

AGREEMENT FOR SALE



Flat No. B-602

Wing "B"

Bldg. No. 5



J. GALA ENTERPRISES

267 / 71, Narshi Natha Street,
Veermani Market, Mumbai - 400 009.

Tel. : 2377 21 47 / 48 / 49 Fax : 91 - 22 - 2375 1417

E-mail : mail@jgalagroup.com

13-602

27 November, 2014

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दुय्यम निबंधक : मह. दु.नि. मुंबई शहर 2
दम्न क्रमांक : 9415/2014
नोरणी 63
Regn. 63m

गावाचे नाव : माझगाव

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| (1) विनेखाचा प्रकार | अॅरीमेंट टू मेन |
| (2) मोबदला | ₹.7,000,000/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | ₹.5,900,000/- |
| (4) प्र-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 783 To 786, 1A/782 and 2/783, पालिकेचे नाव: मुंबई मनपा इतर बर्णन : मदनिका नं: बी-602, भाळा नं: 6 वा मजला,बी बिंग,बिल्लिंग नं. 5, इमारतीचे नाव:अॅरहम, ब्लॉक नं: डॉक्टर कंपाऊंड, रोड नं: दत्ताराम गार मार्ग,चिंचपोकळी-पुर्व,मुंबई 12. |
| (5) क्षेत्रफळ | 49.18 चौ मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दम्नऐवज करून घेणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालया वा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता. | 1) नाव:- मेसर्स. जे. गाला इंटरप्रायझेस चे भागीदार 1थी. दत्तपतराज पी. जैन आणि 2थी. अंकीत बी गाला ह्यांचे व मुख्यत्वार श्री. असोक जसवंतराज वासिया ;वय: 55;
पत्ता :-प्लॉट नं: शीप नं. 1, भाळा नं: तळमजला , इमारतीचे नाव: गाला टॉवर, ब्लॉक नं: -, रोड नं: नाई बाल मुकुंद चिंचपोकळी -पुर्व, महाराष्ट्र, मुंबई.
पिन कोड:- 400012
फोन नंबर: AACFJ7688R |
| (8) दम्नऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता | 1)नाव:- श्री. दिलीपकुमार हिराचंद जैन ; वय:54;
पत्ता:-6, 1 ला मजला , 423, गोमती आशीप बी बिंग, कामार अळी, गोकुळ नगर, भिबंदी , भिबंदी , MAHARA-
THANE, Non-Government.;
पिन कोड:- 421308;
फोन नं:- ACTPJ3887D.

2)नाव:- रौ. रेखा दिलीपकुमार जैन ; वय:47;
पत्ता:-प्लॉट नं: 6, भाळा नं: 1 ला मजला , इमारतीचे नाव: 423, गोमती आशीप बी बिंग, ब्लॉक नं: कामार अळी, गोकुळ नगर, भिबंदी , महाराष्ट्र, ठाणे ;
पिन कोड:- 421308;
फोन नं:- ACTPJ3883H. |
| (9) दम्नऐवज करून दिल्याचा दिनांक | 25/11/2014 |
| (10) दम्न नोंदणी केल्याचा दिनांक | 27/11/2014 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 9415/2014 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | ₹ 350,000/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | ₹ 30,000/- |
| (14) शेर | |

पुल्यांकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



Thursday, November 27, 2014

11:10 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 11156 दिनांक: 27/11/2014

गावाचे नाव: माझगाव

दस्तऐवजाचा अनुक्रमांक: बबइ2-9415-2014

दस्तऐवजाचा प्रकार: ऑनलाईन टू टेल

सादर करणाऱ्याचे नाव: श्री. दिलीपकुमार हिराचंद जैन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

DELIVERED

एकूण:

रु. 31400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 11:21 AM ह्या वेळेस मिळेल.
सह दुय्यम निबंधक, मुंबई-२

बाजार मूल्य: रु. 5900000/-

भरलेले मुद्रांक शुल्क: रु. 350000/-

मोबदला: रु. 7000000/-

सह दुय्यम निबंधक

मुंबई शहर क्र. २

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004087650201415S दिनांक: 27/11/2014

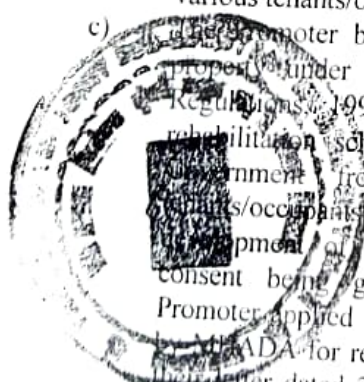
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 1400/-

DELIVERED

WHEREAS:

- a) By an Indenture dated 26th February, 1992, registered with the office of Sub-Registrar of Assurances at Bombay under sr. No. PBBE/ 560 of 1992 on 27th October, 2006 executed between Lilavati Lavji and two Ors, (trustees and executors under the Will & Testament dated 3rd August, 1959 of late Janbai Wd/o. Hansraj Vassonji) therein referred to as the Vendors; Smt. Lilavati Lavji therein referred to as the First Confirming Party; Smt. Vasuben Jivram & 7 Ors therein referred to as the Second Confirming Party; Shreekant Lavji & Anr therein referred to as the Third Confirming Party; Smt. Premila Madhubhai therein referred to as the Fourth Confirming Party; Smt. Nenbai therein referred to as the Fifth Confirming Party and M/s. J. Gala Enterprises therein referred to as the Purchasers, the vendors therein with the consent and confirmation of the Confirming Parties thereto sold, transferred and conveyed the property more particularly described in the Schedule thereunder written which is the same as set out in the Schedule annexed hereto and marked as "ANNEXURE A" unto the Purchasers therein (For the sake of brevity hereinafter referred to as "the said property") for the consideration and on the terms and conditions set out therein.
- b) On the said property there existed various structures and the premises which were in use and occupation of the various tenants/occupants.
- c) The Promoter being desirous of re-developing the said property under Rule 33 (7) of Development Control Regulations, 1991 and/or any of the redevelopment / rehabilitation schemes, laws and rules enacted by the Government from time to time approached the tenants/occupants for their irrevocable consent for redevelopment of the said property and upon requisite consent being granted by the tenants/occupants the Promoter applied for and have been granted permission by MHADA for re-development of the said property vide letter dated 24th November, 2006 which was duly revised on 30th April, 2014 on the terms and conditions set out therein, inspection whereof has been given to the Flat Purchaser prior to the execution of this agreement and the Flat purchaser is fully aware of the terms and conditions set out therein and the Flat purchaser agrees and undertakes to abide by all terms and conditions as are laid down by MHADA in the said letter dated 30th April, 2014 and/or as may be further amended by MHADA from time to time.



Handwritten notes in a box:

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- hereto and marked as "ANNEXURE B" depicting the development of the said property undertaken at present and proposed development thereby.
- e) The Municipal Corporation of Greater Mumbai (M.C.G.M.) granted Intimation of Disapproval (I.O.D.) bearing No. EB/2231/E/A dated 29th March 2007 inspection whereof has been given to the Flat Purchaser prior to the execution of this agreement and the Flat purchaser is fully aware of the terms and conditions set out therein and the Flat purchaser agrees and undertakes to abide by all terms and conditions as are laid down by MCGM in the said IOD dated 29th March 2007 and/or as may be amended by MCGM from time to time.
- f) The MCGM also granted Commencement Certificate dated 30th March, 2007 bearing No. EEBPC/2231/E/A, photocopy whereof is annexed hereto and marked as "ANNEXURE C" respectively.
- g) The Plan so sanctioned by MCGM has been amended vide letter dated 16th April, 2010 inspection whereof has been given to the Flat Purchaser prior to the execution of this agreement and the Flat purchaser is fully aware of the terms and conditions set out therein and the Flat purchaser agrees and undertakes to abide by all terms and conditions as are laid down by MCGM in the said letter dated 16th April, 2010 and/or as may be amended by MCGM from time to time.
- h) The Promoters have inter-alia also obtained the requisite permission/sanction from the Government of India, Ministry of Environment and Forests, Fire Brigade and/or various other Government authorities for re-development of the said property on the terms and conditions whereof have been made aware by the Promoter to the Flat Purchaser; with the Flat Purchaser hereby admit, acknowledge and confirm.
- i) The Promoters have also entered into an Agreement with the tenant occupants who were occupying their respective premises in the building/structures which existed on the said property more particularly described in the Schedule annexed hereto and marked as Annexure A for providing them with Permanent Alternate Accommodation on Ownership basis and on the terms and conditions set out therein.
- j) The Promoters have appointed an Architect/Licensed Surveyor.
- k) The Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the Buildings and the Promoters accept the professional supervision of the Architect/Licensed Surveyor and the structural engineer till the completion of full development of the said property.
- l) The Purchasers demanded from the Promoters and the Promoters have given inspection to the Purchasers of all the documents of the title relating to the property more particularly described in the First Schedule annexed hereto and marked as Annexure A, of the plans, designs and




Rekha D. Jain

specifications prepared by the Promoters' Architect/Licensed Surveyors M/s. Kadakia N.K. and of such other documents as are specified under the Maharashtra Ownership of Flats (Regulations of the Promotion of Constructions, Sale Management and

Act) and the rules made thereunder.

