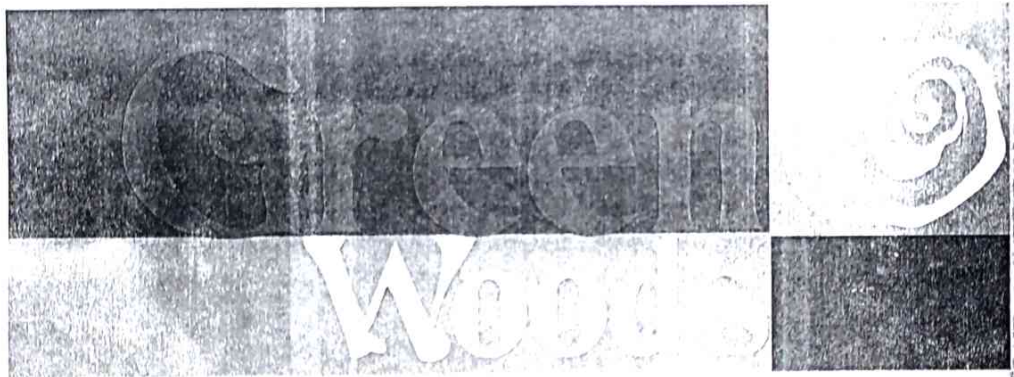


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# AGREEMENT FOR SALE

P/Adm  
W 24/12

TRUE COPY



R E S I D E N T I A L C O M P L E X

Project by :



## Bapa & Rashi Developers

E/4, Kings Acres, Ground Floor, Tagore Road, Santacruz (W), Mumbai-400 054.

Tel. : 2649 1832 • Fax : 2649 0603

302, Sylverton, Ground Floor, 102, Wode House Road, Colaba, Mumbai - 400 005.

Tel. : 2218 2569 • Fax : 2218 2524 • E-mail : hsbl@vsnl.com • www.hariyanagroup.com



Wednesday, January 23, 2008

11:10:44 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

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पावती क्र. : 848

दिनांक 23/01/2008

गावाचे नाव गुंदवली

दस्तऐवजाचा अनुक्रमांक वदर1 - 00841 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: संदीप के. जैन - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (76)	:-	1520.00
एकूण	रु.	31520.00

आपणास हा दस्त अंदाजे 11:25AM ह्या वेळेस मिळेल

बुध्यम निबंधक  
अंधेरी 1 (बांद्रा)

सह बुध्यम निबंधक अंधेरी-१  
हवेली उपनगर जिल्हा.

बाजार मुल्य: 6093680 रु. मोबदला: 8046000 रु.  
भरलेले मुद्रांक शुल्क: 384950 रु.  
देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: एस बी आय, मुं 59;  
डीडी/धनाकर्ष क्रमांक: 486757; रक्कम: 30000 रु.; दिनांक: 15/01/2008





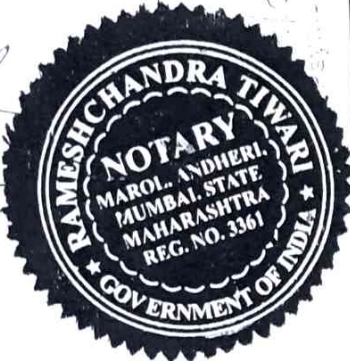
Drawn on Bank \_\_\_\_\_

Tran ID \_\_\_\_\_

Franking St. No. 14056

Officer \_\_\_\_\_

(For Bank's Use only)



Stamp duty paying party: Mr. Sandeep K. Jain  
Mrs. Maria S. Jain

Stamp Duty	Rs. 384950
Stamp Charges	Rs. 10
Total	Rs. 384960

ICICI Bank Ltd. A/C Stamp Duty

Date: 21/1/08

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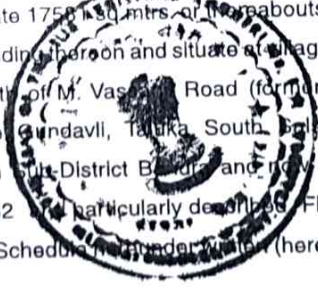
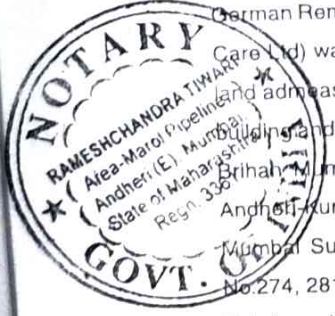
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TRUE COPY

THIS AGREEMENT FOR SALE is made at Mumbai this 7th day of January 2008 BETWEEN MESSRS. BAPA & RASHI DEVELOPERS a registered partnership firm (comprising of (i) Bapa Real Estates Pvt.Ltd. (ii) Vidit Real Estates Pvt.Ltd. (as partners) and having its office at 302, Sylverton, Ground Floor, 102, Wodehouse Road, Mumbai 400 005 herein referred to as 'THE DEVELOPERS' of the ONE PART: AND Mr. Sandeep K. Jain & Mrs. Maria S. Jain 105, Akruvi Lova - A wing, N.S. Phadke Marg, Andheri(E) Mum-69, herein referred to as 'THE PURCHASER' (which expression shall unless repugnant to the context or meaning thereof include (i) in case of individuals his/her heirs, executors, administrators and permitted assigns and in case of partnership firms the partners for the time being constituting the said firms of and in case of corporate body its successors and permitted assigns) of the OTHER PART:

WHEREAS:

- At all times material German Remedies and Trading Companies also known as German Remedies Ltd (which has since been amalgamated with Cadila Health Care Ltd) was the Owner inter alia of an immoveable property being pieces of land measuring in the aggregate 1750 sq. mtrs. or thereabouts with factory buildings and other structures standing thereon and situate at Village Gundavli in Brihan Mumbai and to the North of M. Vasu Road (formerly known as Andheri Kurla Road) in Village Gundavli, Taluka South, Taluka District Mumbai Suburban, Registration District Brihan Mumbai and bearing CTS No. 274, 281, 281/1 to 23 and 282. Particularly described in First, Secondly Thirdly and Fourthly in the First Schedule hereunder (herein referred to as 'the said Property').



*(Handwritten signatures)*

Sandeep Jain  
Maria Jain

For ICICI Bank Limited  
ICICI Bank Ltd.  
Kadambur Complex,  
Kadambur Road, V/ta Parle (E)  
Mumbai - 400 037  
D-5/STP(V)/C.R. 1074/17/2005  
740 to 745

Authorised Signatory  
*(Signature)*  
Mahesh Nayak

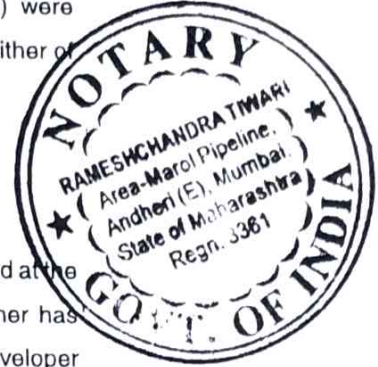
For: Uree Kulkarni & Co. Chartered Accountants  
14056  
105/195  
JAN 05 2008  
17:24  
R. 0384950-PS5359  
50/-  
50/-  
50/-

2. Pursuant to the orders passed by the High Court of Judicature at Bombay on or about 27-6-2003, the German Remedies Ltd. And Trading Companies was amalgamated with the Cadila Health Care Ltd. a company registered under the Companies Act, 1 of 1956 (herein referred to as 'THE OWNER') and all assets and properties, rights and entitlements, obligations & liabilities of German Remedies Ltd and Trading Companies (including the said Property) were vested unto the Owner without requiring any further act on the part of either of above two entities;

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3. In the premises the Owner is entitled to the said Property.

4. By and under a Development Agreement dated 7<sup>th</sup> June, 2004 (registered at the Bandra Sub-Registry No. 9 under Serial No. 2484 of 2004) the Owner has granted development rights in respect of the said Property unto the Developer and accordingly the Developer is entitled to carry out development work on the said Property including construction of buildings thereon and to sell flats in the said buildings on what is known as on ownership basis and receive for its benefit the consideration money/ the sale price as shall be payable by the Purchasers of such flats in the said buildings and to appropriate the same for itself i.e. the Developer's benefits.



5. The Developer has prepared a lay out in respect of the said Property making provisions for construction of (i) three buildings viz; Building Nos.1, 2 and 3 each building comprising of various wings (ii) recreation ground and club house, internal roads and other infrastructure facilities (herein referred to as the said lay out).

6. The said layout is approved by the Brihan Mumbai Mahanagar Palika (BMC) under No. CE/1715/BS-II/LOKEN dated 24<sup>th</sup> March, 2004.

7. The said lay out is as per the plan of the said Property hereto annexed as Annexure "A". The location of the said three buildings being Buildings No.1, 2 & 3 (herein collectively referred to as "the said Buildings") are as shown on the said plan.

8. The requisite permission for redevelopment of the said Property under Section 22 is duly given by the Additional Collector and Competent Authority, ULC, Brihan Mumbai under Section 22 of the Urban Land (Ceiling & Regulation) Act 1976 vide Letter of Intent No.C/ULC/D-III/22/7462 dated 23.10.2003 In favour of GERMAN REMEDIES LTD.



*Signature*  
*M.S.*

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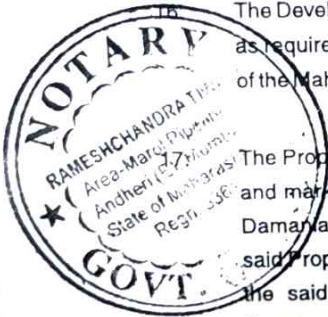
9. (i) the Building No.1 comprises of five wings being Wings No. F, G, H, I, & J, (ii) Building No.2 comprises of five wings being Wings A, B, C, D, & E and (iii) the Building No.3 comprises of two wings being Wings K & L as shown on the said plan.
10. Each Wing of the said three buildings is to comprise of ground floor on stilts and Nine upper floors.
11. The building plans in respect of the said three buildings are approved by the Brihan Mumbai Mahanagar Palika (BMC) vide (i) IOD No. CE/8289/WS/AK dated 24<sup>th</sup> March, 2004 in respect of the Building No.1; (ii) IOD No. CE/8290/WS/AK dated 24<sup>th</sup> March, 2004 in respect of the Building No.2; and (iii) IOD No. CE/8291/WS/AK dated 24<sup>th</sup> March, 2004 in respect of the Building No.3.
12. The said layout shall be known as Green Woods Residential Complex.

13. The Developer has commenced construction of the building No. 1, 2 & 3 in respect of which the commencement certificate is obtained and the Developer shall also commence construction shortly in respect of the other two buildings being the Building No.      and the Building No.      of the said layout.

14. The Developer shall sell flats in the said buildings on what is known as on ownership basis.

15. The Purchaser having evinced interest for purchase of Flat No. 303 on the 3rd Floor of Wing B of the building Nos. 1, 2 & 3 (herein referred to as 'the said premises') the Developer has agreed to sell the same to the Purchaser.

The Developer has furnished to the Purchaser documents and/or copies thereof as required to be furnished to the Purchaser in accordance with the provisions of the Maharashtra Ownership Flat Act, 1963 and the Rules made thereunder.




The Property register cards in respect of the said Property are hereto annexed and marked Annexures 'B-1 to B-26; Certificate of title issued by M/s. Kirit N. Damania & Co., Advocates & Solicitors certifying the title of the Owner to the said Property is annexed as Annexure 'C' hereto and the floor plan in respect of the said premises (agreed to be purchased by the Purchaser from the Developer under this Agreement) is hereto annexed and marked in red colour as Annexure 'D'.

18. The Developer has informed the Purchaser and the Purchaser is aware that the Developer shall develop the said Property as a layout area as per the said layout as approved by BMC with such modifications thereto as the Developer may from



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time to time decide and/or as required by BMC and other Concerned Authorities and in such phases and in such stages as the Developer shall decide from time to time and the Purchaser has agreed to the Developer so developing the said Property.

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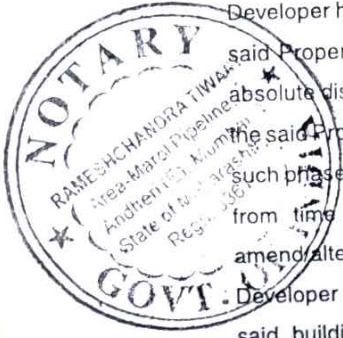
19. The total consideration money to be paid by the Purchaser to the Developer for the purchase of the said premises is Rs. 8046000/-.

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20. The Developer has informed the Purchaser and the Purchaser is aware that the Developer shall be entitled to enter into Agreement for Sale of various flats in the said buildings to be constructed on the said Property with the Purchasers thereof, and the terms and conditions for sale of such flats may be different from the terms and conditions herein contained.

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

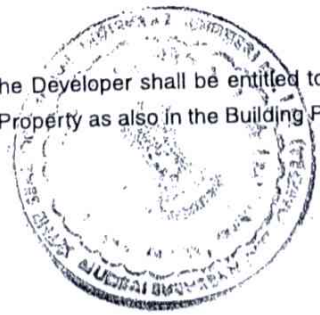
1. The Developer shall develop the said Property described in the First Schedule hereunder written in accordance with the layout plan thereof as approved by the Brihan Mumbai Mahanagar Palika (BMC) under No. CE/1715/BS-II/LOKEN as aforesaid with such modifications thereto as may from time to time be made thereto by the Developer in its discretion and as may be got approved from BMC and other concerned authorities and the said Property shall be developed by the Developer in such phases and in such stages as the Developer may determine in its absolute discretion.



2. The Developer has informed the Purchaser and the Purchaser is aware that the Developer has reserved to it the right to amend the said lay out in respect of the said Property from time to time and at all times as the Developer may in its absolute discretion determine and that the Developer will be entitled to develop the said Property as per such lay out (amended from time to time as aforesaid) in such phases and in such stages as the Developer may in its absolute discretion from time to time determine. The Developer may also in its discretion amend/alter/vary the building plans in respect of the said Building as the Developer may in its discretion from time to time determine and construct the said building as per such altered/amended/varied building plans but the Developer shall not amend the plans in respect of the premises agreed to be purchased by the Purchaser under this Agreement without obtaining prior written permission from the Purchaser.

