Tande
Sr. Clerk
Authorized Signatory
For Thano Bharat Sahakar Bank Ltd.

Mr. Navin H. Tande
Sr. Clerk
Authorized Signatory
For Thano Bharat Sahakar Bank Ltd.

Thano Bharat Sahakar Bank Ltd.
Registered Branch, Keshavnagar, Kurla
M. C. Road, Near Railway Station,
Mumbai (W), Telephone - 600 090
D-5/STP/VC/R-1905/03/05/72-727

Parikshit



GENERAL POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME
MR. PARIKSHIT P. MIGLANI, aged 27 years an adult
resident of Mumbai residing at Steel Processors compound
M.H. Road, Bhandup (West), Mumbai - 400 078, DO HEREBY

SEND GREETINGS:

Parikshit

INDIA
POST
R 0006001-PB5246
197709
16203
MAR 16 2012
MAHARASHTRA
SAMP DUTY

बदल-७ IV	
१०५३	३
२०१२	

WHEREAS I am unable to look after and visit the Sub Registrar office in respect of Flat Agreement in the Building कर्ल-२ Constructed and to be known as LORDS lying and being situated at Village Bhandup, Taluka Kurla described in the First and Second Schedule hereunder written respectively, AND WHEREAS I hereby desirous to appoint nominate, constitute (1) MR. HITESH G. THAKKAR, (2) MR. MITESH L. RAIKUNDALIA ALIAS THAKKAR, (3) MR. MEHUL L. RAIKUNDALIA ALIAS THAKKAR (4) MR. NILESH L. RAIKUNDALIA ALIAS THAKKAR (5) MR. ASHISH S. THAKKAR (6) MR. MUKESH P. THAKKAR either or any one of them as my true and lawful Attorney in my name and on my behalf to appear before the Sub- Registrar office within the Mumbai Jurisdiction

कर्ल-२	
वेबेय	C2
२०१२	



NOW KNOW ALL THE PRESENTS WITNESSETH I, MR. PARIKSHIT P. MIGLANI, do hereby appoint, nominate and constitute (1) MR. HITESH G. THAKKAR, (2) MR. MITESH L. RAIKUNDALIA ALIAS THAKKAR, (3) MR. MEHUL RAIKUNDALIA ALIAS THAKKAR (4) MR. NILESH RAIKUNDALIA ALIAS THAKKAR (5) MR. ASHISH THAKKAR AND (6) MR. MUKESH P. THAKKAR, either any one of them or as my true and lawful Attorney to do any of the following acts, deeds, thinks, matters etc. as mentioned hereinafter:



Transit

[Handwritten signature]
[Handwritten signature]

करल-२	
वेदल	८३
२०१२	

बदर-७ IV	
१०५३	५
२०१२	

1. To admit execution in respect of Agreement for Sale, deed or document which one signed by Executant before the Sub-Registrar of Assurances in respect of Flat Premises in my name and/or on my behalf, being the partner of M/s HINDUSTAN STEEL PROCESSORS and/or in individual capacity and for that to appear before Sub- Registrar in my name and on my behalf and also to admit execution.

AND SPECIFIC PURPOSE as mentioned hereinabove which are lawfully to be done by virtue of these presents as if I could myself have done had these presents not been executed and I hereby undertake to ratify and confirm such acts done by my said Attorney.

IN WITNESS WHEREOF I, MR. PARIKSHIT P. MIGLANI, Executant herein, have put my signature to this Writing on 16 March 2012



THE FIRST SCHEDULE ABOVE REFERRED TO

(CTS No. 383, admeasuring 6398.5 sq. mtrs)

THAT piece or parcel of land admeasuring 6398.5 sq. metres bearing Survey No.41, 76, Hissa No.7, Survey No. 39 (pt), 42, Hissa No. 2, corresponding C.T.S.No.383, now divided in two parts bearing CTS No. 383A, admeasuring 6021.5 sq. mtrs and CTS No. 383B, admeasuring 377.0 sq. mtrs being the Amenities space handed over to MCGM lying and being situated at Village Bhandup, Taluka Kurla in the District and Registration of Bandra and Mumbai Suburban District

Parikshit

बदा-७	II
१०५३	५
२०१२	

करल-२	
७६६४	८५
२०१२	

THE SECOND SCHEDULE ABOVE REFERRED TO
(CTS No. 381/B, admeasuring 1130 sq. mtrs)

All that piece and parcel of part of said larger property bearing C.T.S.No.381/B admeasuring 1004.3 sq. metres and subsequently by order bearing No. 102/2011 area of CTS No. 381B has increased to admeasuring 1130.0 sq. mtrs from 1004.3 sq. mtrs lying and being situated at Village Bhandup, Taluka Kurla in the District and Registration of Bandra and Mumbai Suburban District



SIGNED SEALED AND DELIVERED
 By the withinnamed EXECUTANT



MR. PARIKSHIT P. MIGLANI

) Parikshit

In the presence of _____)

EXECUTANT

Identified and Interpreted by me,

Before me,



Advocate, High Court,

Mamish M. Thakker
 301, 02nd APT, S.V. ROAD
 MULUND (W) MUMBAI - 40

[Handwritten signature]

Nitin R. Desai

[Handwritten signature]

Hindustan Steel Processors
 Steel Processors Compound,
 Bandra (W) Mumbai

Summary 1 (GoshwaraBhag-1)

370/7664

सोमवार, 05 नोव्हेंबर 2012 12:23

म.नं.