- m) The Flat Purchaser has applied to the Promoter for being allotted Flat No. B-0602 on floor in Wing of Building No.5 and to be known as "ARHAM" (For the sake of brevity hereinafter referred to as "the said premises") in the said property at or for the total consideration of Rs.70,00,000.00/- (Rupees Seventy Lakh(s) Only); which the Promoter has agreed to allot to the Flat Purchaser.
- n) A copy of Certificate of Title dated 28th March 2008 issued by M/s. Shah and Sanghavi, Advocates & Solicitors of the Promoters, a copy of property card on which the said premises is to be constructed and a copy of floor plan in which the said premises is marked in red colour boundary therein have been annexed hereto marked "ANNEXURE D", "ANNEXURE E" AND "ANNEXURE F" respectively.
- o) Prior to the execution of these presents the Flat Purchaser have paid to the Promoters a sum of Rs.17,50,000.00/- (Rupees Seventeen Lakh(s) Fifty Thousand Only) being part payment of the sale price of the premises agreed to be sold by the Promoters to the Flat Purchaser as advance payment or deposit (the payment and receipt whereof the Promoters doth hereby admit and acknowledge at the foot of these presents) and the Flat Purchaser have agreed to pay to the Promoters balance of the sale price in the manner hereinafter appearing.
- p) Under section 4 of the said Act the Promoters are required to execute a Written Agreement for Sale of said premises to the Flat Purchaser being in fact these presents and also to register the agreement under the Indian Registration Act.

q) The terms and conditions of the parties are as follows:

PROMOTERS: ACTP3887D

FLAT PURCHASER S: ACTP3887D

ACTP3883H

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

- The Promoters agree to sell to the Flat Purchaser and the Flat Purchaser agreed to purchase from the Promoters flat No. B-0602 on floor, measuring 441/- sq. ft of carpet area in Wing of Building No. 5 to be known as "ARHAM" in the said property at or for the total consideration of Rs.70,00,000.00/- (Rupees Seventy Lakh(s) Only) which is exclusive of payment of Service Tax, VAT and/or any other taxes as are levied or which may be levied hereafter either by Central Government and/or State Government and/or any Public

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Authority and/or which sum may be required to be deposited in the court of law in the interim stages. The price is including the proportionate price of the common areas and facilities appurtenant to the said premises. The Flat Purchaser hereby agrees that the Flat Purchaser has to pay to the Promoters balance amount of purchase price of Rs.52,50,000.00 (Rupees Fifty Two Lakh(s) Fifty Thousand Only). However, the Flat Purchaser hereby agrees that the Flat Purchaser has to pay the total consideration in the following manner without any delay and default (payment of each installment being time essence of the contract):

(a)	15%	Earnest money on booking.
(b)	15%	On completion of the plinth.
(c)	40%	On Slabs. (40/32 % on completion of each floor)
(d)	25%	On Walling/Brickwork (25/32 % on completion of each floor)
(e)	5%	On offering possession
	100%	TOTAL

- 2.1 The Promoters have shown the proposed plan of the said property as sanctioned by Municipal Corporation of Greater Mumbai to the Flat Purchasers which is subject to further variation/amendment thereto by the Promoter and as would be sanctioned by M.C.G.M. and/or any other Competent Authority/Authorities from time to time are specifically put to the notice that:
- The Promoter has constructed the Building Nos. 1, 2 and 3 all consisting of ground and nine upper stories as sanctioned by Municipal Corporation of Greater Mumbai. The buildings are by and large for the purposes of providing permanent alternate accommodation to the existing tenants/occupants in lieu of the original tenanted premises which was for residential use and occupation. Such Permanent Alternate Accommodation shall be / has been provided by the Promoter to the tenants/occupants on Ownership basis and free of costs, and on the terms & condition set out in the Agreement executed / to be executed with the tenants/occupants.
 - On the ground floor of Building No. 1, 2 and 3 Promoters have constructed 5 premises which are being allotted for non-residential purposes, to the tenants/occupants as and by way of Permanent Alternate Accommodation in lieu of their old premises, as may be permissible by State Government and/or MCGM and/or any other Competent Authority from time to time and that the Owners/occupants thereof shall be entitled to use and occupy the same as permissible in law.
 - After providing the Permanent Alternate Accommodation to all the old/existing tenants/occupants in Building Nos. 1, 2 and 3 (as the case may be) the Promoters in its sole discretion may allot Flat/s to any of the old tenants/occupants and/or allottee of MHADA or SRA or any such competent authority in any building, including building no.5, in the said property.
 - The old/existing structure(s) retained and shown as Building No.4 in sanctioned plans of the said property are Godowns/premises. The Promoters have initiated eviction proceedings against the

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occupants of Godowns/premises in the Court of Law. Agreed that in the event of final order of eviction being passed and/or upon arriving at any settlement with either of the tenants/occupants of such Godowns/premises all rights in respect of such

shall be entitled to demolish and construct new Godown(s) and/or shops and/or the same and construct new Godown(s) and/or shops and/or premises (for residential and/or non-residential purposes) after demolishing Building No.4 by utilizing FSI of such existing godowns/premises and/or any part of the said property and/or TDR/FSI and/or incentive FSI and/or FSI by whatever nomenclature as the Promoters may in its sole discretion may deem fit and proper; to which the Flat Purchaser/s doth hereby accord their irrevocable consent.

e) The Building No.5 consists of Wings A and B with 8th, 16th and 24th floors being earmarked as "refuge floor". Similarly in Wings C & D of Building No.5, 8th floor has been earmarked as "refuge floor", user whereof shall not be changed by the Flat Purchasers and/or anybody claiming by through under or in trust of the Flat Purchaser without prior approval of the Promoter, M.C.G.M. & State of Maharashtra. In the event of a fire emergency, if need be, the terrace floor above the top floor of Wings A,B,C and D may be used temporarily for refuge purposes, the rights of which otherwise shall always vest with the Promoter.

f) Agreed that the Promoters shall be entitled re-locate the refuge floor and/or increase/decrease area of refuge floor from the place where it has been earmarked at present subject to the permission and sanction by the Government of Maharashtra and/or MCGM and/or any Competent Authority from time to time; to which the Flat Purchaser doth hereby accord their irrevocable consent for the same.

g) Agreed and recorded that the ground, first, second and third floor of Wing A, B, C and D of Building No.5 is earmarked as "Parking Floors" to be marked as "P, P1, P2 and P3" wherein the Promoters shall be entitled to permit and grant concession to Flat Purchaser/s to park their light vehicles for their personal use and the said permission and concession granted by the Promoters to any Flat Purchaser/s including the Flat Purchaser herein shall be binding on all the Flat Purchasers including the flat purchaser herein, subject to the permission being granted by MCGM the Promoters reserve their right to increase or decrease one or more parking floor if felt necessary by the Promoter and/or if required by MCGM or otherwise howsoever; to which the Flat Purchaser doth hereby accord his/her their irrevocable & unconditional consent for the same.

h) The Flat Purchaser/s is/ are informed that parking floors shall be accessible from two ends one from north end and another from south end of the said property. However, the Promoter reserves the right to alter the number of ramps and the size of each ramp during the course of developing the said property to the satisfaction of the concerned local authority to which the Flat Purchaser doth hereby accord his irrevocable consent.

i) The Flat Purchaser has been informed that at present Wings A & B of Building No.5 as proposed and sanctioned are for ground floor, three parking floor/s and 29 upper floors (including refuge

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floors). Similarly Wings C & D as proposed and sanctioned are for ground floor, three parking floors and 12 upper floors. In the event of inherent FSI of the said property being increased by the Government of Maharashtra and/or Municipal Corporation of Greater Mumbai and/or any Competent Authority and/or it being permissible to load additional and further FSI and/or TDR/FSI and/or otherwise any FSI by whatsoever nomenclature the Promoters shall be entitled to construct such any additional and more floor/s in Wing A, B, C and D of Building No.5 and/or add more wings in the Building no. 5 subject to the same being sanctioned by the concerned authority to which the Flat Purchaser/s doth hereby accord his/her /their irrevocable consent for the same.

- j) The Flat Purchaser has been made aware that Wing C or D or both of Building No.5 shall be utilized for residential/non-residential purposes as may be permissible by Government of Maharashtra and/or MCGM and/or Competent Authority in accordance with the law and the Flat Purchaser/s doth hereby accord his/her/their irrevocable consent for the same.
- k) The Flat Purchaser is also made aware that in the event of the existing structure as shown as "Building No.4" being demolished then in that event the Promoter shall be entitled to construct new building thereat; either residential and/or non-residential purposes or both as may be permissible in law and the Flat Purchaser doth hereby accord his/her/their irrevocable consent for the same.
- l) All the Buildings that is to say Building Nos. 1 to 5 shall have common internal access from Dattaram Lad Marg at North end and may extend to Krantveer Bhai Bal Mukund Marg at east end. Access to all buildings that would be constructed on the said property shall be from an internal road PROVIDED HOWEVER Building No.5 may be provided with a direct access from the proposed Krantiveer Bhai Bal Mukund Marg and also as an additional direct access which shall be for exclusive access to the Building No.5.
- m) The Flat Purchaser has been informed that the reservation garden is at present situated at three places PROVIDED HOWEVER, it shall be within the right of the Promoter to amalgamate/bifurcate the same as permissible by law and the same shall be handed over and conveyed to the MCGM and/or such competent Government authority as per law.
- n) That the basement, ground and mezzanine floor, or any of the buildings being constructed/to be constructed within the said property may be utilized for non-residential purposes as may be permissible in accordance with law to which the Flat Purchaser doth hereby accord his/her/their irrevocable consent for the same.

- 2.2. It is agreed and recorded between the Flat Purchaser and the Promoter that specifications as mentioned in clause 2.1 and its sub-clauses shall be free to be changed/amended/varied at the sole discretion of the Promoter till full and entire development of the said property to which the Flat Purchaser accords his irrevocable consent hereby PROVIDED HOWEVER that the Promoters shall have to obtain prior consent in writing to the Purchasers in respect of such variations or modifications which will reduce the carpet area, by more than 2% than that agreed to be provided under this

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agreement, of the said premises agreed to be purchased by the Flat Purchaser hereunder and not otherwise.

3. The Promoters shall be constructing the building as provided herein in accordance with the plan, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat Purchaser with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned Local Authority/the Government to be made in them or any of them. The Purchasers are also made aware that the Promoters shall be constructing 4 buildings or more on the said property more particularly described in the First Schedule hereunder written as may be sanctioned and/or amended from time to time by M.C.G.M with which the Flat Purchasers is fully aware with and the Flat Purchasers doth hereby accord their irrevocable consent for the same.
4. The Flat Purchaser agrees, undertakes and covenants with the Promoter that the Flat Purchaser shall not undertake any extension/encroachment beyond the area of the said premises which has been earmarked in red colour boundary line on the Plan annexed hereto and marked as Annexure F and any such encroachment shall be illegal and unauthorised and the Promoter and/or M.C.G.M and/or the Society/limited company which would be formed by the Flat Purchaser shall be entitled to initiate appropriate legal proceedings against the Flat Purchaser and/or anybody claiming by, through, under or in trust of the Flat Purchaser herein.
5. It is further agreed and recorded by and between the parties hereto that as per the Plan sanctioned by M.C.G.M, a toilet for his/her/their own domestic help which may be employed by the Flat Purchaser is sanctioned at every mid landing of the staircase. It is further agreed and recorded by and between the parties hereto that all flats on a given floor shall be entitled to utilization of toilet for his/her/their own domestic help at mid landing below the floor on which the four flats would be located. It is further agreed and recorded by and between the parties hereto that the Promoter shall be making available one key to each flat owner for the toilet for his/her/their own domestic help on mid landing below the respective floor and the same shall be for the common benefit of the domestic help of all flats on the said respective floor and none of the Flat Purchasers shall be entitled to claim exclusive user and/or ownership thereof in any manner howsoever. It is clarified and agreed that the toilet on the mid landing below the floor on which the four flats are located shall be maintained equally by the four flat owners PROVIDED HOWEVER it is clarified that the ownership of the toilet on each midlanding shall be the property of the Society/ limited company that would be formed by all the Flat Purchasers.