3. The Purchaser hereby confirms that the Developer shall be entitled to make such changes in the layout of the said Property as also in the Building Plans in

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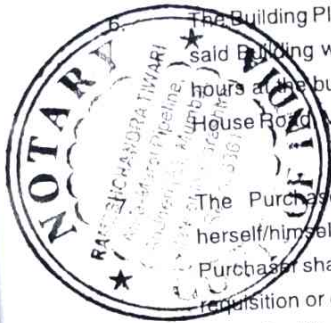



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respect of the said Building as the Developer may in its discretion determine and that the Developer shall be entitled to develop the said Property in such phases and in such stages as the Developer may determine and the Purchaser hereby consents to the Developer so developing the said Property. Provided however the Developer shall not be entitled to make any change in the building plans in respect of the flat (premises) hereby agreed to purchased by the Purchaser without obtaining prior written permission of the Purchaser.

4. The Developer shall in normal circumstances construct the building No.1/2/3 having 12 Wings (herein referred to as "the said Building") on the said Property in accordance with the building plans approved by the BMC vide IOD No. CE/8289/WS/AK, CE/8290/WS/AK and CE/8291/WS/AK dated 24<sup>th</sup> March, 2004 and/or as amended from time to time as aforesaid.
5. The said building shall be constructed by the Developer in accordance with the building plans sanctioned by BMC as aforesaid with such modifications and/or amendments thereto as the Developer may incorporate therein from time to time except that the Developer shall not without prior written consent of the Purchaser make any changes in the plans/designs of the said flat. The specifications according to which the said building is to be constructed and the amenities to be provided in the flats/premises in the said building shall be as per the particulars given in the Second Schedule hereunder written.

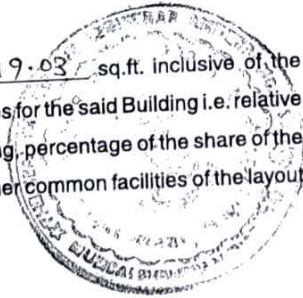


The Building Plans as sanctioned by the Concerned Authorities in respect of the said Building will remain open for inspection on all working days during office hours at the building site and also at 302, Sylverton, Ground Floor, 102 Wode House Road, Mumbai 400 005.

The Purchaser has prior to the execution of this Agreement satisfied herself/himself/itself about the title of the Owner to the said Property and the Purchaser shall not be entitled to further investigate the title of the Owner and no requisition or objection shall be raised upon any matter relating thereto. A copy of the Certificate of Title given by M/s. Kirit N. Damania & Co., Advocates and Solicitors is hereto annexed and marked ANNEXURE "C".

The Developer shall sell to the Purchaser Flat No. 303 on the 3rd floor in Wing B in the said Building (being Building No. 1/2/3) now being constructed on the said land (herein referred to as 'the said flat/ the said premises'). Plans in respect of the said Premises is hereto annexed and marked in red colour as ANNEXURE "D".

9. The carpet area of the said premises is 719.03 sq.ft. inclusive of the enclosed balcony. Common areas and facilities for the said Building i.e. relative common areas and facilities for the said Building, percentage of the share of the said Building in the said Property and in the other common facilities of the layout



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of the said Property, relative common areas and facilities for the said premises, percentage of undivided interest of the said Premises in the common areas and facilities of the said Building as also the percentage of undivided interest of the said Premises in the restricted common areas and other facilities provided on the floor on which the same is located are as per the particulars thereof as given in the Annexure hereto annexed and marked ANNEXURE "E". The aforesaid percentages are tentative and liable to be increased or decreased in the event of there being changes in the Building Plans.

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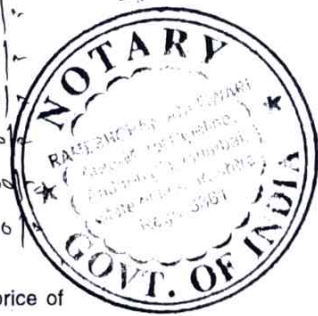
The Purchaser shall pay to the Developer the sum of Rs. 8046000/- as the purchase price in respect of the said premises. The purchase price of Rs. 8046000/- is inclusive the proportionate price of common areas and facilities of the said Building. The said purchase price shall be paid by the Purchaser to the Developer as per the instalments as under:-

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- |     |                                      |   |           |
|-----|--------------------------------------|---|-----------|
| (a) | 15% as Earnest money                 | - | 1206900/- |
| (b) | 10% on Completion of Plinth          | - | 804600/-  |
| (c) | 5% on completion of the first slab   | - | 402300/-  |
| (d) | 5% on completion of the second slab  | - | 402300/-  |
| (e) | 5% on completion of the third slab   | - | 402300/-  |
| (f) | 5% on completion of the fourth slab  | - | 402300/-  |
| (g) | 5% on completion of the fifth slab   | - | 402300/-  |
| (h) | 5% on completion of the sixth slab   | - | 402300/-  |
| (i) | 5% on completion of the seventh slab | - | 402300/-  |
| (j) | 5% on completion of the eighth slab  | - | 402300/-  |
| (k) | 5% on completion of the ninth slab   | - | 402300/-  |
| (l) | 5% on completion of the brick work   | - | 402300/-  |
| (m) | 5% on completion of plaster work     | - | 402300/-  |
| (n) | 5% on completion of flooring         | - | 402300/-  |
| (o) | 5% on completion of plumbing         | - | 402300/-  |
| (p) | 5% on completion of electrical work  | - | 402300/-  |
| (q) | 5% on possession of flat             | - | 402300/-  |

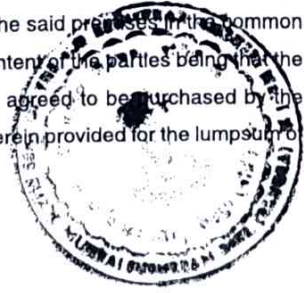
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It is specifically agreed that the apportionment of the proportionate price of common areas and facilities is notional and the same is not subject to change even if the percentage of undivided share of the said premises in the common areas and facilities increase or decrease the intent of the parties being that the said premises is agreed to be sold to and is agreed to be purchased by the purchaser with all the appurtenant rights as herein provided for the lumpsum of Rs. 8046000/-.

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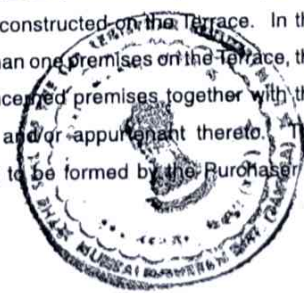
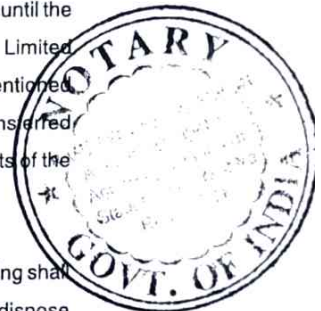
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interest at the rate of 7% per annum from the date of the receipt of the respective amounts by the Developer and the Developer shall also pay to the Purchaser Rs.1,000/- as special damages and until such amounts are refunded such amount and interest shall be a charge on the said Property together with construction (if any) thereon to the extent of the amounts due to the Purchaser. The Purchaser shall accept the amounts so refunded/paid by the Developer in full satisfaction of all its claims hereunder and under the law against the Developer.

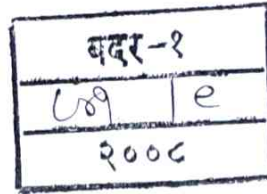
15. Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser any right whatsoever into or over the said Property or the said Building or any part thereof including the said premises. It is agreed by and between the parties that conferment of the relative rights shall take place on the execution of the Conveyance/Lease Deed in favour of a Co-operative Society/ Limited Company/ execution of the Deed of Apartment as hereinafter mentioned.

16. The Purchaser shall have no claim save and except in respect of the premises agreed to be sold to him/her/it. All open spaces, lobbies, terrace and other premises in the said Building as also common areas and facilities and /or infrastructure in the said layout will remain the property of the Developer until the said Building is transferred to the proposed Co-operative Society / Limited Company / until execution of the Deed of Apartment as hereinafter mentioned until such common areas and facilities and/or infrastructure shall be transferred to the Apex Body as hereinafter mentioned subject however, to the rights of the Developer as herein stated.

17. IT IS HEREBY EXPRESSLY AGREED that the terrace on the said Building shall always belong to the Developer and it shall be entitled to deal with and dispose of the same in such manner as it may deem fit. In the event of the Developer obtaining permission from the Concerned Authorities for constructing one or more premises on the Terrace then the Developer shall be entitled to sell such premises that be constructed by it on the Terrace together with the Terrace to such persons and at such rate and on such terms as the Developer may deem fit. The Developer shall be entitled in that event to allow use of such entire terrace to the Purchaser of such premises proposed or constructed on the Terrace and the Terrace shall then be in exclusive possession (as owner) of the Purchaser of such premises proposed or constructed on the Terrace. In the event of the Developer constructing more than one premises on the Terrace, the Developer shall be entitled to sell the concerned premises together with the portions of the terrace proportionate to and/or appurtenant thereto. The Society/Limited Company / Condominium to be formed by the Purchaser of



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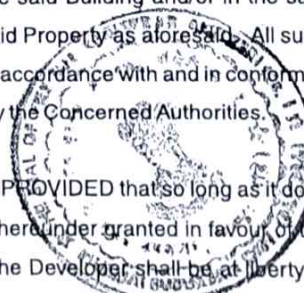
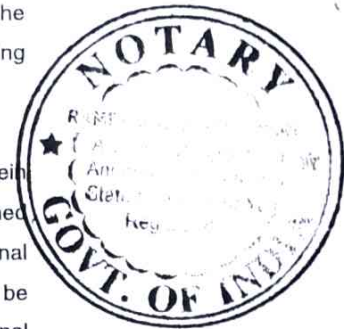


premises as stated hereinafter shall admit as its members the purchasers of such premises that may be proposed or constructed on the Terrace with the exclusive right to them in the Terrace as aforesaid. In the event of any water storage tank on the Terrace with the exclusive right to storage tank for the said building being constructed or any other common facility being provided on the Terrace then the Society/Limited Company/Condominium shall be entitled to depute its representatives to go to the Terrace for the regular check up and up keep and for carrying out repairs to the tank/tanks and/or such common facility at all reasonable times and/or during such times as may be mutually agreed upon by the Purchaser of such premises on the Terrace and the Society/Limited Company/ Condominium.

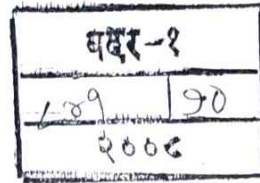
18. It is hereby expressly agreed that the Developer shall be entitled to sell the premises in the said building for the purpose of using the same as residence and convenient shopping and the Purchaser shall be entitled to use the said premises agreed to be purchased by him/her/it accordingly and similarly the Purchaser shall not object to the use of the other premises in the said Building for the aforesaid purposes by the respective Purchasers thereof.

19. Until execution of the Conveyance/Lease Deed/Deed of Apartment as herein mentioned the Developer shall have full right, if so permitted by the Concerned Authorities, to make additions to the said Building and such additions (additional construction) shall be the property of the Developer. The Developer shall be entitled to dispose off such additional constructed area (including additional floors) in such manner as it may deem fit. It is expressly agreed and confirmed by the Purchaser that the right of the Developer to put up additional floors on the said Building and/or construction of additional structures on the said Property and/or construction of additional floors on the other Buildings on the said Property is an integral part of this contract for the sale of the said premises to the Purchaser and the Purchaser hereby expressly agrees that he/she/it will not in any manner object to the Developer carrying out any additional construction on the said Building and/or carry out of any additional area in the said property and/or in the other Buildings on the said property as aforesaid. The Purchaser hereby gives his/her/its irrevocable consent to the Developer carrying out construction of additional floors/areas on the said Building and/or in the said property and/or the other Buildings on the said Property as aforesaid. All such additional construction shall be carried out in accordance with and in conformity with the Building plans as may be approved by the Concerned Authorities.

20. IT IS HEREBY EXPRESSLY AGREED AND PROVIDED that so long as it does not in any way affect or prejudice the rights hereunder granted in favour of the Purchaser in respect of the said premises the Developer shall be at liberty to

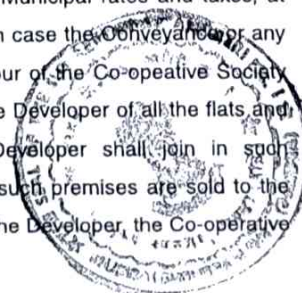


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sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in respect of the said Property and/or any portion or portions thereof. The Developer shall also be free to construct additional structures like sub-station for electricity office Co-operative Societies' Office, temple or place of worship, covered and enclosed garages in open compound, underground and overhead tanks, structures watchman's cabin, toilet units for domestic servants, septic tank and soak pits the location of which are not particularly marked upon the ground floor plans or lay out plan of the said Property. The Purchaser shall not interfere with the rights of Developer by raising any disputes or Court Injunctions under Section 7 of the Maharashtra Ownership Flat Act, 1963 and/or under any other provision of any other applicable law. The Developer shall always be entitled to sign undertakings and indemnities on behalf of the Purchaser as required by any Authority of the State or Central Government or Competent Authorities under any law concerning construction of buildings for implementation of their scheme for development of the said Property as lay out area as hereinstated.