दस्त गोषवारा भाग-1

करल2

दस्त क्रमांक: 7664/2012

ee

दस्त क्रमांक: करल2 /7664/2012

बाजार मूल्य: रु. 34,99,500/- मोबदला: रु. 62,82,000/-

भरलेले मुद्रांक शुल्क: रु.3,14,100/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

पावती:8205

पावती दिनांक:

अ. क्रं. 7664 वर दि.05-11-2012

05/11/2012

रोजी 12:20 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: हरपाल सिंह सुंदर सिंह -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

2020.00

पृष्ठांची संख्या: 101

दस्त हजर करणाऱ्याची सही:

एकूण: 32020.00

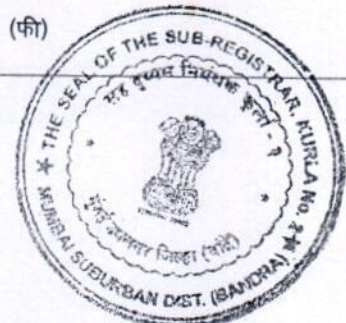
KRL2 सं. श्री. देशमुख
सह दुय्यम निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा
दस्ताचा प्रकार: अभिहस्तांतरणपत्र

सं. श्री. देशमुख KRL2
सह दुय्यम निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा

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

शिवका क्रं. 1 05 / 11 / 2012 12 : 21 : 50 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 05 / 11 / 2012 12 : 23 : 06 PM ची वेळ: (फी)



Hindustan Steel Processors

STEEL PROCESSORS COMPOUND,
VILLAGE ROAD, BHANDUP,
MUMBAI - 400 078.
Tel.: 25664514



REAL ESTATE DEVELOPERS & BUILDERS

To,
The Branch Manager
State Bank of India

Madam/ Dear Sir,

We, M/s. HINDUSTAN STEEL PROCSSORS here by certify that:

1. We have transferable rights to the property described below, which has been allotted by us to Mr. Harpal Singh & Mrs. Manjit Kaur herein after referred to as "the purchasers", subject to the due and ----- proper performance and compliances of all the terms and conditions of the allotment Letter/ Sale Agreement dated: 31st October, 2012

Flat No/House No	1301 – 'B' Wing
Building No/Name	LORDS
Plot No	CTS No. 383A, 381B
Street No and Name	Village Road,
Locality Name	Steel Processors Compound
Area Name	Bhandup (W)
City Name	Mumbai
Pin Code	400 078

2. That the total consideration for this transaction is Rs.62,82,000/- (Rupees Sixty two lac eighty two thousand only) towards the Sale document.

3. The title of the Property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as the Bank) as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have not borrowed from any financial institutions for the purchase/development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

Hindustan Steel Processors

STEEL PROCESSORS COMPOUND,
VILLAGE ROAD, BHANDUP,
MUMBAI - 400 078.
Tel.: 25664514



REAL ESTATE DEVELOPERS & BUILDERS

Date : 09.11.2012.

To,
Mr. Harpal Singh & Mrs. Manjit Kaur.
Central building No. 3, 3rd floor,
Bomanji Road, Kalbadevi,
Mumbai- 400 002.

Demand Advice

Dear Sir,

Subject : Balance Payment towards flat No. 1301-'B' booked by you at "LORDS" Village Road, Bhandup(w) Mumbai : 400 078.

We are pleased to inform you that the Building is completed and we have already obtained an Occupation Certificate for project "LORDS". The status of your payment are as follows :-

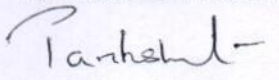
<u>Total Agreement Value :</u>	<u>62,82,000/-</u>
<u>Less Paid :</u>	<u>05,60,000/-</u>
<u>Balance Amount Receivable :</u>	<u>57,22,000/-</u>

We hereby request you to remit the above balance amount immediately payable towards sale of flat 1301-'B' to you.

Kindly issue the cheque in the name of "HINDUSTAN STEEL PROCESSORS", PUNJAB & MAHARASHTRA CO-OPERATIVE BANK LTD., A/C. NO.010140700003100.

Thanking you,

Yours faithfully,
For Hindustan Steel Processors,


Authorised Signatory.