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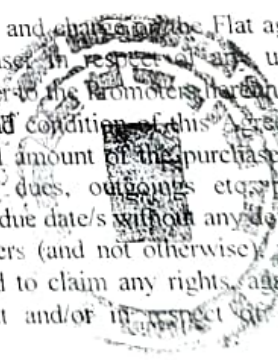
6. The Flat Purchaser shall comply with all the terms and conditions imposed by MCGM and or the Government of India, Ministry of Environment and Forests and Fire Brigade and/or any other Competent Authority at the time of execution of the Agreement

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and/or which may be imposed hereinafter and any consequences of the breach thereof, Flat Purchaser alone shall be responsible for the same.

7. Agreed and recorded by and between the parties hereto that it shall be the sole and exclusive responsibility and liability of the Flat Purchaser herein to bear and pay the maintenance charges and all outgoings in respect of the said premises hereby agreed to be sold by the Promoters to the Flat Purchaser, from the period commencing one week from the date of offering possession of the said premises by the Promoter.
8. In the case of request and instance of the Flat Purchaser being made and for the convenience of the Flat Purchaser, the Promoters have granted/not granted (as the case may be) the concession and permitted the Flat Purchaser to park/not to park (as the case may be) his/her/their light motor vehicles. The specific parking number/location shall be allotted/intimated to the Flat Purchaser, at the sole discretion of the Promoter, at the time of giving possession of the said premises.
9. The Flat Purchasers doth hereby confirm an absolute right and authority to the Promoters to allot and/or grant concession and permission to the other Flat Purchasers to use car parking space in the same manner and fashion as is granted to the Flat Purchasers herein and the Flat Purchasers shall not challenge the said right of the Promoters at any given point of time and/or the concession and permission granted to the other Flat Purchasers.
10. The Promoters shall have a first lien and charge on the Flat agreed to be acquired by the Flat Purchaser in respect of any unpaid amount payable by the Flat Purchaser to the Promoters hereunder. It is an essential and integral term and condition of this Agreement, that only upon the payment of full amount of the purchase price, and all other amounts, charges, dues, outgoings etc. payable hereunder, having been paid on its due date/s without any default by the Flat Purchaser to the Promoters (and not otherwise), will the Flat Purchaser have or be entitled to claim any rights, against the Promoters under this Agreement and/or in respect of the said premises.
11. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations, and restrictions, if any, which may have been imposed by the concerned Local Authority at the time of sanctioning the plans or thereafter and shall, before handing over possession of the said premises to the Flat Purchaser, obtain from the concerned local authority occupation and/or occupation certificate in respect thereof.
12. The Promoters hereby declares that the Floor Space Index available as approved as on today in respect of the said property more particularly described in the First Schedule, hereunder written is 25267.44 sq. mtrs. equivalent to 30219.60 sq. yds. only and that no part of the said floor space index has been utilised by the Promoters elsewhere for any purpose whatsoever. The Promoters declare that

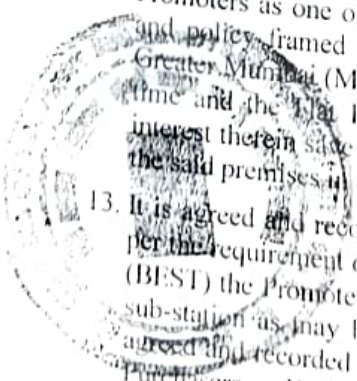


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they have submitted amended plans in pursuance to the revised letter by MHADA dated 30th April, 2014 and the FSI will increase to approximately 35000 sq. mtrs. soon thereafter. In the event of inherent FSI of the said property being increased by the

permissible to load additional and further FSI and/or TDRs and/or otherwise any FSI by whatsoever nomenclature, the same shall be done in the manner as desired by the Promoter on the said property to which the Flat Purchaser accords his irrevocable consent hereby. Agreed that the Promoters shall be entitled to Purchase/acquire Transferable Development rights (T.D.R.) and load the same on the said Property for which Flat Purchaser doth hereby accord their irrevocable consent for the same. It is further agreed and recorded by and between the parties hereto that the Promoters shall be entitled to undertake the construction work on the said property in phased manner as permissible under Development Control Regulation Act, 1991 and/or any amendment/s thereto and/or repealment thereof from time to time. The residual F.A.R. (F.S.I.) in the said property or the layout not consumed will be available to the Promoters till the full and complete development of the said Property and/or any other adjacent properties thereto which may be acquired by the Promoters hereafter at any time. It is agreed by and between the parties hereto that in the event of Promoters acquiring any other adjacent property/properties to the said property; the Promoters shall be entitled to utilize FSI of the said property more particularly described in the Schedule annexed hereto and marked as Annexure A on the adjacent property/properties and/or utilize the FSI of such adjacent property/properties on the said property as the Promoters in its sole discretion may deem fit and proper. The said property and such other adjacent property/properties may be developed by the Promoters as one or more project and as per the rules, regulations and policy framed by MHADA and/or Municipal Corporation of Greater Mumbai (MCGM) and/or State of Maharashtra from time to time and the Flat Purchaser shall have no claim, right, title and interest therein save and except to the extent of being provided with the said premises in terms of this Agreement.



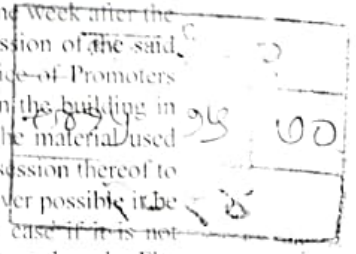
13. It is agreed and recorded by and between the parties hereto that as per the requirement of Bombay Electric Supply Transport Company (BEST) the Promoter is required to make available space for BEST sub-station as may be required by BEST from time to time. It is agreed and recorded by and between the parties hereto that the Flat Purchasers and/or anybody claiming by, through, under or in trust of the Flat Purchasers shall abide by all terms and conditions as are laid down by BEST/MCGM for installation of Best Sub-station and such further terms and conditions as may be laid down by BEST/MCGM from time to time. It is agreed and recorded that access to the BEST sub-station shall always be kept free as per the requirement of the BEST/MCGM from time to time. Similarly, it is agreed and recorded by and between the parties hereto that if, as per the requirement of the MOEF, the Promoter is required to make available space for STP (Sewage Treatment Plant) as may be required by MOEF from time to time, it is agreed and recorded by

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Handwritten signature and date: 'M. J. ... 2014.8.23.2014'

and between the parties hereto that the Flat Purchasers and/or anybody claiming by, through, under or in trust of the Flat Purchasers shall abide by all terms and conditions as are laid down by MOEF for installation and use of the STP and such further terms and conditions as may be laid down by MOEF from time to time. Also, it is agreed and recorded by and between the parties hereto that if, as per the requirement of the Mumbai Fire Brigade, the Promoter is required to make available space for Fire Control Room as may be required by Mumbai Fire Brigade from time to time, it is agreed and recorded by and between the parties hereto that the Flat Purchasers and/or anybody claiming by, through, under or in trust of the Flat Purchasers shall abide by all terms and conditions as are laid down by Mumbai Fire Brigade use of the Fire Control Room and such further terms and conditions as may be laid down by Mumbai Fire Brigade from time to time. Also, it is agreed and recorded between the parties hereto that any space that is to be made available for anything required for the building use or public use as per the requirement of any local authority or competent Government authority, the same shall have to be provided by the Promoter anywhere within the said property and/or its appurtenances thereat to which the Flat Purchasers shall not object and doth hereby accord their irrevocable consent.

14. It is agreed by and between the parties hereto that Flat Purchasers shall abide by all the terms and conditions contained in IOD of MCGM sanctioning plans of the said property and such other terms and conditions as may be laid down/imposed by MCGM from time to time at the time either on their own and/or in view of any amendment/s sought for by the Promoters herein at any time after during the course of development of the said property till completion thereof as provided herein and to which the Flat Purchasers doth hereby record their irrevocable consent.
15. It is agreed and recorded by and between the parties hereto that the Promoters shall at their discretion be entitled to amend the plan/ground floor plan of the said property more particularly described in the Schedule annexed hereto and more as Annexure A and/or building plan as may be sanctioned from time to time without requiring any prior permission from the Flat Purchasers in any manner howsoever, without reducing the carpet area of the said premises by more than 2% of what is agreed to be provided under this agreement and/or amenities to be provided therein. In case the Promoter increases the amenities, the Flat Purchasers record his/her irrevocable consent hereby.
16. It is agreed and recorded by and between the parties hereto that if within a period of three years, commencing from one week after the date of the Promoters offering to hand over possession of the said premises to the Flat Purchasers, brings to the notice of Promoters any structural defect in the said premises and or in the building in which the said premises is situated and/or on in the material used therein by the Promoters prior to handing over possession thereof to the Flat Purchasers herein then in that event whenever possible it be rectified by the Promoters at its own cost and in case if it is not possible to rectify such defects or authorized changes, then the Flat

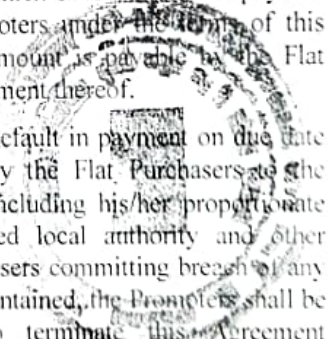


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case may be), from the period commencing one week from the date of offering possession of the said premises by the Promoter, irrespective of any dispute the Flat Purchasers may have for any reason whatsoever and the Flat Purchasers shall not be entitled to withhold payment in respect of the said premises on any account whatsoever, which if withheld shall be termed as breach of this agreement and the Promoters shall be entitled to terminate/rescind this agreement after giving notice for 15 days calling upon the Flat Purchasers to pay up all such outstanding amounts.