21. The said building shall be constructed and completed in accordance with the plans and specifications as approved by the Concerned Authorities as aforesaid with such modifications thereto as may be made by the Developer from time to time as mentioned.
22. The Developer shall in respect of any consideration amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement have first lien and charge on the said premises agreed to be allotted to the Purchaser.
23. So long as the various premises in the said building shall not be separately assessed by Local Body for the purpose of property taxes, water charges and rates the Purchaser shall pay the proportionate share of such taxes, rates, and other outgoings assessed on the whole building, the Purchaser shall tentatively pay Rs.3/- per sq.ft per month to the Developer for the above. Such payment shall be made as from the date of the possession of the said premises being given to the Purchaser or from the 15<sup>th</sup> day of the receipt of the Occupation Certificate from the said Building from BMC (whichever shall be earlier).
24. The Developer shall be liable to pay only the Municipal rates and taxes, at actuals, in respect of the unsold flats/shops. In case the Conveyance or any other document of Transfer is executed in favour of the Co-operative Society /Limited Company before the disposal of by the Developer of all the flats and other premises, then in such case, the Developer shall join in such Society /Limited Company and as and when such premises are sold to the persons of the choice and at the discretion of the Developer, the Co-operative



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Society /Limited Company shall admit as its members the Purchasers of such premises without charging any premium or any other extra payment and/or any transfer fee by whatever name called.

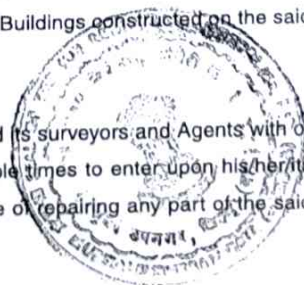
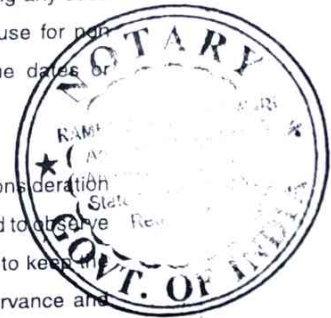
25. The Purchaser shall maintain at his/her/its own costs the said premises agreed to be purchased by him/her/it in the same condition, state and order in which it is delivered to him/her/it and shall abide by all bye-laws, rules and regulations of the Government, Local Bodies and Authorities, Electricity Supply Company, the Co-operative Society/Limited Company and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions and covenants contained in this Agreement and to be observed and performed on the part of the Purchaser.

26. The Purchaser agrees to pay total consideration amount payable under the terms of this Agreement as and when the installments thereof become due and payable. Further the Developer is not bound to give notice requiring any such payment and the failure thereof shall not be pleaded as an excuse for non payment of any amount or amounts due on the respective due dates or happening of the relative events.

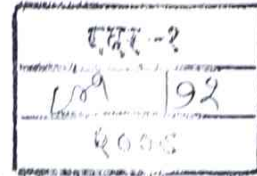
27. The Purchaser hereby covenants with the Developer to pay consideration amount liable to be paid by the Purchaser under this Agreement and to observe and perform the covenants and conditions in this Agreement and to keep the Developer fully indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same ought to be observed by the Developer. The Purchaser also agrees and undertakes to give all the facilities to the Developer to carry out additional construction work on the said Building now under construction.

28. The Purchaser hereby agrees that in the event of any amount becoming payable by way of levy or premium to the Concerned Local Authority or to the State Government or any amount becoming payable by way of development levies or any other payment of a similar nature in respect of the said Property, and/or the various Premises to be constructed thereon, the same shall be reimbursed by the Purchaser to the Developer in the proportion of the area of the said premises to the total area of all the premises in all the Buildings constructed on the said Property.

29. The Purchaser shall allow the Developer and its surveyors and Agents with or without workmen and others at all reasonable times to enter upon his/her/its premises or any part thereof for the purpose of repairing any part of the said

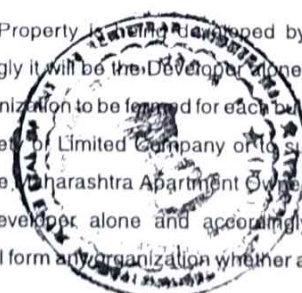
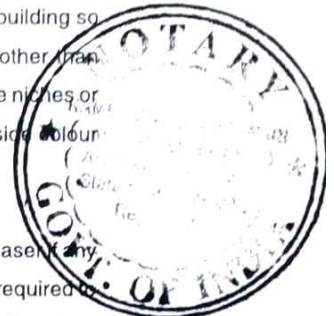


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Building and for laying cables, water pipes, fittings, electric wires, cables and other conveniences belonging to or serving or used for the said Building and also for the purpose of cutting off the supply of water and other services to the premises of any other premises owners in the said Building in respect whereof the Purchaser or user or occupier of such premises as the case may be shall have committed default in payment of his/her/its share of the Local Body property taxes and other outgoings as also in the charges for electricity/water consumed by them.

30. The Purchaser shall not at any time demolish or do or cause to be done any additions or alterations of whatsoever nature in the said premises or any part thereof without obtaining prior written permission of the Developer. The Purchaser shall keep the said premises walls, partitions, sewers, drains, pipes and appurtenances thereto as also services catering to the said premises in good and tenantable repair and condition and in particular the said building so as to provide shelter to and protect the parts of the said Building other than his/her/its premises. The Purchaser shall not permit the closing of the niches or balconies or make any alterations in the outside elevations and outside colour scheme of the premises to be allotted / sold to him/her/it.
31. After the possession of the said premises is handed over to the Purchaser, any additions or alterations in or about or relating to the said Building are required to be carried out by the Government, Local Authority or any other Statutory Authority, the same shall be carried out by the Purchasers of various premises in the said Building at their own costs and the Developer shall not be in any manner liable or responsible for the same.
32. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the said Building or cause any increased premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in the said Building. However it is clarified that this does not cast any obligation upon the Developer to insure the building or premises agreed to be sold to the Purchaser.
33. The Purchaser is aware that the said Property is developed by the Developer as a layout area and accordingly it will be the Developer alone who will be entitled to decide the nature of organization to be formed for each building i.e. whether to form a Co-operative Society or Limited Company or to submit each such building to the provisions of the Maharashtra Apartment Ownership Act, 1971 shall be decided by the Developer alone and accordingly no Purchaser of flats in the said building shall form any organization whether a Co-



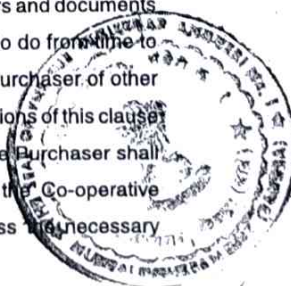
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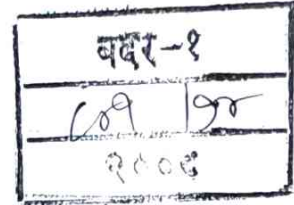
Co-operative Society or a Limited Company for any portion of the said property or Portions thereof. The Developer shall form such Co-operative Society Limited Company and/or submit the said Property or portions thereof to the provisions of the Maharashtra Apartment Ownership Act, 1971 only after the said Property shall have been completely developed by the Developer as a layout area. However the Developer may on obtaining occupation certificate of anyone or more buildings may execute document of transfer viz., Conveyance/Lease Deed/Deed of Apartment in respect of each unit on submitting such building to the provisions of the Maharashtra Apartment Ownership Act, 1971, even when the other buildings on the said Property shall have been under construction. In the event of the Developer executing such document of transfer in respect of any building as shall have been completed as aforesaid, the right of the Developer to carry out development work in respect of the remaining portions of the said Property shall not in any way be interfere with by such society or limited company condominium or the Purchasers flats. Thus even after such documents of transfer shall have been executed and/or the possession of premises in any completed building shall have been given to the Purchasers of flats such Co-operative Society or Limited Company condominium/Purchasers of flats shall not do or omit to do any act, deed, matter or thing which in any manner interfere with and/or prejudice the right of the Developer to carry out development work on the said Property and/or any portion thereof and to sell flats/premises in the buildings that be under construction.



34. In the event of the Developer deciding to form a single Co-operative Society/Limited Company for all the buildings on the said Property and/or separate Co-operative/Limited and for the said Building and/or one or more Buildings (including the said Building) on the said Property and/or portions thereof (as the case may be) the Purchaser agrees and undertakes from time to time to sign and execute the application for the formation and registration of the Society/ Limited Company including the bye-laws of the proposed Society/Memorandum, Articles of Association of the Limited Company in so far as the same shall relate to the said Building within Ten days of the intimation by the Developer. No Objection shall be raised to the changes in the draft Bye-laws/ Articles of Association as may be required by the Registrar of Co-operative Societies/ Registrar of Companies and/or other Concerned Authorities. The Purchaser shall be bound from time to time to sign all the papers and documents and all other deeds as the Developer may require him/her/it to do from time to time for safeguarding the interest of the Developer and the Purchaser of other premises in the said Building. Failure to comply with the provisions of this clause will render this Agreement ipso facto to come to an end. The Purchaser shall ensure that as and when the Developer shall so require the Co-operative Society/ Limited Company (as the case may be) shall pass the necessary



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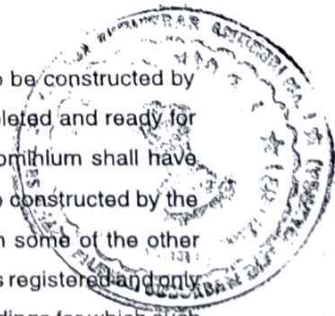


resolution confirming the right of the Developer as to carry out additional construction work on the said Building and/or construction of other structures on the said Property and also confirming the right of the Developer to sell on ownership basis other premises in the said Building and/or such other structures to be constructed on the said Property and/or portions thereof.

35. It is expressly agreed that the Developer will not execute any document of transfer (whether by way of conveyance/lease/submitting the said Property and/or parts thereof to the provisions of the Maharashtra Apartment Ownership Act 1970 and consequently execution of Deed of Apartment of each unit in such building) till the said Property shall have been fully developed as per said layout (with modifications made/to be made thereto by the Developer as aforesaid) and until then the Purchaser and/or any Society and/or Limited Company and/or Association formed by the Purchasers of flats in the said Building will have no right to require the Developer to execute and/or cause to be executed any Deed of Transfer including Conveyance/Lease Deed in favour of such Co-operative Society/ Limited Company or to execute Deed of Apartment in respect of any unit in the said Building in favour of its Purchaser and all such documents of transfer shall contain such provisions and covenants as shall be deemed necessary and expedient by the Developer's Advocates & Solicitors Messrs. Kirit N.Damania & Co, for the purpose of safeguarding the rights of the Developer to carry out development work in respect of the entire layout area (i.e. the said Property) as per the said layout and/or as may be modified by the Developer from time to time as aforesaid and that the Developer shall have full right and authority to develop the said Property and the entire Floor Space Index (FSI) of the said Property as also additional area that may be constructed on the said Property as also the additional FSI that may be obtained by way of TDR and/or under the provisions of the Development Control Regulations applicable to the said Property and/or otherwise howsoever shall continue to be under the Ownership and control of the Developer who shall be entitled to utilize the same for its benefit in course of development of the said Property (as a layout area) and the Purchaser and/or the Society and/or any other organization to be formed for the said building as aforesaid shall have no right of any nature whatsoever in respect thereof.



36. After all the buildings and structures and other premises to be constructed by the Developer on the said Property (layout area) are completed and ready for occupation and after the Society/Limited Company/Condominium shall have been formed by the Developer for one or more buildings so constructed by the Developer and/or in respect of the said building along with some of the other buildings so constructed on the said Property as aforesaid is registered and only after all the premises in the said building and the other buildings for which such



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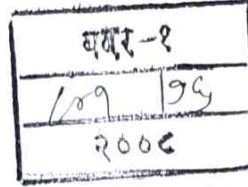
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Society/Limited Company shall have been so formed shall have been sold and disposed of by the Developer and the Developer shall have received all dues payable to it under the terms of the Agreements with the Purchaser of all the premises in the said building as also the other buildings for which such Society/Limited Company shall have been formed, the Developer shall cause the Owners to execute in favour of such Society/Limited Company a Conveyance/Lease Deed in respect of the portion of the said Property on which the plinth area of all such buildings shall have been constructed and for which such Society/Limited Company shall have been formed and the land surrounding thereto (as determined by the Developer in its absolute discretion). Until the execution of the Conveyance/lease deed the possession of the premises in such building/buildings shall be deemed to be of the Developer and the Purchasers who shall have been giving permission of the premises agreed to be sold to them, him, her/hit in such building or buildings (for which such Society/Limited Company shall have been formed) shall be merely licensees thereof. The Developer may at its discretion instead of causing the Owners to execute the conveyance cause the owner to execute lease in favour of the Society/Limited Company for a term of 999 years (renewable) at a annual rent of Re: 1/- in respect of the Portion of the said Property on which the plinth of the said building shall have been constructed and the surrounding land as determined by the Developer.



37. Since the portion of the said Property on which the said Building is being constructed forms part of the layout area the Developer may instead of executing Conveyance execute a Lease Deed for a term of 999 years in respect of the said portion in favour of the organization that would be formed for the said Building. Such Lease Deed will provide for payment of Re.1/- per annum as rent and will inter alia contain provision that the lessee shall at all times be entitled to maintain on the leased Property structure/structures having aggregate built up area which shall be equivalent to the built up area of the said building. The Purchaser and/or any Society/Limited Company shall not be entitled to require sub-division of the said Property so as to segregate such portion from the said Property.
38. In the event of the said Society / Limited Company / Condominium as aforesaid being formed and registered before the sale and disposal by the Developer of all the premises in the said Building and/or all the buildings constructed/to be constructed on the said Property as per the said layout (as amended from time to time) as aforesaid the powers and authority of the Society / Limited Company/ Condominium and the purchasers of the premises in the Building shall be subject to the powers of the Developer in all the matters concerning development of the said Property as also construction of the remaining

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buildings on the said Property/additional structures and all amenities pertaining to the same and in particular the Developer shall have absolute authority and control as regards any unsold premises and the sale thereof. The Developer shall have a right to complete the said Building and to sell and dispose of for its (i.e. Developer's) benefit all unsold Premises in the said Building as also all in all other buildings to be constructed on the said Property. The rights of the Purchaser shall always be subject to the rights of the Developer to develop the said Property as a layout area for the benefit of the Developer absolutely.