21. It is specifically agreed by and between the parties hereto that in the event of any flat remaining unsold the Promoters shall not be responsible and/or liable to pay outgoings in respect thereof till the sale of the said flat. It is specifically agreed by and between the parties hereto that in the event of the Promoters executing conveyance/s prior to all the premises being sold and sale price received thereof then in that event conveyance/s shall contain identical covenant as provided hereinabove.
22. The Promoters agrees that the Promoters shall make full and true disclosure of the nature of the title of the said property or part thereof as well as encumbrances thereon including right, title, interest or claim over the said property or part thereof and the rights reserved by the Promoters herein and as far as possible ensure that the said property or part thereof is free from encumbrances and the Promoters shall have clear and marketable title of the said property on execution of the conveyance of the said property or part thereof by the Promoters in favour of the Society/limited company.
23. The Flat Purchasers agrees to pay to the Promoters interest at 18 per cent per annum on all the amounts which become due and payable by the Flat Purchasers to the Promoters under the terms of this agreement from the date the said amount is payable by the Flat Purchasers to the Promoters until payment thereof.
24. On the Flat Purchasers committing default in payment on due date of any amount due and payable by the Flat Purchasers to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and/or on the Flat Purchasers committing breach of any of the terms and conditions herein contained, the Promoters shall be entitled at their own option to terminate this Agreement PROVIDED always that the power of termination herein before contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Flat Purchasers fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Flat Purchasers in remedying such breach or breaches within a reasonable time after the giving of such notice. PROVIDED FURTHER that upon termination of this agreement as aforesaid, the Promoters shall refund to the Flat Purchasers the installments of sale price of the said premises which may till then have been paid by the Flat Purchasers to the Promoters, save and except earnest or deposit paid on or before execution of these presents but the Promoters shall not be liable to pay to the Flat Purchaser any interest on the amount so refunded and upon



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By _____
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agents as per the provisions of section 8 of Maharashtra Ownership Flat Act, by the aforesaid date or the date or dates prescribed in section 8 of the said Act, then the Promoters shall be liable on demand to refund to the Flat Purchasers the amounts already received by him in respect of the said Premises with simple interest at Nine per cent, per annum from the date the Promoters received the sum till the date the amounts and interest thereon is repaid PROVIDED that by mutual consent it is agreed that dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator, till the entire amount and interest thereon is refunded by the Promoters to the Flat Purchasers they shall subject to prior encumbrances if any be a charge on the said land as well as the construction or building in which the Flats are situated or were to be situated PROVIDED that the Promoters shall be entitled to reasonable extension of time for giving delivery of said Flat on the aforesaid date if the completion of building in which the said Flat is to be situated is delayed on account of -

1. non-availability of steel, cement, other building material, water or electricity supply ;
 2. war, civil commotion or act of God;
 3. any notice, order, rule notification of the Government and/or other public or competent authority. (The provisions of this proviso are not mandatory but negotiable).
 4. For any reasons beyond the control of the Promoters.
29. The Flat Purchasers shall take possession of the said premises within 7 days of the Promoters giving written notice to the Flat Purchasers intimating that the said premises is ready for use and occupation.
30. The Flat Purchaser doth hereby declare that the Flat Purchaser and his/her family members are strict vegetarian on basis Promoter has agreed to sale the said premises to the Flat Purchaser. The Flat Purchaser doth hereby covenant with the promoter that the Flat Purchaser, his family members, guest, his/their assignees and anybody claiming any right, title and interest by through and under or in trust of the Flat Purchaser shall at no time either cook and/or bring in prepared cooked non-vegetarian food (including eggs and/or sea food) in the said premises for consumption. It is agreed by and between the parties hereto that the society/limited company which may be formed by all the Flat Purchasers shall also contain aforesaid covenant and consequences of breach of such condition shall be accepted and observed by the Flat Purchaser without any objection and demur. It is further agreed by and between the parties hereto that the conveyance which may be caused to be executed in favour of the society/limited company formed by the Flat Purchasers shall also contain covenant to the aforesaid effect.
31. The Flat Purchasers doth hereby covenant with the Promoters not to use the said premises agreed to be purchased by the Flat Purchaser to carry on any business therein of running a restaurant and/or eating house and/or selling any prepared/cooked vegetarian and/or non-vegetarian food and/or sell any alcoholic drinks either by

By

Signature of the Flat Purchaser

Rekha D. Jain

34. Commencing a week after notice in writing is given by the Promoters to the Flat Purchasers that the said premises is ready for use and occupation, the Purchasers shall be liable to bear and pay the proportionate share i.e. in proportion to the floor area of the said premises of outgoings in respect of the said property and buildings/ namely local taxes, betterment charges or such levies by the concern local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society/limited company is formed and the said land and building/s transferred to it, the Flat Purchasers shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoter. The type of expenses, number of agencies, appointment and conditions of appointment of such agencies like sweepers, chowkidars, etc. as mentioned hereinabove shall be determined by the Promoters at their discretion until the society/limited company is formed and the Flat Purchasers accord their irrevocable consent hereby. The Flat Purchasers further agree that till the Flat Purchaser's share is so determined the Flat Purchaser shall pay to the Promoters Provisional advance contribution of Rs.2,71,800.00/- towards 2 years' outgoings. The amounts so paid by the Flat Purchaser to the Promoters shall not carry any interest and remain with the Promoters until a conveyance is executed in favour of the society or a limited company as aforesaid, subject to the provisions of section 6 of the said Act, on such Conveyance being executed, the aforesaid deposits (less deductions provided for in this agreement) shall be paid over by the Promoters to the Society/limited company, as the case may be. The Flat Purchasers undertakes to pay the 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.

34.1 The Flat Purchasers shall on or before delivery of possession of the said premises pay to the Promoter the following amounts:

- (i) Rs. 10,000.00/- for legal charges
- (ii) Rs. 360.00/- for share money application entrance fee of the society or Limited Company.
- (iii) Rs. 10,000.00/- for formation and registration of the society or Limited Company.
- (iv) Rs. 20,000.00/- towards security Deposit
- (v) Rs.2,71,800.00/- for proportionate share of taxes and other charges for 24 months (As per clause 34).

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34.2 The Flat Purchaser will have to reimburse to the Promoter proportionate charges towards the following as would be quantified at the time of handing over possession of the said premises:

- (i) Substation of BEST
- (ii) Electric meter charges
- (iii) Water meter charges


 v Rekha D. Jain

- (iv) Development charges of MCGM
- (v) Any other charges levied by MCGM
- (vi) Any other charges levied by BEST
- (vii) Any other charges levied by any Government authority prior to handing over of possession of the said premises

35. The Promoters shall utilise the aggregate sum of Rs 20,360/- paid by the Flat Purchasers under Clause 34.1 (i) and (iii) above to the Promoters for meeting all legal costs, charges and expenses, including professional costs of the Attorney at-law/Advocates of the Promoters in connection with formation of the said society/limited company, preparing its rules, regulation and bye-laws and the cost of preparing and engrossing this agreement without being liable to render the account for the same to the Flat Purchasers and/or to the Society/limited company.

36. The Flat Purchasers for themselves with intention to bring all persons into the said Flat doth hereby covenant with the Promoters as follows:-

(a) To maintain the Purchaser's own cost and good tenantable repair and condition from the date of possession of the said premises is taken and shall not do or suffered to be done anything in or to the building in which the said premises is situated, staircase or any passage which may be against the rules, regulations or bye-laws or concerned local of any other authority or change/alter or make addition in or to the building in which the said premises itself or any part thereof.

(b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the constructions or structure of building in which the said premises is situated or storing of which good is objected to by the concerned local other authority and shall not carry or cause to be carried heavy packages whose weight may damage or likely to damage the staircase, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchasers shall be liable for the consequences of the Breach.

(c) To carry at their own cost all internal repairs to the said premises and maintain the said premises in the same conditions, state and order in which it was delivered by the Promoters to the Purchasers and shall not do or suffering to be done anything in or to the building in which the said premises is situated or the Premises which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Flat Purchasers committing any act in contravention of the above provision, the Flat Purchasers shall be responsible and liable for the consequences, thereof to be concerned local authority and or other public authority.

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- (d) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep, the portion, sewers, drains pipes in the said premises and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the said premises without the prior written permission of the Promoters.
- (e) 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 building in which the said premises is situated any part thereof whereby any increase in premium shall become payable in respect of the insurance.
- (f) Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the Window/Balcony in the compound or any portion of the said Property and the building in which the said premises is situated.
- (g) Pay to the Promoters within seven days from demand by the Promoters, his share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the said premises is situated and in case of delay or non co-operation by the Flat Purchaser the Promoter shall not be responsible for the same.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levys, if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by Flat Purchasers viz user for any purposes other than for Residential purpose.
- (i) The Flat Purchaser shall not let, sublet, transfer, assign or part with Flat Purchaser's interest or benefit factor of this agreement or part with the possession of the Flat until all the dues payable by the Purchasers to the Promoters under this Agreement are fully paid up and only if the Purchasers had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement.
- (j) The Flat Purchasers shall observe and perform all the rules and regulations which the society limited company 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 and the flats therein and for the observance and performance of the buildings Rules, regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat Purchasers shall also observe and perform all the stipulation and conditions laid down by the society limited company regarding the occupation and use of the Flat in the Building and shall pay

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and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

(k) Till Conveyance of building in which the said Premises is situated is executed the Purchasers shall permit the Promoters and their surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

37. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Flat Purchasers as advance or deposit, sums received on account of the share capital for promotion of the co-operative society/limited company towards the outgoings, legal charges and shall utilise the amounts only for the purposes for which they have been received.

38. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchasers by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchasers nor shall the same in any manner prejudice to the rights of the Promoters.

39. The Flat Purchasers shall present this Agreement as well as the conveyance at the proper Registration Office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

40. All notices to be served on the Flat Purchasers as contemplated by this agreement shall be deemed to have been duly served if sent to the Flat Purchasers, by registered Post A.D. or under Certificate of Posting at his address specified below:

SHRI. GOMIYASHI "B" WING 1ST FLOOR, FLAT NO.6,
KASARALI GOVIND NAGAR, BHIWANDI, THANE - 421308

41. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act and the rules made thereunder.

42. All stamp and registration charges and all costs charges and expenses payable to the Attorney at law M/S. SHAH & SANGHAVI and/or the Conveyance in respect of the property and building shall be borne and paid by the Flat Purchasers and/or the Society/limited company and the Promoters shall not be liable for the same.

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REKHA D. JAIN

Rekha D. Jain



SIGNED SEALED AND DELIVERED)
by the withinnamed PROMOTER)
M/S. J. GALA ENTERPRISES)
in the presence of)

For M/s. J. Gala Enterprises





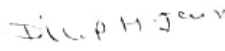
Partner

Partner

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SIGNED SEALED AND DELIVERED)
by the withinnamed FLAT)
PURCHASER/S SHRI DILIPKUMAR)
HEERACHAND JAIN AND MRS)
REKHA DILIPKUMAR JAIN)
in the presence of)



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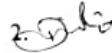
Rekha D. Jain



RECEIVED a sum Rs.17,50,000.00/-
from withinnamed Flat Purchasers being
the amount of earnest or Deposit payable
by them/him to us.

WITNESSES:

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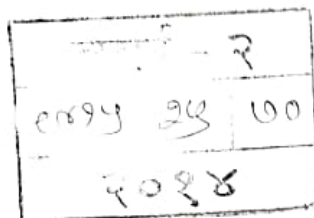
For M/s. J. Gala Enterprises





Partner

Partner



ANNEXURE 'A'

THE FIRST SCHEDULE ABOVE REFERRED TO:

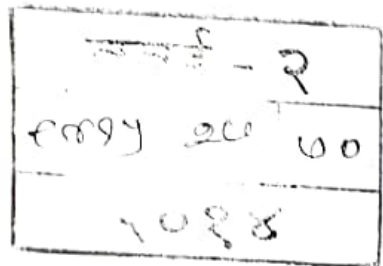
ALL THAT pieces or parcels of land or ground of freehold tenure together with the building or structures thereon situate lying and being at Dattaram Lad Marg, within the Mumbai City, Island Registration and Sub-District of Bombay containing by admeasurement 11968.62 sq. mt. or thereabouts and registered in the books of collector or Land Revenue and bearing Cadastral Survey No. 1A/782, 2/783, 783, 784, 785, 786 of Mazgaon Division and in the books of Assessor and collector of Municipal Rates and Taxes under "E" ward as follows:

Towards the East : C. S. No. 782, Mazgaon Division.

Towards the West : Central Railway Line.

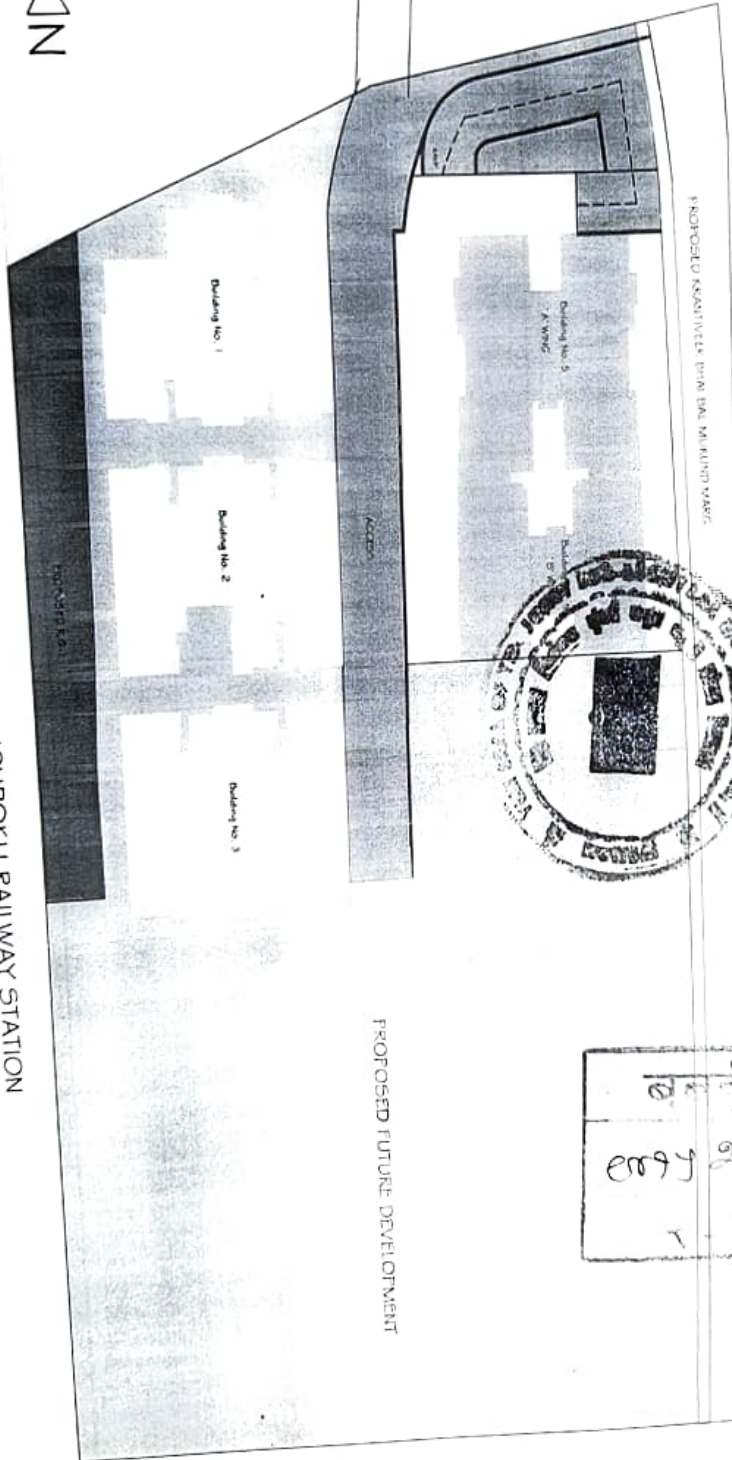
Towards the North : Dattaram Lad Marg and Mhada Buildings

Towards the South : C. S. No. 1/783, Mazgaon Division.



ANNEXURE - "B"

DATTARAM LAD MARG



PROPOSED KNANIVETA BRAM DALI MALKIND MARG



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For C.S. Nos. 1A782, 21783, 783, 784, 785 and 786 of Mazgaon Division

FOR J. GALA ENTERPRISES

Signature

ANNEXURE "C"

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986.

NO. EEBPC / 2231 / E / IA of 30/3/07

COMMENCEMENT CERTIFICATE

To,

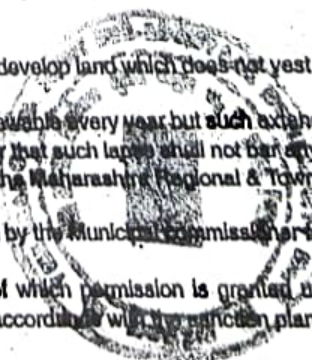
M/s. J. Gala Enterprises
267/71, Nanshi Natta Street
veermani market
mumbai - 09

Ex Eng. Bldg. Proposal (City) - I
E Ward Municipal Offices 3rd Floor,
10 S. K. Hafizuddin Marg Bysalle,
Mumbai - 400 008.

Sr.

With reference to your application No. 6617 dated 28/09/06 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1986, to carry out development for prop. redevelop. on plot C.S. no-1A/782, 2/782, 784, 785, 786, 787, 788, 789 of masjidam diw and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. 1A/782, 2/782, 784, 785, 786, 787, 788, 789 on Plot No./C.S.No./C.T.S. No. 1A/782, 2/782, 784, 785, 786, 787, 788, 789 Village/Town Planning Scheme No. 1A/782, 2/782, 784, 785, 786, 787, 788, 789 Situated at Road / Street Doktor:am Lad marg, Ward 5 the Commencement Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1986.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction 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 misrepresenting 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 Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1986.



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

8) The Municipal Commissioner has appointed Shri. H. B. Mane
Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This c.c. is granted for soil testing only for bldg. no. 1, 2, 3 & 5.
This Commencement Certificate is valid upto 30/3/07

on behalf of Local Authority
H. B. Mane 30/3/07
Assistant Engineer
Building Proposals (City)/(R&A)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

RB/2231/E/A dt 17.3.2008
This c.c. is granted upto 1-00 m plinth column above ground level of bldg. no. 1, 2, 3 and wing A & wing 'A' of bldg. no. 5 as per approved plan dt. 29.3.2007

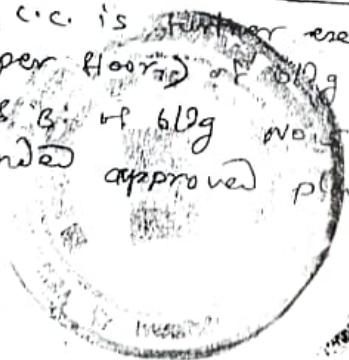
H. B. Mane 17/03/08
Assistant Engineer

RB/2231/E/A dt 23/01/2009
This c.c. is further extended upto 6th floor for building no. 1, 2 & 3 only.

H. B. Mane 23/01/09
Assistant Engineer

RB/2231/E/A dt 21.05.2010
This c.c. is further extended for entire work (i.e. 6th + 7th upper floors) of bldg no. 1, 2, 3 & entire works of wing 'A' & 'B' of bldg no. 5 (i.e. c.c. still + 32nd upper floors) as per amended approved plans dt. 16.4.2010

H. B. Mane 21/5/10
Assistant Engineer



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6

SHAH & SANGHAVI (Regd.)
ADVOCATES, SOLICITORS & NOTARY
MITTAL COURT 'A' WING, 11TH FLOOR,
NARIMAN POINT, MUMBAI - 400 021.

Phones : 2285 5755/56
2285 3592/93
Grams : JASHCHIM, MUMBAI
Fax : 91-22-2284 5040
E-mail : info@snsattorneys.com

ANNEXURE - D

PJS/PB/7720/2008

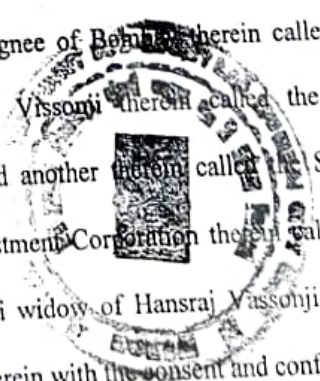
TO WHOMSOEVER IT MAY CONCERN

Sub.: ALL THAT piece or parcel of land or ground of freehold situated lying and being at Dattaram Lad Marg, within the Mumbai City, Island Registration and Sub-District of Bombay containing by admeasurement 11968.62 sq. mt. or thereabouts and registered in the books of collector or land revenue and bearing Cadastral Survey Nos. 1A/782, 2/783, 783,784,785 and 786 of Mazgaon Division and in the books of Assessor and collector of Municipal Rates and Taxes under "E" ward:
Owners: M/s. J. Gala Enterprises

1. We have caused search to be taken with the office of Sub-Registrar of Assurances at Bombay for the period of 1190 to 2006 and with the Sub-Registrar of Assurances at Bandra for the period of 1990 to 1999. We have also caused the search of the City Survey records. We have also perused the certified copies of the Title Deeds as are produced before us for our perusal and have to write as under:

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(a) By an Indenture of Conveyance dated 16th August 1954 registered with the office of the Sub-Registrar of Assurances at Bombay under Sr. No. 6157 of 1954 made between official Assignee of Bombay therein called the Vendor, Janbai widow of Hansraj Vissonji therein called the First Confirming Party, Peraj Khatau and another therein called the Second Confirming Party, the Vasant Investment Corporation therein called the Third Confirming Party and Janbai widow of Hansraj Vissonji therein called the Purchaser, the Vendor therein with the consent and confirmation of the First, Second and Third Confirming Parties thereto granted conveyed, assigned assured and transferred unto the Purchaser therein the

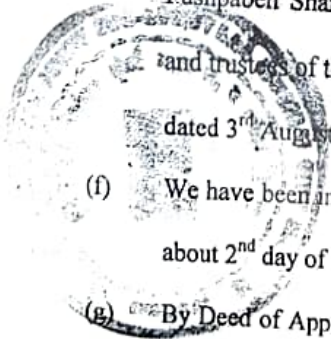


Our Associate : **BRAND FARRAR BUXBAUM LLP** Attornies & Notaries

Hong Kong : Suite 1406-10 Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong. Tel. : (852) 2523-7001. • Fax : (852) 2845-0947 • E-mail : hkbfbhk@hk.sup.sr.net
Beijing : Suite 2518, China World Trade Centre, 1 Jian Guo Men Wai Avenue, Beijing, China. Tel. : (86) (10) 6505-2288 • Fax : (86) (10) 6505-2638. • E-mail : bjfbfbbj@public3.bta.net
Los Angeles : Suite 3500, 515 South Flower Street, Los Angeles, California 90071-2201 U.S.A. Tel. : (1) (213) 228-0288 • Fax : (1) (213) 426-6222. • E-mail : bfb-la@brandfarrar.com
New York : Suite 1800, 100 Maiden Lane, New York, NY 10038 U.S.A. Tel. : (1) (212) 504-6109 • Fax : (1) (212) 412-7018 • E-mail : bfb.ny@juno.com
Calcutta : RAJESH KHAITAN & CO. 2, Church Lane, Calcutta-700 002 • Tel. : 220 2030/31 • Fax : 220 2238

captioned Property for the consideration and on the terms and conditions set out therein.