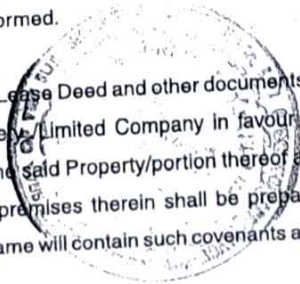
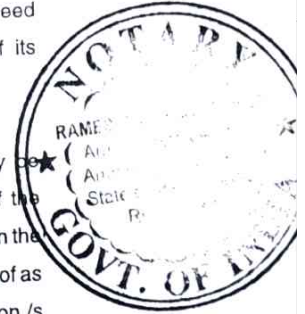
39. The Developer may instead of forming Society/Limited Company submit the portion of the said Property on which the plinth of the said Building is constructed and the surrounding Property as determined by the Developer in its discretion and the said Building to the provisions of the Maharashtra Apartment Ownership Act, 1971 in which the case of Developer shall execute Declaration as per Section 2 of the said Act and shall execute (jointly with the Owner) Deed of Apartment in respect of each unit in the said Building in favour of its Purchaser.

40. It is clarified that any Co-operative Society/Limited Company that may be formed as aforesaid shall always be subject to the paramount rights of the Developer to carry out development work (for its Developer's own benefit) on the said Property as a layout area in accordance with the layout in respect thereof as shall have been got approved by the Developer and with such modification /s thereto as may be made by the Developer from time to time aforesaid.

41. The Developer shall before execution of any document of transfer as aforesaid obtain release from Indian Overseas Bank (in respect of the portion of the said Property comprised in such document of transfer) from the Equitable Mortgage created in favour of the Bank as mentioned in the foregoing recitals.

42. It is further agreed between the Developer and the Purchaser at the time of execution of Conveyance/Lease Deed in favour of the Co-Operative Society/Limited Company the Purchasers and/or the said Society shall reimburse to the Developer IOD, deposits and other refundable deposits paid by the Developer in respect of the said Building and the other Buildings for which Society/ Limited company shall have been formed.

43. The Deed of Conveyance/Lease Deed and other documents for transferring the title in favour of the Society/Limited Company in favour of each Purchaser individually in respect of the said Property/portion thereof as aforesaid and the said Building and/or the premises therein shall be prepared by M/s. Kirit N. Damania & Co., and the same will contain such covenants and conditions as the



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said Advocates and Solicitors shall think reasonable and necessary having regard to the rights of the Developer to carry out development of the said Property by the Developer.

44. The Purchaser will lodge this Agreement for Registration with Sub-Registrar of Assurance at Bombay and the Developer will attend the Sub-Registrar and admit execution thereof after the Purchaser inform them of the number under which it is lodged for Registration by the Purchaser.

45. All letters, circulars, receipts and/or notices issued by the Developer dispatched under Certificate of Posting to the address known to them of the Purchaser will be a sufficient proof of the receipt of the same by the Purchaser and shall completely and effectually discharge to Developer. For this purpose, the Purchaser has given the following address:

Mr. Sandeep K. Jain & Mrs. Maria S. Jain.  
105, Akroti Lova - A wing.  
N.S. Phadke Marg. Andheri (E)  
Mumbai - 69

46. The Purchaser shall at the time of making payment of the instalment mentioned in Clause 10(q) pay to the Developer the following amounts:-

Particulars	Amount (Rs)	Amount (Rs)
Society Expenses		
(1) Legal Charges	5000	
(2) Society Formation Charges	3000	
(3) Electricity Installation	5000	
(4) Share Application	250	
(5) Entrance fees	100	
(6) Development charges @ Rs.20/- per sq.ft	21300	
(7) Contribution towards Corpus Fund @ Rs.10/- sft	10650	
(8) 12 month maintenance charges @ Rs.3/- sft	38340.	83640/-

The Developer shall furnish to the Society/Limited Company/Condominium account in respect of the amounts mentioned at item Nos. 4, 5, 6, 7 and 8 above. In case there shall be deficit in this regard, the Purchaser shall forth with on demand pay to the Developer his proportionate share to make up such deficit.

47. The Purchaser hereby agrees that in the event of any amount by way of premium or security deposit or fire cess or development tax or security deposit for the

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purpose of obtaining water connection for the said Building or for any other purpose in respect of the said Building or any other tax levy, charge, premium or payment of a similar nature is paid to the Municipal Corporation or to the State Government or becoming payable and/or paid by the Developer in respect of the said Building the same shall be reimbursed by the Purchaser to the Developer in proportion in which the area of the said Premises agreed to be acquired by the Purchaser shall bear to the total built up area available for construction on the said Property and in determining such amount, the decision of the Developer shall be conclusive and binding upon the Purchaser.

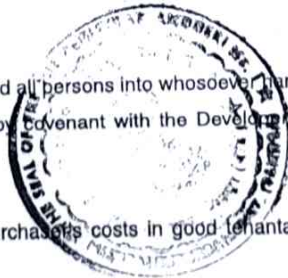
48. The Developer has informed the Purchaser and the Purchaser is aware that the Developer is to provide a Clubhouse and other allied recreation area in the layout of the said Property. The Developer hereby confirms that the Purchasers of flats in all the buildings on the said property (layout area) shall be entitled to avail of the facilities of the said clubhouse and other allied recreation area. However, the flat purchasers in all the said buildings in the layout area shall while availing of such facilities abide by the bye-laws rules and regulations as prescribed for the management thereof by the Developer in the first instance and thereafter by the apex body that would be formed for the said layout area and the Purchaser shall contribute such amount as shall be determined by the Developer in the first instance and thereafter by the apex body for the purpose of maintenance of the clubhouse and other allied recreation area as aforesaid. Such contribution shall be in addition to the outgoing and municipal rates and taxes and other amounts to be paid by the Purchaser in respect of the said premises as hereinafter mentioned.



49. Any delay or indulgence by the Developer in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser shall not be considered as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the remedies of the Developer.

50. The Developer shall be entitled to alter the terms and conditions of the Agreement relating to the sale of the unsold premises in the said Building of which the aforesaid premises form part and the Purchaser shall have no right to object to the same.

51. The Purchaser himself with intention to bind all persons into whose hands the said premises may come, doth hereby covenant with the Developer as follows:



(a) To maintain the said premises at Purchaser's costs in good tenantable

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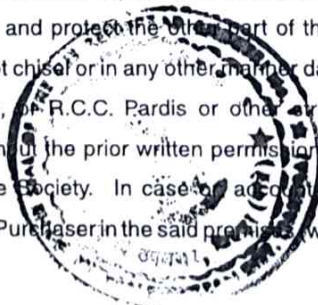
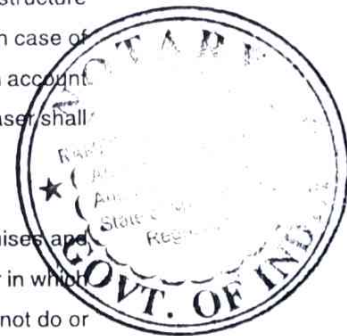
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repair and condition from the date the possession of the said premises is taken and shall not do or suffer to be done anything in or to the Building in which the said premises is situated, and also in the stair-case or any passages which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the Building in which the said premises is situated and the said premises itself or any part thereof.

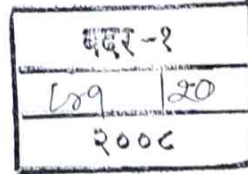
(b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be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

(c) To carry out at his own costs all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which they were delivered by the Developer to the Purchaser and shall not do or suffer to be done anything in or to the Developer in which the said premises are situated or the said premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the said premises or any part thereof, not at any time make or cause to be made any addition or alteration in the elevation and outside colour scheme of the said Building and to keep the portion, sewers, drains and pipes in the said premises and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other part of the said Building and the Purchaser shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Partis or other structural members in the said premises without the prior written permission of the Developer and/or the Co-operative Society. In case of any alterations being carried out by the Purchaser in the said premises whether

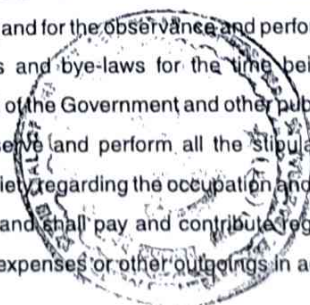


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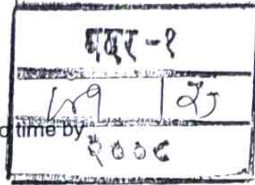


such alterations are permitted by the Concerned Authorities or not) there shall be any damage to the adjoining premises or to the premises situated below or above the said premises (inclusive of leakage of water and damage to the drains) the Purchaser shall at his own costs and expenses repair such damage (including recurrence of such damages).

- (e) Not to throw dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said Property and the said Building.
- (f) Pay to the Developer within 7 days of demand by the Developer his share of security deposit demanded by the Concerned Local Authority or Government for giving water, Electricity or any other service connected to the said Building.
- (g) 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 the Purchaser.
- (h) The Purchaser shall not let, sub-let, transfer, assign, or part with Purchaser's interest or benefit factor of this Agreement or the said premises or part with the possession of the said premises or any part thereof until all the dues payable by the Purchaser to the Developer under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observances of any of the terms and conditions of this Agreement and until the Purchaser has obtained permission in writing of the Developer for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Developer.
- (i) The Purchaser shall observe and perform all the rules and regulations which the Co-operative Society and/or other Apex Body 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 premises therein and all the common facilities/common infrastructure in the layout area and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the Concerned Local Authority and of the Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance



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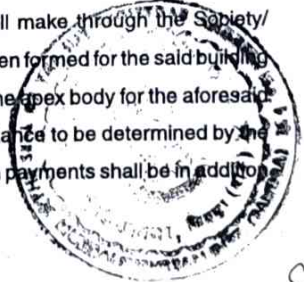
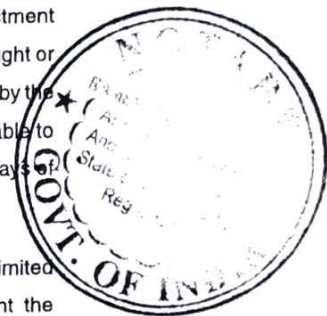


with the terms of this Agreement and/or as prescribed from time to time by the Society as also the Apex Body.

(j) Till Deed of Conveyance/Lease Deed in respect of the portion of the said Property and the said Building is executed the Purchaser shall permit the Developer and his Surveyors and Agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Property and Building or any part thereof to view and examine the state and condition thereof.

(k) To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser as set out in this Agreement (including in the recitals thereof). If the Purchaser neglects, omits or fails to pay for any reason whatsoever to the Developer the amounts payable under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time specified for the payment thereof or if the Purchaser shall in any other way fail to perform or observe any of covenants and stipulations herein contained or referred to the Developer shall be entitled to re-enter upon and resume possession of the said premises and everything whatsoever therein and this Agreement shall cease and stand terminated. The Purchaser herein agrees that on the Developer re-entry on the premises as aforesaid all the right, title, and interest of and Purchaser in the said premises and under this Agreement shall cease and the Purchaser shall also be liable for immediate ejection as a trespasser. The Purchaser shall thereupon cease to have any right or interest in the said premises. In that event all the moneys paid herein by the Purchaser (except the earnest money and the outgoings apportionable to the said premises till the date of such termination) shall after Sixty days of such termination be refunded by the Developer to the Purchaser.

52. In case the Developer are to form separate Co-operative Society/Limited Company/condominium in respect of each building then in that event the Developer shall form an Apex Body of all such organizations it will be responsible for looking after all the infrastructure and common areas and facilities of the lay out area including repairs, replacements, and renovation of various services which will be common for the entire lay out area this will also include the maintenance of the clubhouse and other allied recreation area. The Purchaser hereby agrees that the Purchaser will make through the Society/Limited Company /Condominium as shall have been formed for the said building such payments are necessary to be incurred by the apex body for the aforesaid purpose in such proportion as may in the first instance to be determined by the Developer and thereafter by the Apex Body. Such payments shall be in addition



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MS

बदर-१  
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 २००८

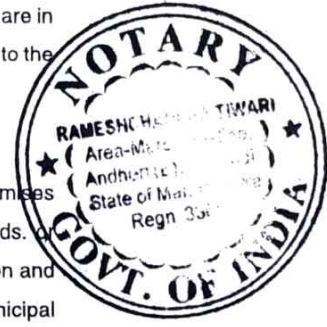
to the various payments required to be made by the Developer to the organizations formed for the purposes of the said building towards the outgoings, municipal rates and taxes and other expenses for maintenance and upkeep of the said Building as aforesaid.

53. All costs, charges and expenses in connection with this Agreement for Sale including stamp duty and registration charges shall be borne by the Purchaser alone.
54. All costs, charges and expenses in connection with preparation, engrossing, stamping and registering conveyance/lease deed and any other documents required to be executed by the Developer the Owner or by the Purchaser in pursuance hereof including stamp and registration charges in respect of such documents transferring the said Property and Buildings thereon in favour of the Co-operative Society/Limited Company/the Deed of Apartment as well as the entire professional costs of the Advocates of the Developer in preparing and/or approving all such documents shall be borne and paid by the Society or proportionately by the members of such Society and/or the Purchaser. The Developer the Owners shall not contribute anything towards such expenses. The Purchaser shall on demand pay to the Developer its proportionate share in regard to the above. The amount payable under this clause is in addition to the amount as mentioned in Clause 46 above.