- (b) The said Janbai Wd/o. Hansraj Vassonji died at Bombay on 16th February, 1959 by his last Will and Testament dated 3rd August, 1959 which has been probated by the Hon'ble High Court of Bombay in its Testamentary and Intestate Jurisdiction in Petition No. 198 of 1967 on 7th March, 1968.
- (c) Under the said Will dated 3rd August, 1959 the said Janbai Hansraj Vassonji had appointed there executors viz. (1) Lilavati Lavji, (2) Laxmibai Motiram and (3) Vallabhdas Peraj.
- (d) We have been informed that the said Vallabhdas Peraj died on or about 4th February, 1969.
- (e) By a Deed of Appointment of New Trustees dated 20th July, 1970 registered with the office of the Sub-Registrar of Assurances at Bombay under sr. No. 3508 of 1970 of Book No. I on 23rd October, 1970; Dr. Pushpaben Shamji and Hansraj Dayal were appointed as new executors and trustees of the last Will and Testament of Late Janbai Hansraj Vissanji dated 3rd August, 1959.
- (f) We have been informed that the said Hansraj Dayal died at Bombay on or about 2nd day of October, 1974.
- (g) By Deed of Appointment of New Trustees dated 9th May, 1975 registered with the office of the Sub-Registrar of Assurances at Bombay under Sr. No. BOM-1240/75 on 9th June, 1975; Shri Motiram Chatrabhu is appointed as new Executor and Trustee of the last Will and Testament of Late Janbai Hansraj Vissanji dated 3rd August, 1959.
- We have been informed that the said Laxmibai Motiram died at Bombay on 18th May, 1975.



बचत - २	
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[Handwritten signature]

(i) In the premises, the said Lilavati Lavji and two Ors. in their capacity as executors and trustees of the said last Will & Testament of the said Janbai Hansraj Vissonji dated 3rd August, 1959 became absolutely seized and possessed of or otherwise well and sufficiently entitled to the captioned property as per the cadastral survey registrar available with the collector of Bombay.

(j) Clause 2 of the said last Will & Testament dated 3rd August, 1959 of the said Janbai Hansraj Vissonji provided that the income of the captioned property was to be divided equally amongst (1) Lilavati Lavji, (2) Laxmibai Motiram and (3) Nenbai thus each of them having only a 1/3rd life interest therein.

(k) Clause 2 of the said last Will & Testament dated 3rd August, 1959 of the said Janbai Hansraj Vissonji further provided that upon the death of the said Lilavati Lavji, Laxmibai Motiram and the said Nenbai the captioned property to be equally divided amongst the children of Lilavati Lavji on one hand and Laxmibai Motiram on the other hand.

(l) We have been informed that the following persons are the only children of the said Laxmibai Motiram.

- (i) Smt. Vasuben Jivram
- (ii) Smt Bhagirathi Hansraj
- (iii) Chandrakant Motiram
- (iv) Smt Rukmini Chhotalal
- (v) Smt Veena Shivdas
- (vi) Smt Devmani Khimji
- (vii) Smt Andiben Rameshbhai
- (viii) Dinesh Motiram

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- (m) We have been informed that the one of the children of the said Laxmi Motiram i.e. Smt. Sarasvatiben Khimji predeceased the said Laxmi Motiram leaving behind Smt. Premila Madhubhai as her only heir & legal representative according to the law by which she was being governed at the time of her death;
- (n) We have been informed that Shreekant Lavji is the only child of the said Lilavati Lavji.
- (o) A portion of the captioned property is under reservation for public garden and public housing and the balance of the captioned property is occupied by the tenants / occupants.
- (p) By an Indenture dated 26th February, 1992, registered with the office of Sub-Registrar of Assurances at Bombay under sr. No. PBBE/ 560 of 1992 on 27th October, 2006 executed between Lilavati Lavji and two Ors, trustees and executors under the Will & Testament dated 3rd August, 1959 of late Janbai Wd/o. Hansraj Vassonji therein referred to as the Vendors, Smt. Lilavati Lavji therein referred to as the First Confirming Party, Smt. Vasaben Jivram & 7 Ors therein referred to as the Second Confirming Party, Shreekant Lavji & Anr therein referred to as the Third Confirming Party, Smt. Premila Madhubhai therein referred to as the Fourth Confirming Party, Smt. Nenbai therein referred to as the Fifth Confirming Party and M/s. J. Gala Enterprises therein referred to as the Purchasers, the vendors therein with the consent and confirmation of the Confirming Parties thereto sold, transferred and conveyed the captioned property unto the Purchasers therein for the consideration and on the terms and conditions set out therein.



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2. Subject to what is provided hereinabove in our opinion title of M/s. J. Gala Enterprises in respect of the captioned property is clear, marketable and free from all encumbrances and reasonable doubts.

Dated this 28th day of March 2008

For Shah & Sanghavi

Partners

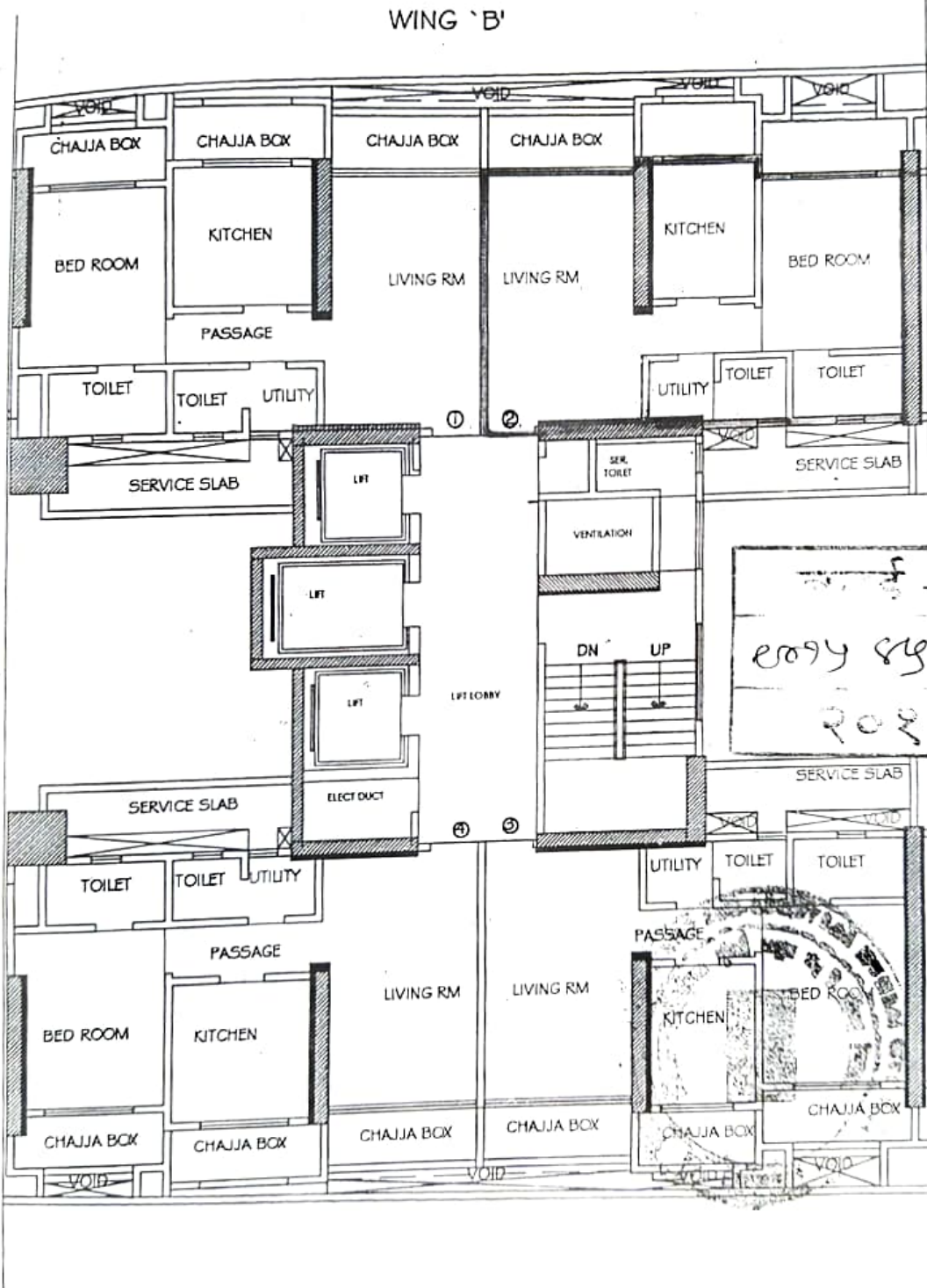
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शुद्ध - २
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ANNEXURE "F"

FLAT NO. B-602



Handwritten notes in a box:

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FOR J. S. A. ENTERPRISES

Devi
 PARTNER

[Signature]
 PARTNER

X DILIP HJAIN

X Rekha. D. Jain

घोषणापत्र

पो सी अशोक जसवंतराज काठिया कायदे घोषित करणे वी मय म

नबंधक शहर क्र. ५ यांचे कायदेघात अंतिमिंत

नोंदणीसाठी सादर करण्यात आला आहे. श्री. अशोक जे. रावण इंटरमार्गमेत्र अरु यांचे
ये भागीदार श्री. देवपतराज पी. जैन आणि श्री. अशोक की.
दि. १६/०५/२०११ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मां, सादर दस्त नोंदणीत गावा हाम्ने
सादर केला आहे / निष्पादित करून कदुलीजवाव दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार
कुल मुखत्यार

यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणताही
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातून ठरलेले नाही.
सादरचे कुलमुखत्यारपत्र पूर्णपणे बंध असून उपरोक्त कृती करण्यास सादरचे कुलमुखत्यारपत्र
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम २३ अन्वये सादरचे
पो पात्र राहून याची मला जाणोव आहे.