THE FIRST SCHEDULE ABOVE REFERRED TO

FIRST:

ALL THOSE several pieces or parcels of land, hereditaments and premises constituting a compact piece or land and together admeasuring 12,529 sq.yds. or thereabouts together with all buildings, erections and structures standing thereon and assessed by the Assessor and Collector of Municipal Rates and Taxes, Municipal Corporation of Brihan Mumbai under K Ward Nos.3696, 3697, 3698, 3699 and 3702 and Street Nos. 88-CF, 88-CA, 881(g), 88-CGG and 88CE, Street Kurla Andheri Road and situate to the North of Andheri-Kurla Road in the Village of Gundavli (in Brihan Mumbai), Taluka South Salsette, District Mumbai Suburban, Registration Sub-District, Bandra and forming portions of the following Survey and Hissa numbers with their respective areas as under:-

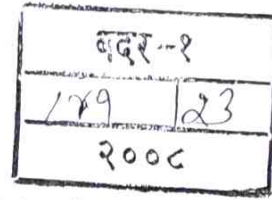


Survey No.	Hissa No.	Area Sq.yds.
15	1A + 3B + 4B	3,705
15	1C + 3A + 4A	811
16	1	6,458
86A	4	1,555
	<b>TOTAL</b>	<b>12,529</b>



By  
 M.S.





SECOND:

ALL THOSE 2 (Two) several pieces or parcels of land, hereditaments and premises admeasuring 1,906 sq.yds. or thereabouts situate to the North of Andheri-Kurla Road in the Village of Gundavli (in Brihan Mumbai), Taluka South Salsette, District Mumbai Suburban, Registration District, Bandra and forming portions of the following Survey and Hissa numbers with their respective areas as under:-

Survey No.	Hissa No.	Area Sq.yds.
16	2	605
16	3	1,301
TOTAL		1,906

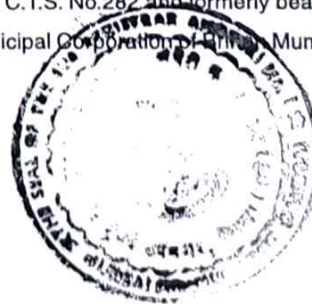
Which said lands, hereditaments and premises first and secondly hereinabove described together constitute on compact piece of land now converted as C.T.S No.274 of Village Gundavli and admeasuring in the aggregate as per City Survey Records 11,700.7 sq.mtrs. or thereabouts and bounded as follows, that is to say:-

- On or towards the North : partly by land bearing  
CTS No.251 and CTS No.242
- On or towards the East : partly by land bearing CTS  
No.283 and 284;
- On or towards the South : partly by CTS Nos.275, 276,  
277, 279 and 280 and beyond that the Andheri  
Kurla Road, (Mathuradas Basenji Road), and
- On or towards West : by the property bearing CTS  
No.273;



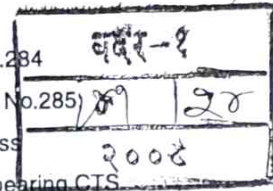
THIRD:

ALL THOSE piece and parcel of land admeasuring 1,388.8 sq.mtrs. or thereabouts and according to the City Survey Records 1,427.8 sq.mtrs. or thereabouts and according to the Records of Rights 14 (Fourteen) Gunthas and situate, lying and being off and to the North of M.Basenji Road formerly known as Andheri-Kurla Road) in village Gundavli (in Brihan Mumbai), Taluka-South Salsette, District Mumbai Suburban, Registration Sub-District Bandra and now bearing C.T.S. No.282 and formerly bearing Survey No.87A Hissa No.1B in K Ward of the Municipal Corporation of Brihan Mumbai and bounded as follows, that is to say:-



Signature  
M.Y.

- On or towards the North : Partly by property bearing CTS No.284  
And partly by property bearing CTS No.285)
- On or towards the East : partly by the within mentioned Access  
Road and beyond that by property bearing CTS  
No.287 and partly by property bearing No.283;
- On or towards the South : partly by the said property bearing CTS No.283  
and partly by property bearing CTS No.281; and
- On or towards the West : property bearing old Survey No.16  
belonging to the German Remedies Ltd.



**FOURTH:**

ALL THAT piece or parcel of land or ground situate, lying and being at Andheri-Kurla Road in Village Gundavli, Chakala, Andheri (East), in Brihan Mumbai, Taluka Andheri District Mumbai Suburban Registration Sub-District and District Mumbai City and Mumbai Suburban, admeasuring approximately 4,452.50 sq.mtrs. or thereabouts, being a portion of Wady known as known as "AMRIT NAGAR" and bearing Survey No.87 (part) or Village Gundavli and City Survey No.281 and 281/1 to 23 together with all structures erected and standing thereon and assessed by the Assessor and Collector of Municipal Rate and Taxes under K Ward Nos.93B, 92A, 92B, 92C, 93AB, 93ABA and 92 CA and bounded:-

- On or towards the North : partly by the property of German Remedies Limited and partly by the property by Abdul Sattar Dawood Naik;
- On or towards as East : by the property of Abdul Sattar Dawood Naik;
- On or towards the South : partly by the property of Indiana Co-operative Housing Society Limited and partly by the property of Mrs.Lilavatibai Dalsukhbhai Shah;
- On or towards the West : by the property of German Remedies Ltd.

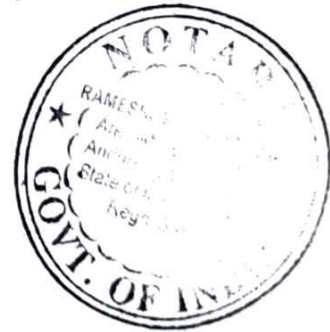


By  
M.Y.

THE SECOND SCHEDULE ABOVE REFERRED TO

बद्ध-१	
109	24
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- (1) Granamite tile flooring in entire flat.
- (2) Well designed toilets with anti skid flooring, designer ceramic tiles up to 7' height, coloured sanitary ware, top quality plumbing fixtures, hot & cold water mixture, exhaust fan and mirror.
- (3) Dry balcony in all flats.
- (4) Heavy duty anodized aluminium feather touch windows.
- (5) Window sill covered with black granite.
- (6) All windows with MS grills.
- (7) Decorative main door of solid wood with peep-hole, double locks and a night latch.
- (8) All other internal flush doors with 3 coats of enamel paint.
- (9) Provision for un-interrupted supply of piped cooking gas.
- (10) Copper electric wiring with ELCB/MCB circuit breaker with ample number of points at strategic locations with designer switches.
- (11) Pop finished walls with O.B.D. paint.
- (12) Entrance foyer richly finished in marble and granite with decorative lighting fixtures.
- (13) Huge landscaped garden with exclusive children's play area, jogging track and skating ring.
- (14) Fully equipped club house with gym, steam, pool table & meditation hall stilt and compound will be paved with checkered tiles to give a strong and permanent weather resistant surface.
- (15) 2 Lifts of a reputed make in each wing.
- (16) Adequate parking facility.
- (17) 24 hours water availability.
- (18) Three phase electric supply.
- (19) State of the art security system.
- (20) Building designed to withstand the seismic forces.



Signature  
M.S.

997-8  
109 29  
2006

IN WITNESS WHEREOF, the Developers and the Purchasers have hereunto set and subscribed their hands and seal the day and year first hereinabove written.

SIGNED AND DELIVERED by the )  
withinnamed "DEVELOPERS" )  
M/S.BAPA & RASHI DEVELOPERS )  
in the presence of .....

FOR BAPA AND RASHI DEVELOPERS  
FOR BAPA REAL ESTATE PVT. LTD.

*[Signature]*  
DIRECTOR/PARTNER

For BAPA AND RASHI DEVELOPERS  
For VIDIT REAL ESTATE PVT. LTD.

*[Signature]*  
Director / Partner

SIGNED AND DELIVERED by the )  
withinnamed "PURCHASER"  
MR. Sandeep K. Jain )  
Mrs. Maria S. Jain, )  
in the presence of .....

*[Signature]*  
*[Signature]*

Receipt

Received of and from the )  
withinnamed Purchaser/s the sum )  
of Rs. 2546000/- being the )  
earnest money paid to us on or )  
before the execution hereof )



WITNESSES

1. *[Signature]*

2. *[Signature]*

WE SAY RECEIVED  
For Bapa & Rashi Developers

*[Signature]*

Authorised Signatory



This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1974

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'

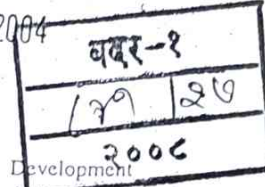
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/8290/ESI/WS/AK of  
COMMENCEMENT CERTIFICATE

Ex. Engineer Bldg. Proposal [W] 1866 Wards  
Municipal Office, R. K. Patkar Marg  
Vandra (West), Mumbai-400 058.

To, C.A. to owner  
Shri Rakesh, Renewal of  
M/S. Bappa Real Estate Pvt Ltd.

17 DEC 2004



Sir,

With reference to your application No. 8957 dated 4/3/2004 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Residential bldg. No. 2 on plot, CTS No. 274, 281, 281/1, 283, 282 at premises at Street, M.V. Road, village, Gundavali, plot No. situated at Andheri (E), Ward, K/East

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. P. P. RAUT

Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 16 DEC 2005

Commencement certificate is for suit ht of out the work upto/for only as per approved plan of 31/2004

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

FOR  
MUNICIPAL CORPORATION OF GREATER MUMBAI



Valid up to 16/12/2005

CE/8290 /BSII/WSIAK of **6 MAY 2005**  
Further C. C. is now extended upto top of 1st floor having  
for/upto 6.05 mt height. as per amended plan dt. 24/3/04

*T. S. Srinivasan*  
A.E.B.P. (WS) K/East/West

Valid up to 16/12/2005

CE/8290 /BSII/WSIAK of **10 AUG 2005**  
Further C. C. is now extended upto 8th floor + LMR + OHT i.e.  
for/upto 30.05 mt height. as per approved plan dt. 12/8/05

*S. Srinivasan*  
A.E.B.P. (WS) K/East/West

Valid up to 16/12/2006

CE/8290 /BSII/WSIAK of **25 APR 2006**  
Further C. C. is now extended upto 24th + 8th + 9th fl. (OHT) i.e.  
for/upto 30.85 mt height. including LMR + OHT as per approved plan  
dt. 30/04/2006.

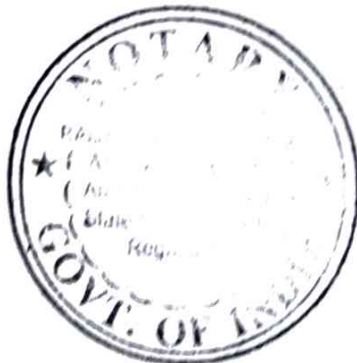
*S. Srinivasan*  
A.E.B.P. (WS) K/East/West

Valid up to 16 DEC 2007

CE/8290 /BSII/WSIAK of **23 JAN 2007**  
Further C. C. is now extended upto top of 9th floor + OHT + LMR i.e.  
for/upto 30.85 mt height. A.G.C. as per A.P. dt. 29/12/2006.

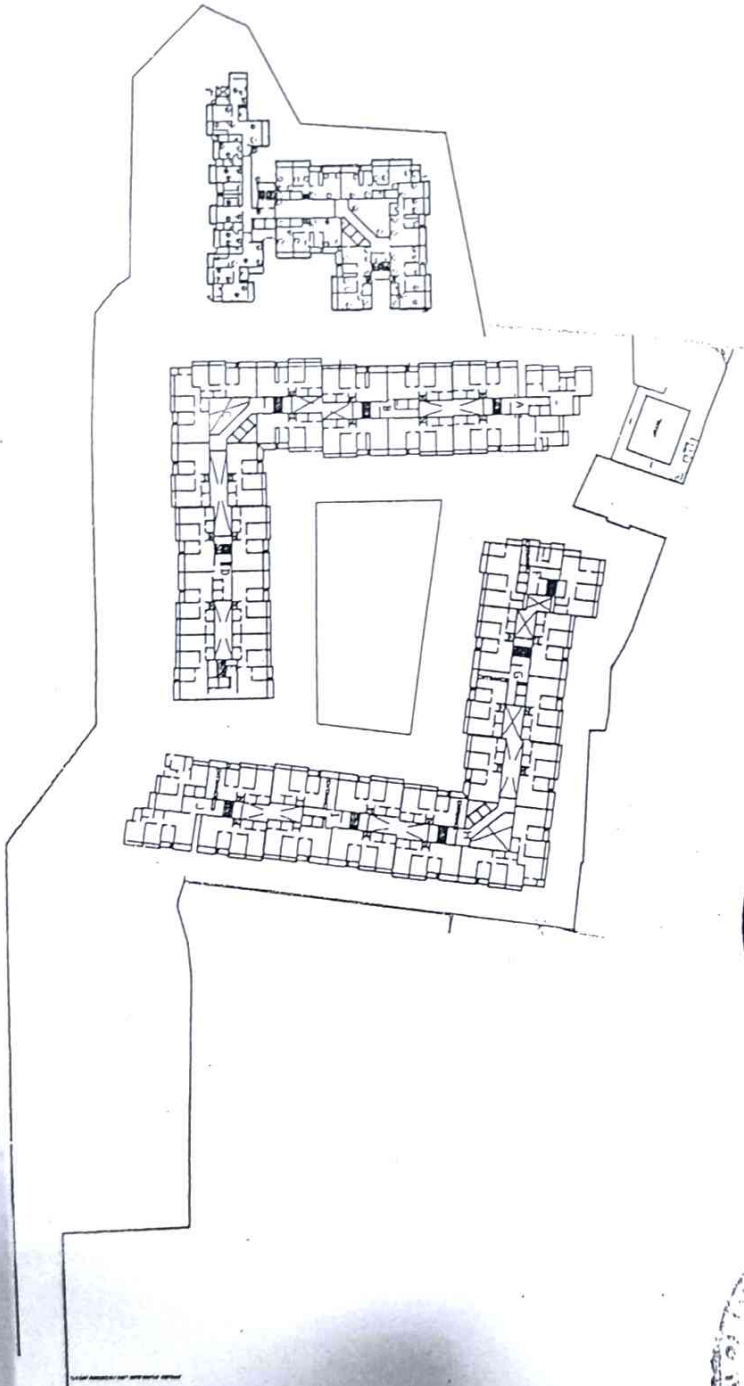
*S. Srinivasan*  
A.E.B.P. (WS) K/East/West

COPY  
CIVIL ENGINEER  
S/O. ANIL  
MADRAS  
HONGKONG  
TELEPHONE: 614 9592



ANNEXURE - A

बदर-१
मं ग्रे
२००८



Note: The developer reserves the right to alter the layout, plans, specifications or features without prior notice or obligations.

# ANNEXURE - B1

बदर-१  
109 30  
२००८



REGULATED CARD  
26

श्री जयसन्त उमेशदास प्रामोदक मिश्रदेव  
उत्तरदाखलाना नं. 38/11 - मीरजापुराबाद आदिपत्तना  
परिवर्तन प्रमाण पत्र प्रस्तुत करने के लिये

मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव

क्र. 1	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव
क्र. 2	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव
क्र. 3	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव
क्र. 4	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव
क्र. 5	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव
क्र. 6	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव
क्र. 7	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव
क्र. 8	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव
क्र. 9	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव
क्र. 10	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव	मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव



कमांड - 23  
न. बाकल तारीख 01.01.03... बाकल तारीख...  
न. तयार तारीख 01.01.03... बाकल तारीख...  
न. दिव्यादी तारीख 01/01/03... बाकल तारीख...  
बाकल तयार करणार... बाकल तारीख...  
बाकल तयार करणार... बाकल तारीख...

सत्य-प्रतिनिधि  
मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव

## प्रमाणपत्र

मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव  
मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव  
मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव

मि. जयसन्त उमेशदास प्रामोदक मिश्रदेव











ANNEXURE - B3 CNTD.

बदर-१  
 109 BT  
 २००८

१६ १२ २०	न. पू. ए. २०१३	(प्राय. क.) जर्मन रेमेडिय किरिये
वर्ग-क्रमांक - ११०	बाखल तारीख ०१/१२/१३	वकालत-प्रकार १६१०
बाखल तयार तारीख ०१/१२/१३	वकालत शुल्क १०००	
वकालत दिव्याची तारीख ०१/१२/१३	वकालत शुल्क १०००	
वकालत तयार करणार	वकालत शुल्क १०००	
वकालत तपाखणार	वकालत शुल्क १०००	

वि. नि. भू. अ.  
 एवा न. भू. अ. १,  
 भुं. उ. वि., मुंबई

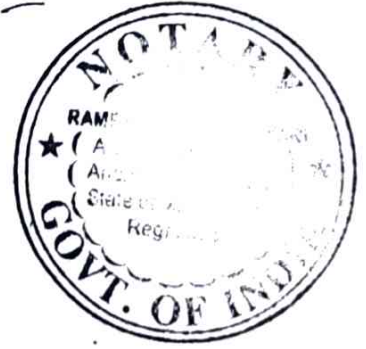
सत्य-प्रतिलिपी

नगर भूमापन अधिकारी विलेपार

प्रमाणपत्र

महाराष्ट्र शासनाच्या पदाधिकारी प्रतीचर टपुवत्र क्षेत्र २३-२०  
 या क्षेत्रात बाखल तयार करणार शुल्क १०००  
 हे शुल्क मिळवून घ्यावे. बाखल अर्जाच्या क्षेत्राच्या  
 वेळीत अर्जाचा कावा घ्यावे.

नगर भूमापन अधिकारी  
 विलेपार



ANNEXURE - B4

G. Govt. Form No. 10, dated 18-2-2011 RULED CARD

1750



1750	[ ]	कानून विभाग - 1750	बदर-1
			2000

श्री. नारायण हरिचंद राऊत -  
 नारायण हरिचंद राऊत - 2 मु. जमीन कावर्जिदा याचिका  
 समोराने छान्नी मुंबई एस्टेट ट्रस्ट नं. 98 ए. ए. नं. 3 अड्डा

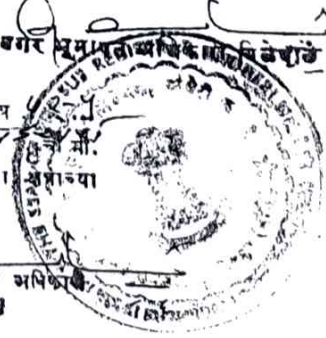
नाम राऊत नारायण हरिचंद राऊत



1750	नं. 2000 (अथवा)	जमीन रेजिस्ट्रि कार्ड	ज. नि., मु. अ
बजट-कमीक - 290			
ब. दाखल तारीख 11/11/13		नारायण-राऊत	
नकाशा नं. 10/11/13			
नकाशा दिनांकी तारीख 10/11/13			
नकाशा नं. करणार			
नकाशा तपासणार			

सत्य-प्रतिलिपि

प्रमाणपत्र  
 मालकी पत्रिका प्रमाणित पत्रिका प्रमाणित क्षेत्र  
 नो मा. आ. म. कावर्जिदा याचिका  
 हे पुत्र मालकी पत्रिका वारस अर्थकर्या  
 वेळीत अर्थकर्या वाचनी केली.



नगर भुमापन अधिकारी  
 विजेगावे

# ANNEXURE - B5

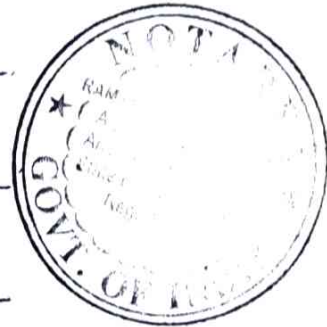
E. P. R. D., No. 8016, dated 16-9-20.) RULED CARD 1751



9	100.9	[51]	विना सीतेमारी जोकार व. पूजा
			बदर-१
			109 39
			२००८

श्री. नारायण हावे चिंक - राऊत

विना सीतेमारी जोकार व. पूजा  
 - विना सीतेमारी जोकार व. पूजा  
 - विना सीतेमारी जोकार व. पूजा



वि. शर्मा तायर खेरा परवाना आहे.

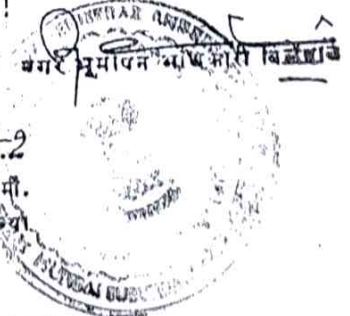
2011	नाम नमः	श्री. नारायण हावे चिंक	विना सीतेमारी जोकार व. पूजा	१००.९०
2012	वा. पू. क्र. 209	(प्यारक)	जमिन रेगिस्ट्रार निविदा	११५३.६५
2.90	व्याज	३	व्याज	११५३.६५
दाखल तारीख	01.11.13	संपत्ती प्रकार	जमीन	११५३.६५
दाखल तारीख	01.11.13	संपत्ती प्रकार	जमीन	११५३.६५
दाखल तारीख	01.11.13	संपत्ती प्रकार	जमीन	११५३.६५
दाखल तारीख	01.11.13	संपत्ती प्रकार	जमीन	११५३.६५

सत्य-प्रतिलिपी

प्रमाणपत्र

मनकव गदिनया पनागुव पुनीवर दाखल क्षेत्र १०-२  
 नो मा. अ. न. ६६६ ६००० ६६६ ६००० ६६६ ६०००  
 रे मुळ मिळकत नो कदा दाखल असलेल्या क्षेत्राच्या  
 वेळीत असल्याचा खात्री फटा.

नगर भूमापन अधिकारी  
 विजेपाळे



ANNEXURE - B6



G. P., R. D., No. 1650, dated 16-9-20.] RULED CARD 1752

9310	[01]	जिना-संभा-पार-म-...
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बदर-१
(२१) 30
२००८

आरोग्य - हरिहर - राधा  
 निकायिका कापडा - २५ - लिहिल्याची साफकरी  
 जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८



जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८  
 - साधना अड्डा ९२

जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८	जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८	जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८	जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८
जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८	जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८	जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८	जिनेरी यु. डी. यु. आर. नं. १९७६ नं. ३१३१५८

सत्य-प्रतिलिपी



प्रमाणपत्र

प्रमाणपत्र दिवशी या पत्रातून प्रमाण दाखवणे १३-९  
 जी. डी. यु. आर. नं. १९७६ नं. ३१३१५८ जी. डी. यु. आर. नं. १९७६ नं. ३१३१५८  
 हे प्रमाणपत्र दिवशी या पत्रातून प्रमाण दाखवणे १३-९  
 वेळीत अन्वयानी खाती फेदा.

दिनांक १३-९-२००८  
 दिनेश्वर

# ANNEXURE - B7

G. R. D. No. 318, dated 16-9-2007 Ruled Card 1753



क्र. सं.	दि. सं.	विवरण
109	31	विनिर्गोलीयारा आकार

वर्ष-१
109 31
२००८

श्री. मारायण हरिसिंह राऊत  
 सप्रेमद्वारा १५०६.२५ तिनागरी डी.डी.  
 क्र. १२०६  
 नं. १२०६ तहसिल ३३३५



संगत अन्वेषणादि हस्त जो पुराह गांवा आहेत.  
 मासिक भरणा १२ रु.

50-2-07	ना. सं. ११	श्री. विनिर्गोलीयारा आकार न मुदत	१२/११/०७
१८/१०	ना. सं. ११	(स्थारक) जमिन रेमेडिअर लिफ्टेड	१८/१०/०७
वर्ष-क्रमांक	११	नकलेचा प्रकार	३
अ. हातून तागिख	११/१३	नकलेचा प्रकार	३
नकल तया तागिख	११/१३	नकलेचा प्रकार	३
नकल दिव्याची दारदार	११/१३	नकलेचा प्रकार	३
नकल तया करणार	११/१३	नकलेचा प्रकार	३
नकल तयासवार	११/१३	नकलेचा प्रकार	३

सत्य-प्रतिलिपी



प्रमाणित  
 २२-१०-०७  
 जे.के.एम. इन्व्हेस्टिमेंट्स प्रा. लि.  
 १२०६ तहसिल ३३३५

श्री. मारायण नयिकाली  
 लिफ्टेड



ANNEXURE - B8

G. R. T. D., No. 1010, Dated 10-0-30.) RULED CARD 1754



बदर-१  
19 BE  
२००८

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श्री. रामचंद्र शंकरदास शर्मा  
जन्मदिनांक: ०५-११-१९२५ त्रिस्तोत्री शहर, शाहूकरी  
बनारस, उ.प्र. पंजी. क्र. १९१०६... नं. १३/३/३०



श्री. रामचंद्र शंकरदास शर्मा  
जन्मदिनांक: ०५-११-१९२५

...	...	...	...
...	...	...	...
...	...	...	...
...	...	...	...

सत्य-प्रतिलिपि



प्रमाणपत्र  
...

श्री. भूमापन अधिकारी  
विशेषाधिकार

# ANNEXURE - B9

G. R. R. D., No. 1010, dated 16-0-90.) RULED CARD

1755



१०१	[८१]	विमि शेती भार नं. १०१६	बदर-१
			१०१ २०
			२००८

श्री. नारायण - हरिहर राऊत

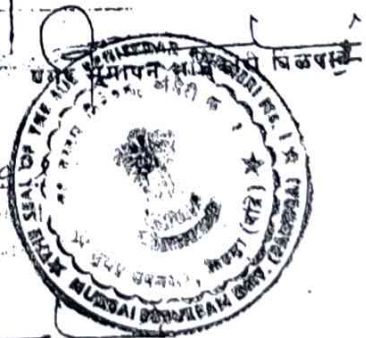
जयसिंग - १५१०६ का २५ नं. - विमि शेती भार नं. १०१६  
 (खेती - मुंबई - १९७६ - ता. १३/३/९९)



इसका भा. ६५ कसबागा समूह निष्क्रमण का आहे.

आदिता - १३/३/९९ २. २५

१०१-६-९९	नं. १०१	शेती	विमि शेती भार नं. १०१६	जे. राऊत
१५१२१५०	नं. १०१	खेती	(स्वामि) जमिन रेमेडिअर विमि शेती भार नं. १०१६	पि. नि. भू. व
अर्ज-कमी			क्र. ३	न. भू. ज. क.
अ. दाखल तारीख	०१/११/९३	न. भू. ज. क.	६०	२००२
न. भू. ज. क. तारीख	०१/११/९३	न. भू. ज. क.	३-	
न. भू. ज. क. दिव्याधी तारीख	०१/११/९३	न. भू. ज. क.		
न. भू. ज. क. तारीख		न. भू. ज. क.	६२-	
न. भू. ज. क. तारीख		न. भू. ज. क.		