Signature
कुलमुखत्यारपत्रधारक
सादर

दिनांक :- २५/११/२०१८
ठिकाण :- मुंबई

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WHEREAS we are partners of M/s. J. Gala Enterprises, a partnership firm having office at 267 / 71, Narshi Natha Street, Veermani Market, Masjid, Mumbai - 400 009 and our aforesaid firm is the owner of the property bearing Cadastral Survey No. 782/1A, 783, 783/2, 784, 785, and 786 of Mazgaon Division, situate, lying at the Dattaram Lad Marg, Chinchpokli (E), Mumbai - 400 012, together with the structures thereon, hereinafter collectively referred to as "the said Property".

WHEREAS the other partners of the firm have already appointed Shri Ashok J. Baliya as constituted attorney for similar purpose vide power of attorney dated 12/09/2005 registered under no. M. A. 721/05 dated 19/10/05.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT WE, SHRI DALPATRAJ PUKHRAJ JAIN and SHRI ANKIT BHARAT GALA, hereby, jointly and severally, nominate, constitute and appoint SHRI ASHOK J. BALIYA, Chartered Accountant, having his office at J. Gala Tower, Bhai Bal Mukund Road, Mumbai - 400.012, to be our true and lawful attorney for us and in our names and on our behalf to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:

To present, lodge and register the agreements, deeds, affidavits, undertakings, declarations, indemnity bonds and other documents of any description signed and executed by us, jointly or severally, in respect of the said Property and the premises standing or constructed or to be constructed on the said Property before the Office of the Sub-Registrar of Assurance, Mumbai City and to admit execution of the same on our behalf and to do all acts and things necessary for effectively registering the said such agreements, deeds and/or documents.

We do hereby ratify and confirm that all acts, deeds and things done by our said attorneys under the above powers herein granted to him shall be deemed to have been acts, deeds and things done by us personally and we undertake to ratify and confirm all and whatsoever that our said attorney shall do or purport to do or cause to be done by virtue of these presents.

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IN WITNESSETH WHEREOF, we have set and subscribed our hands hereunto the day 19th of May, 2011 at Mumbai.

SIGNED AND DELIVERED)
by the withinnamed)
SHRI DALPATRAJ PUKHRAJ)
JAIN)



(Photograph and left hand impression)

SIGNED AND DELIVERED)
by the withinnamed)
SHRI ANKIT BHARAT GALA)



I accept and confirm

(Photograph and left hand impression)



(ASHOK B. BHAT)



(Photograph and left hand impression)

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MUNICIPAL CORPORATION OF GREATER MUMBAI

EB/2231/E/A dt 27-04-2017

FULL OCCUPATION under Regulation 6(7)

To,
The Owner,
M/s. J. Gala Enterprises
267/71, Narsi Natha Street
Veermani Market, Mumbai.

Ex. Eng. Bldg. Proposal (City) -II
New Municipal Building, C. S. No. 356 B,
Bhagwan Walmiki Chowk, Vidyalandar Marg,
Opp. Hanuman Mandir,
Salt Pan Road, Antophill, Wadala (East)
Mumbai - 400 037.

Sub: Sub: Proposed Redevelopment of property bearing
C. S. No. 1A/782, 783, 2/783, 784, 785, & 786 of
Mazgaon Division, situated at Dattaram Lad Marg, E -
Ward, Mumbai.

Ref: Your online application dated 26.04.2017.

Gentleman,

The development work of a building comprised, Building no. 1: Rehab building comprising part Ground + part Stilt + 1st to 6th + 7th (part) to 9th upper floor with height of 29.75 mtrs. Building no. 2: Rehab building comprising part Ground + part Stilt + 1st to 6th + 7th (part) to 9th upper floor with height of 29.75 mtrs. Building no. 3: Rehab building comprising part Ground + part Stilt + 1st to 6th + 7th (part) to 9th upper floor with height of 29.75 mtrs. and Building no. 5: Sale Building comprising of two wing i. e. Wing 'A' and 'B'. Wing 'A': Stilt + 3 parking floors + 4th to 32nd upper floors with height of 103.25 mtrs. Wing 'B': Stilt + 3 parking floors + 4th to 32nd upper floors with height of 103.25 mtrs. on plot bearing C. S. No. 1A/782, 783, 2/783, 784, 785, & 786 of Mazgaon Division, situated at Dattaram Lad Marg, E - Ward, Mumbai, is completed under the supervision of License surveyor Shri. Nileshk Kadakia of M/s Kadakia N.K. (License No. K/314/LS). Site supervisor, Shri Parfull Shankar Vartak (License No. V/90/SS-II), structural engineer Shri R. C. Tipnis (License No. STR/T/13) and as per Development Completion Certificate submitted by L.S. and as per completion certificate issued by Chief Fire Officer under No. FB/HRC/R-I/16 dated 27.10.2016, the same may be occupied subject to following condition.

- 1) That all the conditions of I.O.D. under even No. dated 29.03.2007 and amended plan approved letter dated 16.04.2010 and 16.11.2016 shall be complied with before asking for C.C. of Building No. 4.

A set of certified completion plan is attached herewith.

Sandeep
Ulhas
Wadalkar
S.E. (B.P.) City – VII

Ravindr
a Dagaji
Deore
A.E. (B.P.) City –IV

Yours faithfully

Chandrak
ant
Pundlik
Metkar
Executive Engineer
Building Proposal City - II

No.EB/2231/E/A

- Copy to:-
1. Shri. Kadakia N.K.
License Surveyor,
Sardar Griha Building,
Room No. 176, 4th floor, 198, L.T. Road,
Crawford Market, Mumbai- 400 002.
 2. Designated Officer, F/North Ward
 3. A.E.W.W. 'E' ward.
 4. Dy. A & C. City
 5. C.O. - (M.B.B.R.& R. Board).
- For information please.

Sandeep
Ulhas
Wadalkar
S.E. (B.P.) City – VII

Ravindra
Dagaji
Deore
A.E. (B.P.) City –IV

Chandrak
akant
Pundlik
Metkar
Executive Engineer
Building Proposal City - II

GIRISH PAWAR & ASSOCIATE

GIRISH PAWAR

B.E., M.B.A.,
C.Eng. (I), FIV, FICA

- CHARTERED ENGINEER
- GOVT. APPROVED VALUERS
- ARBITRATORS
- COMPETENT PERSON UNDER FACTORIES/
EXPLOSIVES ACT

Off.: 504, 5th Floor, Trapinex House, 15 Solapur Street, Wadi Bunder, Mumbai-400009
Mobile 9892689989 Email: girish_pawar2002@yahoo.co.in

REF :GPA/BOM/2018-19/671

Date: 28/12/2018

CERTIFICATE OF VALUATION

Name & Address of Branch

: **State Bank of India**

Mandvi Branch,
Post Box No.3217, 75, 1st Floor,
Abdul Rehman Street,
Near Mumbadevi Temple, Mandvi,
Mumbai- 400003

Name of customer (s) / Borrower unit
(For which valuation report is sought)

: **Mr. Dilipkumar Heerachand Jain**
Mrs. Rekha Dilipkumar Jain

1	Customer Details	
	Name	Mr. Dilipkumar Heerachand Jain Mrs. Rekha Dilipkumar Jain
	Apl No.	
2	Property Details	
	Address	Flat No.B-602, 6 th Floor, B-Wing, Arham Co-Op. Hsg. Soc. Ltd. Near Chinchpokali Railway Staion, Dattaram Lad Marg, C. S. No.1A/782, 2/783,783, 784,785,786 of Mazgaon Division, Chinchpokali (E), Mumbai-400012
	Nearby Landmark/Google Map Independent access to the property	Near Chinchpokali Railway Station. Google Map of Surrounding area is attached below.



3 Document Details	
Name of Approving Authority	Municipal Corporation Of Greater Mumbai
Layout Plan	Not Provided
Approval No	No. EEBPC/2231/E/A of 30/03/2007
Building Plan	-
Approval No	No. EEBPC/2231/E/A of 30/03/2007
Construction Permission	-
Approval No	No. EEBPC/2231/E/A of 30/03/2007
Legal Documents	-
List of Documents	Agreement for Sale
4 Physical Details	
Adjoining Properties	East-Open West-Passage/ Staircase South-Open North- Flat no.601
Matching of Boundaries	Yes
Plot Demarcated	Yes
Approved Land Use	Residential
Type of Property	Flat
No. of Rooms	1
Bed Rooms	2
Toilets	2
Kitchen	1
Total No of Floors	S+32 floors
Floor on which the property is located	6 th Floor
Approx age of the Property	04 Years
Residual age of the Property	56 Years
Type of structure	RCC
5 Tenure Occupancy Details	
Status of Tenure	Self-owned & occupied
No. of years of Occupancy	-
Relationship of tenant or owner	-
6 Stage of Construction	
Stage of Construction	Complete
If Under construction, extent of completion	N.A.
7 Violations if any observed – None	
Nature and extent of violations	None observed



8	Area Details of the Property	
	Site Area	11968.62 Sq. mtr.
	Plinth area	--
	Carpet Area	Flat Carpet Area 441.00 Sq. Ft.
	Saleable Area / Built up Area	Flat Built up Area 573.3 Sq. Ft.
	Remarks	-
9	Valuation	
	Mention the value as per Government Approved Rates also	Rs.1,39,100/- per Sq. Mt. for Residential Flat
	In case of variation of 20% or more in the valuation proposed by the valuer and the guideline value provided in the state Govt. notification or income Tax Gazette justification on variation has to be given.	Based on Market Value and On-Going Transactions in the said area. Area is taken as per agreement, In general, Market rates are calculated with respect to Built-up Area.
	Summary of Valuation	
	Guideline Value Flat	Rs.74,09,000/-
	Fair Market Value	Rs.1,60,52,000/-
	Realizable Value	Rs.1,44,47,000/-
	Forced/ Distress sale value	Rs.1,36,44,000/-
	Insurable Value (Only for Built up Area)	Rs.17,20,000/-
10	Assumptions / Remarks	
	Qualification in TIR/Mitigation suggested, if any	Bank is advised to take a 'legal search & title opinion' of the property.
	Property is S A R F A E S I compliant	Yes.
	Whether property belongs to social infrastructure like hospital, school. Old age home etc.	No.
	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	To be Mortgaged to the Bank
	Details of last two transactions in the locality/area to be provided, if available.	Attached
	Any other aspect which has relevance on the value or marketability of the property	Market Value



11 **Declaration**

1. The property was inspected on 27/12/2018
2. The undersigned does not have any direct/indirect interest in the above property
3. The information furnished herein is true and correct to the best of our knowledge.
4. I have submitted valuation report directly to the Bank
5. Date of Valuation 28/12/2018
6. The property was inspected in the presence of **Mrs. Rekha Jain**

12 **Name address & signature of Valuer with Wealth tax registration No.**

GIRISH B. PAWAR: Wealth tax registration No. CAT – VII/595 of 2000-2001.