नगर भूमापन अधिकारी  
 विलेपार

ANNEXURE - B10



G. S. R. D., No. 1910, dated 16-0-2001 RULED CARD 1756

१००१	[C]	तानि शेली आरा.त.
घेदर-१ १०१/१२२ २००८		

श्री. नारायण हरिदास शकल

शहर ति. - १५/०६/०८ क. २५ नं. ५ - विजयवर्मा डा. शाह फ्लॅट  
 विजयवर्मा मुंबई - कस्त. भार नं. १९७६ - ता. १३/३/९९



इमका माळकत वसतकय रोपयंत्र गिकम हा आहे.  
 जाहीरत मुंबई ता. २५

१००१	न.सू.३	श्री. नारायण हरिदास शकल	विजयवर्मा मुंबई	१९७६	१३/३/९९
१०२१५०	न.सू.३	(विद्यार्थी)	जर्मन रेमेडिज विजिटे	१९७६	१३/३/९९
क्रमांक -	१११०३	न.सू.३	विजयवर्मा मुंबई	१९७६	१३/३/९९
हाखळ तारीख	११/१०/०३	न.सू.३	विजयवर्मा मुंबई	१९७६	१३/३/९९
व्यवस्था तारीख	११/१०/०३	न.सू.३	विजयवर्मा मुंबई	१९७६	१३/३/९९
व्यवस्थाची तारीख	११/१०/०३	न.सू.३	विजयवर्मा मुंबई	१९७६	१३/३/९९
कळ तपार कारण	११/१०/०३	न.सू.३	विजयवर्मा मुंबई	१९७६	१३/३/९९
कळ तपासणार	११/१०/०३	न.सू.३	विजयवर्मा मुंबई	१९७६	१३/३/९९

सत्य-प्रतिलिपी



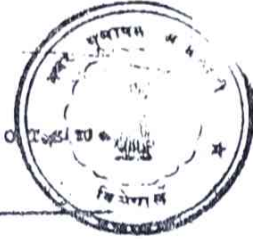
प्रमाणित

१०-१  
 १९७६/१३/३/९९  
 १९७६/१३/३/९९

नारायण भूमापन अधिकारी  
 विजेपाडे

# ANNEXURE - B11

G. R. N. D., No. (010, dated 16-9-26.) RULED CARD 1757



२८.०८	[८१]	लुनी शेत जमिन
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बदर-१  
७७ ७२  
२००८

श्री. नारायण शिरोधी

जन्मदिनांक: १९०६-०३-२५, लिळावतः श्री. शाहफुल  
पत्नी: श्री. सुखी देवी, पत्नी: १९०६-०३-२५



इसल भावुक कर्तागण सांगण निवम आहे  
जाणिले आहे २५

क्र.सं.	न.सं.	प्रा.सं.	वि.सं.	जा.सं.	व.सं.
३०-१२-१०	२५	२५	२५	२५	२५

प्रमाणपत्र

२५ २५ २५ २५ २५ २५  
२५ २५ २५ २५ २५ २५

नारायण शिरोधी  
अधिकारी



# ANNEXURE - B12

1758

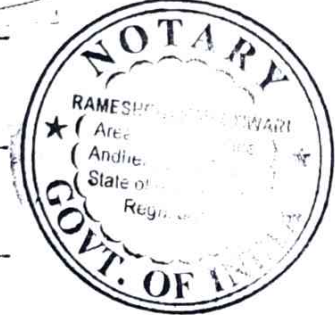
G. R., R. D., No. (110, dated 10-0-20.) RULED CARD 175



1758	173	वकील शोभा कान्ना
------	-----	------------------

बदर-१
173
२००८

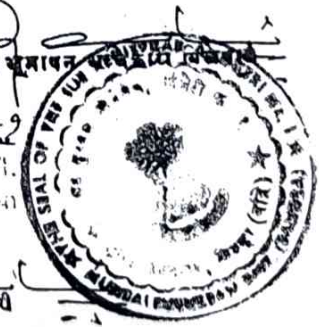
नारायण शिवचंद्र राऊत :  
 जमिंदारी नं. १५८७६-२५ लिहावली की शोभा कान्ना  
 जमिंदारी मुंबई ६५ आर. नं. १६७६. जम. ७३३५१



समान विभाजन शिवचंद्र निवृत्त शिवाजी गावकीपा आहे.  
 जमिंदारी नं. २५

१७३	न. क्र. २५	जमिंदारी सभा जाकार नमुदत	जे. ए. ए.
१०१२१९०	न. क्र. २५	जमिंदारी रेगिस्ट्रार कार्यालय	ए. ए. ए.
१०१२१९०	न. क्र. २५	जमिंदारी प्रकाश	ए. ए. ए.
१०१२१९०	न. क्र. २५	जमिंदारी नमुदत	ए. ए. ए.
१०१२१९०	न. क्र. २५	जमिंदारी नमुदत	ए. ए. ए.
१०१२१९०	न. क्र. २५	जमिंदारी नमुदत	ए. ए. ए.
१०१२१९०	न. क्र. २५	जमिंदारी नमुदत	ए. ए. ए.

सत्य-प्रतिलिपी



शोभा कान्ना  
 वकील

# ANNEXURE - B13



G. R., R. D., No. 6016, dated 16-0-2013 RULED CARD 1753

96-00	CCD	खान-गामा जास नं. 2013/2013
<div style="border: 1px solid black; padding: 5px; display: inline-block;">                 बदर-१                  2000             </div>		

श्री नाशामण हरिचंद्र राऊत

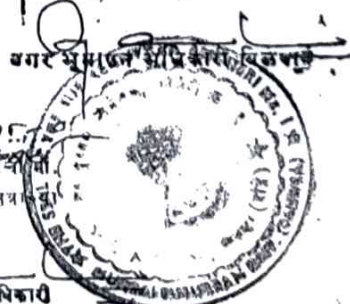
विवाहवती - श्री. शंकर कडपु - पत्नी 95/106-20  
 (सन्तरी) मुंबई एस्. अल्. नं. 95/106 पत्. 93/3149



आमा कसबाम रामचंद्र - निवासा वापत आडकळ्या आहे.  
 मासिक मुदतगोड 24

96-00	नाशामण	श्री	विवाहवती सारा आकार व मुदत	[Signature]
31/12/10	नाशामण	श्री	(स्वारक) जमिन रेगिस्ट्रार ऑफिस	[Signature]
बदर-प्रमाण			सहा न म. अ. क्र. 0	उ. वि. मुंबई
महालय तारीख 01/12/10			सहायका प्रकार	
सहायका तारीख 01/12/10			सहायका प्रकार	
सहायका तारीख 01/12/10			सहायका प्रकार	
सहायका तारीख 01/12/10			सहायका प्रकार	
सहायका तारीख 01/12/10			सहायका प्रकार	

सत्य-प्रतिलिपी



प्रमाणपत्र

प्रमाणपत्र दिवशी या प्रमाणपत्र प्रमाणपत्र क्षेत्र 95/106-20  
 के ल. प्रमाणपत्र 31/12/10 मुंबई एस्. अल्. नं. 95/106 पत्. 93/3149  
 सहायका तारीख 01/12/10 सहायका तारीख 01/12/10 सहायका तारीख 01/12/10  
 सहायका तारीख 01/12/10 सहायका तारीख 01/12/10 सहायका तारीख 01/12/10

नाशामण भिकादी  
 बंधुवार

# ANNEXURE - B14

G. R., R. D., No. 2016, dated 16-0-20, RULED CARD 1760



1760	1760	1760	1760
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बखर-१  
७१ १४  
२००६

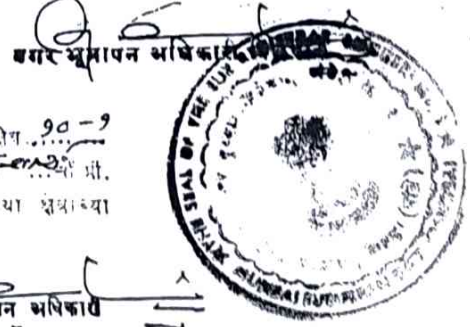
श्री. जारागण-हरिजीत राकल  
जारेदीखवा, नं. १५७८-२५, लोहावली, जे. भाद. ५३५१  
(खारेदी-मुंज, बखर-१, भाद-नं. १९७६, ता. १३३३९)



इमाना-५ : जम-सामंजस-विक्रम-यत्न-मालिकीया-भाद-  
भायसिक-मुंज-५-२५

१७६०	नं. १५७८-२५	जारेदीखवा	जम-सामंजस-विक्रम-यत्न-मालिकीया-भाद-भायसिक-मुंज-५-२५	१८१४ नं. १५७८-२५
१७६३/१०	नं. १५७८-२५	जारेदीखवा	जम-सामंजस-विक्रम-यत्न-मालिकीया-भाद-भायसिक-मुंज-५-२५	१८१४ नं. १५७८-२५
१७६३/१०	नं. १५७८-२५	जारेदीखवा	जम-सामंजस-विक्रम-यत्न-मालिकीया-भाद-भायसिक-मुंज-५-२५	१८१४ नं. १५७८-२५

सत्य-प्रतिलिपि



प्रमाणपत्र  
१०-१  
२०१५

नगर भूमापन अधिकारी  
बखेपादे

ANNEXURE - B15

G. R. R. D., No. 8019, dated 15-9-25, RULED CARD 1761



क्र. सं.	१००	(८०१)	गांधी-श्रीमती मारा जन्मदिनांक
			बदर-१
			१९१४
			२००८

गा. नारायण-सुरेन्द्र राऊत

सुरेन्द्रांचे पत्नी १५/०६-२५ दिनांकाला श्री. भाट कर्करा.

सुरेन्द्रांचे मुंबई-कलम नं. १९७६, ता. १३/३/५९



इगाळा दत्तात्रय रामचंद्र निमन गांधी मालकीचा आहे.  
मासिक अनुदान रु. २५

१०-६-५९	न.सू.क्र. १९९	श्री. विनायक कृष्ण भाटकर व सुदाना	१९९९
२९/३/५०	न.सू.क्र. २५०	(सुपारक) जमन रेमंडा बिस्टा	१९५०
१९५०	१९५०	सुषा न. मू. अ. क. ९	१९५०
१९५०	१९५०	सत्य-प्रसिद्धी	१९५०
१९५०	१९५०	सत्य-प्रसिद्धी	१९५०
१९५०	१९५०	सत्य-प्रसिद्धी	१९५०
१९५०	१९५०	सत्य-प्रसिद्धी	१९५०

प्रमाणपत्र

प्रमाणपत्रिका या या नंतर दायज घेण...  
श्री. प्रमाणपत्रिका या या नंतर दायज घेण...  
श्री. प्रमाणपत्रिका या या नंतर दायज घेण...

सुरेन्द्र भूमायन अधिकारी  
मुंबई





ANNEXURE - B16

G. R. R. D., No. 1018, dated 10.11.88, RULED CARD 1762



9912	217	जर्मन रेमेडिअन विधि
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संख्या - १  
 (११) १०  
 १००६

श्री. नारायण हरिहर राव  
 रावेरुडियाल - ५५००६ - २५५५ - तिमिनामाली - डी. आर. नगर,  
 (रावेरुडियाल) तमिळु नाडु - नं. १०५६६ - त. १३३३५६



इसका अनुवाद रामराज साहू नाम मासिकीया अंतर्गत  
 भारतीय न्यायिक प्रणाली के तहत

१०६-५५	न. नं. १०६-५५	प्रो. तिमिनामाली का नाम न. नं. १०६-५५	१०६-५५
१०६-५५	नं. नं. १०६-५५	(मि. आर. नं.) जर्मन रेमेडिअन विधि	१०६-५५
१०६-५५	१०६-५५	वेदा प्रकार ... तथा न ...	१०६-५५
१०६-५५	१०६-५५	...	१०६-५५
१०६-५५	१०६-५५	...	१०६-५५
१०६-५५	१०६-५५	...	१०६-५५

सत्य-प्रतिलिपि

नगर अध्यापन अधिकारी विद्यालय

संख्या - १०६-५५  
 नं. नं. १०६-५५  
 १०६-५५



नगर अध्यापन अधिकारी  
 विद्यालय

# ANNEXURE - B17



B. R. R. D., No. 1816, dated 16-0-20.] RULED CARD 1763-

269	9003	CCB	मिनि शिनी - भारत नगरपालिका
-----	------	-----	----------------------------

बदर-१

109 20

२००८

डा. नारायण लक्ष्मी-शहात.

समवेत नं. १५८०६-२५ त्रिकालवर्ती डॉ. शाह-१६५१  
 खारदी मुंबई - एम्. आर. नं. १६७६ - ता. १३/३/५९



इमला दत्तलियं राधुपुंर निम्न याचे मासिकीयां डॉ. ६  
 - मासिकीय भुं. आ. नं. २५

२००६/०९	नं. १५८०६-२५	मिनि शिनी-भारत नगरपालिका	आकार न. भुं. नं. १६७६	२००६/०९
२०१२/१०	नं. १५८०६-२५	(स्थारक)	जमनि रेमेडिअर लिमिटेड	२०१२/१०
प्रति-प्रमाण - २५	०१/०३/०३	०१/०३/०३	०१/०३/०३	०१/०३/०३
नकाशा नं. ०१/०३/०३	०१/०३/०३	०१/०३/०३	०१/०३/०३	०१/०३/०३
नकाशा नं. ०१/०३/०३	०१/०३/०३	०१/०३/०३	०१/०३/०३	०१/०३/०३
नकाशा नं. ०१/०३/०३	०१/०३/०३	०१/०३/०३	०१/०३/०३	०१/०३/०३

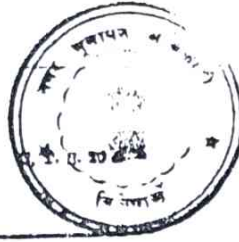
सत्य-प्रतिलिपि

**प्रमाणपत्र**  
 प्रकृत पत्रिकेच्या प्रमाणपत्राच्या दाखल क्षेत्रात  
 श्री. मा. अ. नं. १५८०६-२५/१६७६/०३/०३ मी.  
 हे प्रकृत पत्रिकेच्या प्रमाणपत्राच्या अंतर्गत क्षेत्रात  
 प्रमाणपत्र अंतर्गत क्षेत्रात प्रमाणपत्र.

नगर भूमापन अधिकारी  
 मुंबई



ANNEXURE - B18



G. R. P. D. No. 1150, dated 10-0-90, RULED CARD 1764

नाम - निगि शैली सास आकार  
 पता - मुंबई 400 000  
 तारीख - 21/1/2000

बंदर - १  
 ०७ १०८  
 २००८

शैली नारायण हरिचंद्र राऊत  
 पत्नी - का. १२८७६ - २५ - लिळावती - डॉ. शाह - मुंबई  
 पत्नी - सुब्बई एस्. आर. नं. १२७६ - तार. १३/३/५२



इसका अधिकारी नरसो राणे गवर्नर आंध्र प्रदेश  
मार्गिक अधिभार का. १२-७९

नाम	<u>नरसो</u>	<u>निगि शैली सास आकार ल मुदत</u>	<u>१७/१</u>
नाम	<u>शैली</u>	<u>अमन रेमेडिअर लिमिटेड</u>	<u>११/१</u>
वर्ग	<u>२०१</u>	<u>३</u>	<u>सवा न. भ. अ. व. ९</u>
वर्ग	<u>३</u>	<u>३</u>	<u>स. उ. जि., मुंबई</u>
वर्ग	<u>३</u>	<u>३</u>	<u>सत्य-प्रतिष्ठिपों</u>
वर्ग	<u>३</u>	<u>३</u>	<u>सत्य-प्रतिष्ठिपों</u>

प्रमाणित  
 मजकूर बहिष्कारित क्षेत्रांतून दाखल क्षेत्र...  
 को मा. अ. व. १०/१/२००० ...  
 (मुद्रा) १०/१/२००० ...  
 वेळाने प्रमाणित केले जाईल.