M.A. ABBASI: Wealth tax registration No. CAT - I / 397 of 1996.

APPROVED VALUERS SIGNATURE

APPROVED VALUERS SIGNATURE


[M.A. ABBASI]


[G. B. PAWAR]



Note: This report contains 12 pages.

13 Enclosures Documents & Photographs

Photographs, Google map and Sale Instance

PART I – Flat

1.	Total extent of Flat (Built-up Area)	:-	573.3 Sq. Ft.
2.	Prevailing market rate	:-	Rs.28000/- per Sq. Ft.
3.	Adopted rate of valuation	:-	Rs.28000/- per Sq. Ft.
4.	Estimated value of the Flat	:-	Rs.1,60,52,400/-
	Total Rs.	:-	Rs.1,60,52,400/-
	Say Rs.	:-	Rs.1,60,52,000/-
	Insurable Value of the Flat	:-	Rs.17,20,000/-



सूची क्र.2

दुय्यम निबंधक: सह दु.नि.मुंबई शहर 2

दस्तावेज क्र.: 2458/2018

नोटणे:

Regn.63m

For original report please

गावाचे नाव : 1) माझगाव

अंकीमेट टू सेल

12500000

7591000

1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सादनिका नं: बी-601, माळ नं: 6 वा मजला, बी विंग, बिल्डिंग नं. 5, इमारतीचे नाव: अरहम, दर्जांक नं: डॉक्टर कंपाऊंड, रोड नं: दत्ताराम लाड मार्ग, पिंपरीकळी-पूर्व, मुंबई-12, इतर माहिती: ((C.T.S. Number : 1A/782, 2/783 and 783 To 786.))

1) 51.97 चौमीटर

- 1): नाव:- राजेंद्रकुमार मोतीलाल पुनमिया बच:-45; पत्ता:- प्लॉट नं: बी-601, माळ नं: 6 वा मजला, बी विंग, बिल्डिंग नं. 5, इमारतीचे नाव: अरहम, दर्जांक नं: डॉक्टर कंपाऊंड, रोड नं: दत्ताराम लाड मार्ग, पिंपरीकळी-पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AADFP9262E
- 2): नाव:- सरोज अर. जैन पुनमिया बच:-42; पत्ता:- प्लॉट नं: बी-601, माळ नं: 6 वा मजला, बी विंग, बिल्डिंग नं. 5, इमारतीचे नाव: अरहम, दर्जांक नं: डॉक्टर कंपाऊंड, रोड नं: दत्ताराम लाड मार्ग, पिंपरीकळी-पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-ANYP78695B
- 1): नाव:- इंदिरा बाबुलाल जैन बच:-51; पत्ता:- प्लॉट नं: 1108, माळ नं: 11 वा मजला, इमारतीचे नाव: वीर महान कॉ. ऑप. ही. सो. लि., दर्जांक नं: भारतामाला सिनेमाच्या समोर, रोड नं: सातबाग, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-ADQP30352K
- 2): नाव:- पायस हरीश जैन बच:-45; पत्ता:- प्लॉट नं: 1108, माळ नं: 11 वा मजला, इमारतीचे नाव: वीर महान कॉ. ऑप. ही. सो. लि., दर्जांक नं: भारतामाला सिनेमाच्या समोर, रोड नं: सातबाग, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AFAPJ3216N

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27/02/2018

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(8) दत्ताराम कन टिप्पणी टिपणे

(10) दत्ताराम कन टिप्पणी टिपणे

(11) अनुक्रमिक, छंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) घेव

मुद्रांकनासाठी विचारत घेतलेला तपशील:-



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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2
दस्ता क्रमांक : 2458/2018
मोटेपत्र :
Regn.63m

गावाचे नाव : 1) माझगाव

अॅचीमेट टू रोल
12500000
7591000

1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: वी-601, माळ नं: 6 वा मजला,वी विंग,विण्डिंग नं. 5, इमारतीचे नाव: अरुद्रम, ब्लॉक नं: डॉक्टर कंपाऊंड, रोड नं: दत्ताराम लाड मार्ग,चिंचपोकळी-पुर्व,मुंबई-12, इतर माहिती: .(C.T.S. Number : 1A/782, 2/783 and 783 To 786 .)
1) 51.97 चौ.मीटर

बाबतिलेखद्वारे आकारणी देतो की
असल्यास

असल्यास
किंवा कुठे टंकित असेल तेव्हा.

(7) दत्तलेख क्वान्टेन्स निवून ठेवणा-या पत्रकाराचे नाव किंवा
दत्तलेख निवून ठेवणा-या किंवा अर्दीच असल्यास,प्रतिवादिचे नाव व
पत्ता

(8)दत्तलेख क्वान्टेन्स घेणा-या पत्रकाराचे व किंवा दत्तलेख निवून ठेवणा-या
दत्तलेख किंवा अर्दीच असल्यास,प्रतिवादिचे नाव व पत्ता

- (9) दत्तलेख क्वान्टेन्स दिव्याचा दिनांक
- (10)दत्त नोंदणी केल्याचा दिनांक
- (11)अनुकनांक,छंड व पृष्ठ
- (12)बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13)बाजारभावाप्रमाणे नोंदणी शुल्क
- (14)शेवट

- 1): नाव:-राजेशकुमार मोतीलाल पुनमिया वय:-45; पत्ता:-प्लॉट नं: वी-601, माळ नं: 6 वा मजला, वी विंग, विण्डिंग नं. 5, इमारतीचे नाव: अरुद्रम, ब्लॉक नं: डॉक्टर कंपाऊंड, रोड नं: दत्ताराम लाड मार्ग, चिंचपोकळी-पुर्व, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AADPP9262E
- 2): नाव:-सरोज अरुद्रम पुनमिया वय:-42; पत्ता:-प्लॉट नं: वी-601, माळ नं: 6 वा मजला, वी विंग, विण्डिंग नं. 5, इमारतीचे नाव: अरुद्रम, ब्लॉक नं: डॉक्टर कंपाऊंड, रोड नं: दत्ताराम लाड मार्ग, चिंचपोकळी-पुर्व, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-ANYP78695B
- 1): नाव:-हरीश बाबूलाल जैन वय:-51; पत्ता:-प्लॉट नं: 1108, माळ नं: 11 वा मजला, इमारतीचे नाव: वीर महान कॅ. अँच. टी. नो. डि., ब्लॉक नं: मल्लय्यालाल सिनेमाच्या समोर, रोड नं: बालबाग, म्हापट्ट, मुंबई. पिन कोड:-400012 पॅन नं:-ADQP20352K
- 2): नाव:-पायल हरीश जैन वय:-45; पत्ता:-प्लॉट नं: 1108, माळ नं: 11 वा मजला, इमारतीचे नाव: वीर महान कॅ. अँच. टी. नो. डि., ब्लॉक नं: मल्लय्यालाल सिनेमाच्या समोर, रोड नं: बालबाग, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AFAPJ3210N

26.02/2018
27.02/2018
2458/2018
625000
30000

मुन्बाकनासाठी विद्यारत घेतलेला तपशील:-



गावाचे नाव : 1) माझगाव

अॅप्रीमेट टू सेल

18500000

10464000

1) पातिकेचे नाव मुंबई मनपाइतर वर्णन : सदनिका नं: ए-2802, माळा नं: 28 वा मजला, ए विंग, बिल्डिंग नं. 5, इमारतीचे नाव: अरहम, ब्लॉक नं: डॉक्टर कंपाऊंड, रोड नं: दत्ताराम लाड मार्ग, चिंचपोकळी-पुर्व, मुंबई-12., इतर माहिती: ((C.T.S. Number : 783 To 786, 1A/782 and 2/783 :))

1) 65.41 चौ मीटर

1): नाव:-मेवर्स. जे. गावः इंटरचायसेल ह्यांच्या तर्फे भागीदार 1 श्री. दत्तपत राज पी. जैन आणि 2 श्री. अश्विनी बी. गावः ह्यांचे कुल मुखकार श्री. अशोक जलवंतराज बालिया वय:-59; पत्ता:-शॉप नं. 1, तळमजला, गावा टॉवर, - भाई बास मुकुंद मार्ग, चिंचपोकळी - पुर्व, बॅन्क स्टॉक बॉर्डर, MAHARASHTRA, MUMBAI Non-Governmental. पिन कोड:-400012 पॅन नं:-AACF7688R

1): नाव:-सीताबेन शंतीलाल शाह वय:-72; पत्ता:-202, 2 रा मजला, टेल्य टॉवर, शिबटार चापसी रोड, माझगाव, ब्रॉकवॉर्ड रोड, MAHARASHTRA, MUMBAI Non-Governmental. पिन कोड:-400010 पॅन नं:-ABGPS4010

2): नाव:-अमृत पंकर शाह वय:-41; पत्ता:-फ्लॉट नं: 202, माळा नं: 2 रा मजला, इमारतीचे नाव: टेल्य टॉवर, ब्लॉक नं: - रोड नं: शिबटार चापसी रोड, माझगाव, महाराष्ट्र, मुंबई पिन कोड:-400010 पॅन नं:-ABSPJ2942B

3): नाव:-पंकर शंतीलाल शाह वय:-41; पत्ता:-202, 2 रा मजला, टेल्य टॉवर, शिबटार चापसी रोड, माझगाव, ब्रॉकवॉर्ड रोड, MAHARASHTRA, MUMBAI, Non-Governmental. पिन कोड:-400010 पॅन नं:-AALPS5874P

03/05/2018

03/05/2018

5433/2018

925000

30000

(9) दस्तऐवज करन टिन्वाचा दिनांक

(10) दस्त नोटणी कैल्याचा दिनांक

(11) अनुक्रमांक, छंड व वृष्ट

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोटणी शुल्क

(14) धेरा

मुद्रांकनासाठी विद्यमान घेतलेला तपधोलः

मुद्रांक शुल्क आकारलेला निवडलेला अनुषंगः :-