निगि शैली सास आकार  
 मुंबई

ANNEXURE - B19



G. R., B. D., No. 5510, dated 18-9-20.) RULED CARD 1765

91-00	(2)	विश्व शक्ति सारा आकार	मुंबई-१
			109 150
			२००८

श्रीमान् रामण-हरिचंद्र राऊत

रावेदी नं. १९८७६-२५ लिखावटी श्री श्री...  
 वबदी मुंबई-१ नं. १९७६-२५ तार. १३/३/१९८९



इसका कोशिका नरसा राऊत याचे भावकीया आहे.  
 ग्रामिण मुंबई नं. ११-२१

१९८९	न. १९८९	श्री	विश्व शक्ति सारा आकार व मुद्रण	१९८९
२०१२/१०	नं. १९८९	श्री	जमीन रेकॉर्ड विविध	१९८९
बजेट-क्रमांक -				
अर्थ-व्यय नं. १९८९-३				
नव्याच यंत्रणे तारिख २०१२				
नव्याच यंत्रणे तारिख २०१२				
नव्याच यंत्रणे तारिख २०१२				
नव्याच यंत्रणे तारिख २०१२				



प्रमाणित  
 प्रत्येक नव्याच यंत्रणे तारिख २०१२  
 नं. १९८९-३  
 नव्याच यंत्रणे तारिख २०१२  
 नव्याच यंत्रणे तारिख २०१२

नगर भूमापन अधिकारी  
 मुंबई

ANNEXURE - B20



G. R., R. D., No. 8016, dated 16-9-2017 RULED CARD 1766

2017	38-00	COJ	तीन सती सारा आकार न मुद्रा
------	-------	-----	----------------------------

बदर-१  
 69 49  
 2000

श्री वाराणसी हरिद्वार राजप  
 सारणीक: 94006-24 - मित्रपाली सारा आकार न मुद्रा  
 (सारेती मुंबई कर आर नं: 9206... 931314)



उपरोक्त केशव नरसी शर्मा गार्ड आकार न मुद्रा  
 - आकार न मुद्रा 92-27 नं.

92-27	न. नं. 20	मित्रपाली सारा आकार न मुद्रा	Geet
92-27	न. नं. 20 (आरक)	जमीन रेमडिजि मिमिटे.	दिपक
न. नं. 20	न. नं. 20	न. नं. 20	ज. नि., मू. नं.
न. नं. 20	न. नं. 20	न. नं. 20	मु. उ. जि., मुंबई
न. नं. 20	न. नं. 20	न. नं. 20	सत्य-प्रतिनिर्पा



नगर नुमापन अधिकारी  
 (बचपां)



# ANNEXURE - B22

G. R. R. D. No. 1616, dated 16-9-80. RULED CARD 1768



3612	51	वीन रोनी सोरा
		बदर-१
		109/143
		२००८

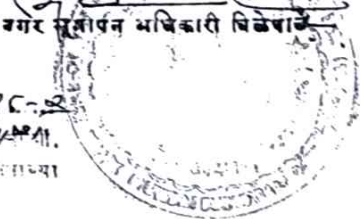
श्री. नारायण हरिकृष्ण राऊत

पत्तिका संख्या: भारत नं. १८७६ त्त. १३१३१९९



इसका उपाय के बिना माफी: आशु: माककिया भादे  
 श्री मुईभाडे नं. १२/

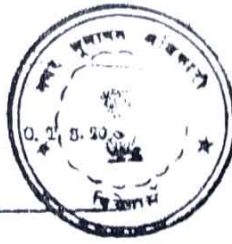
30-04-80	नं. १२/१९९०	विनरोनी सोरा माकार व मुदत	१०/१२/९०	न. मू. अ. १
07.12.80	नं. १२/१९९० (स्वारक)	जर्मन रेमेडि कोफेड	१०/१२/९०	न. मू. अ. १
बर्त-क्रमांक ३१०		सुभा नं. मू. अ. १		
अ हात नं. १०१२/९३		सु उ. जि., मुंबई		
नं. १२/१९९०		सत्य-प्रतिलिपी		
नं. १२/१९९०		सत्य-प्रतिलिपी		
नं. १२/१९९०		सत्य-प्रतिलिपी		



प्रमाणित  
 ३८-२  
 २०१५

नगर भूमापन अधिकारी  
 बसेपाडे

# ANNEXURE - B23



S. R. R. No. 8616, dated 16-8-23) RULED CARD 1769

2313	51	बिन शक्ति व्यापक	बदर-१
			199 147
			२००८

श्री नारायण हरिद्वीर राजा

पंजीकृत संख्या आर. नं. १९७६ नां १३३३



श्री रामचंद्र जयपंत गांधीवाडू वरिष्ठ बोर्डे श्री  
जि. नं. १९७६/३३-८

१९७६/३३	ज. नं. १९७६/३३	जि. नं. १९७६/३३	जि. नं. १९७६/३३
१९७६/३३	ज. नं. १९७६/३३	जि. नं. १९७६/३३	जि. नं. १९७६/३३
१९७६/३३	ज. नं. १९७६/३३	जि. नं. १९७६/३३	जि. नं. १९७६/३३
१९७६/३३	ज. नं. १९७६/३३	जि. नं. १९७६/३३	जि. नं. १९७६/३३
१९७६/३३	ज. नं. १९७६/३३	जि. नं. १९७६/३३	जि. नं. १९७६/३३
१९७६/३३	ज. नं. १९७६/३३	जि. नं. १९७६/३३	जि. नं. १९७६/३३
१९७६/३३	ज. नं. १९७६/३३	जि. नं. १९७६/३३	जि. नं. १९७६/३३
१९७६/३३	ज. नं. १९७६/३३	जि. नं. १९७६/३३	जि. नं. १९७६/३३
१९७६/३३	ज. नं. १९७६/३३	जि. नं. १९७६/३३	जि. नं. १९७६/३३

प्रमाणपत्र  
१९७६/३३  
जि. नं. १९७६/३३

श्री रामचंद्र जयपंत गांधीवाडू वरिष्ठ बोर्डे श्री  
जि. नं. १९७६/३३



# ANNEXURE - B24



स. प्र. नं. १७, वि. ६०१०, dated १६-९-२००७ RULED CARD 1770

१६०	७१	खाने शाने सारा ज. नं. १२५६
		ब. नं. - १
		१०१ / ५५
		२००८

श्रेणी: नारायण: हरिहर: राऊत

जिवी: मुर्वी: क. नं.: १२५६. नं. १३१३५९



श्रेणी: अब्दुल-कलीक-मोय-गारकिया-खाई-  
आदीक-गुडिगाडे-र. १५

१२-८-१९७९	न. मू. नं. २९	माता	विनशाने सारा आकार व मुद्रम	१९७९
२०१३/१०	न. मू. नं. २०५०	(धारक)	जमिन रेजिस्ट्रि विमिटेड.	२०१३/१०
ब. नं. - १५०			१५०	१५०
न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३
न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३
न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३
न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३	न. मू. नं. १०१२०३



प्रमाणित

न. मू. नं. १०१२०३  
न. मू. नं. १०१२०३  
न. मू. नं. १०१२०३

नगर भूमापन अधिकारी

# ANNEXURE - B25

G. S. R. D., No. 8616, dated 16.9.2006 RULED CARD 177

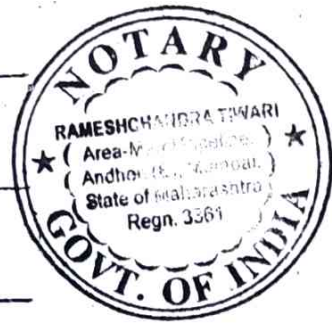


2000	1000	सविन - शिवा साधा नं. १२७६
		द्वार-१
		६०९ / ५९
		२००६

श्री. नारायण हरिचंद्र राऊतः

जन्म - मुंबई - ६२२ - पासपोर्ट नं. १२७६ - ला. १३१३६

व्यवसाय - मालवा - कलकत्ता यांचे मादकपाना हाटे.  
(पि. ज. नं. २८९/१२ प्रमाणे)

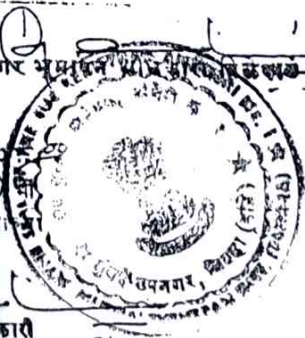


२०१२/१०	नं. मू. ३२०३०	(धारक)	जमिन रेमडिज विफिटेड.	१२/१२/८०	वि. नि., नू. ख.
मजि-कर्मक - ३०				१२/१२/८०	सु. अ. क. ९
मजे बाबल तारीख ०५/०८/८३		नकलेचा-प्रकार	६०		उ. जि., मुंबई
नकलेचा तयारी तारीख ०५/०८/८३		नकलेचा-मुद्रक	६०		सत्य-प्रतिपत्ती
नकलेचा दिव्यान्वी तारीख ०५/०८/८३		कायम मुद्रक	६०		
नकलेचा तयारी करणार		अक्षुण मुद्रक	६०		
नकलेचा तपासणार					

प्रमाणपत्र

प्रमाणपत्र दिव्यान्वी या तयारीत पत्रावर दपवत क्षेत्र ३०  
 बी मा. ३०/१२/८०/१५ मु. ३०२१/८३  
 हे मुद्रक मिद या तयारीत पत्रावर अमरक्या क्षेत्रात  
 वेदात अमरक्या या तयारीत पत्रात.

नारायण भूमापन अधिकारी  
 बंधुपार



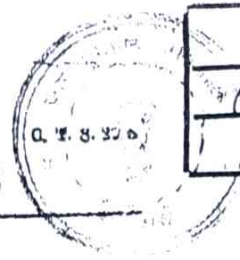
# ANNEXURE - B26

गुदवारी

D. R. H. D. No. 8516, dated 13-8-2000

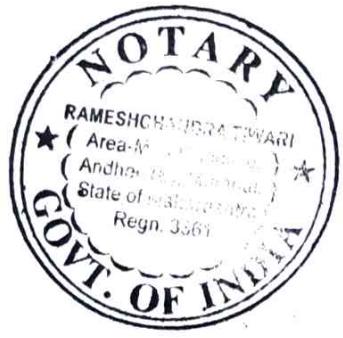
RULED CARD

1772



बदर-१
109/140
2000

2000	-	



सर्वे-क्रमांक 240		
सर्वे-हालत तारीख 01/08/03	नकलेचा-प्रकार	२
नकल तयार तारीख 01/08/03	नकल शुल्क	२
नकल दिहण्याची तारीख 01/08/03	कानद शुल्क	२
नकल सहाय करणार	अधुण शुल्क	२
नकल हवाळदार		

सत्य-प्रतिष्ठा

नगर भूमापन अधिकारी विल्हेवाडे



प्रमाणपत्र

नगर भूमापन अधिकारी विल्हेवाडे

नगर भूमापन अधिकारी विल्हेवाडे

बदर-१  
१०१/१५८  
२००८

**KIRIT N. DAMANIA & CO.**  
ADVOCATES & SOLICITORS

Kirit N. Damania,  
L.L.B. Solicitor

Resl. :  
Flat No. 113, 11th Floor,  
Rave Apartments,  
TG Pavilion Compound  
Bhulabhai Desai Road  
Mumbai - 400 026.

Telephone : 2282 3317  
Office : 2282 5065  
2287 2908 (Fax)  
Resl. : 2497 4803  
E-mail : kiritdamania@vsnl.net

Office :  
Unit No 1113 11th Floor  
Raheja Centre  
Free Press Journal Road  
Nariman Point, Mumbai - 400 021

ANNEXURE - 'C'

TO WHOMSOEVER IT MAY CONCERN

Re:- Property being pieces of land admeasuring in the aggregate 17581 sq.mtrs or thereabouts with structures standing thereon/ under construction thereon bearing CTS No. 274, 281, 281/1 to 23 and 282 situate at Village Gundavli in Brihan Mumbai and to the North of M. Vassanji Road (formerly known as Andheri - Kuria Road) in Village Gundavli, Taluka South Salsette, District Mumbai Suburban, Registration Sub District Bandra belonging to Cadila Health Care Ltd.

THIS IS TO CERTIFY that we have investigated the title CADILA HEALTH CARE LTD (herein referred to as "the Owner") in respect of the above Property and have found the same to be clear and marketable.

2. Under a Development Agreement dated 26th May, 2004 the Owner has granted development rights in respect of the said Property unto MRS. BAPA & RASHI DEVELOPERS (a registered partnership firm) (herein referred to as "the Developer") and accordingly the Developer is entitled to carry out development work on the said Property including construction of buildings thereon and to sell flats/premises in such buildings on what is known as an ownership basis.

MUMBAI, DATED THIS 2nd DAY OF JULY 2004.

For KIRIT N. DAMANIA & CO



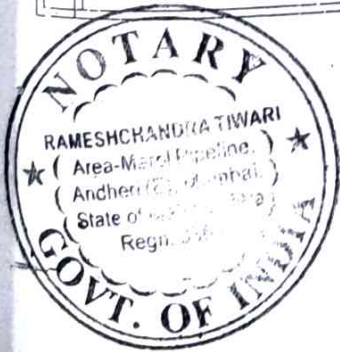
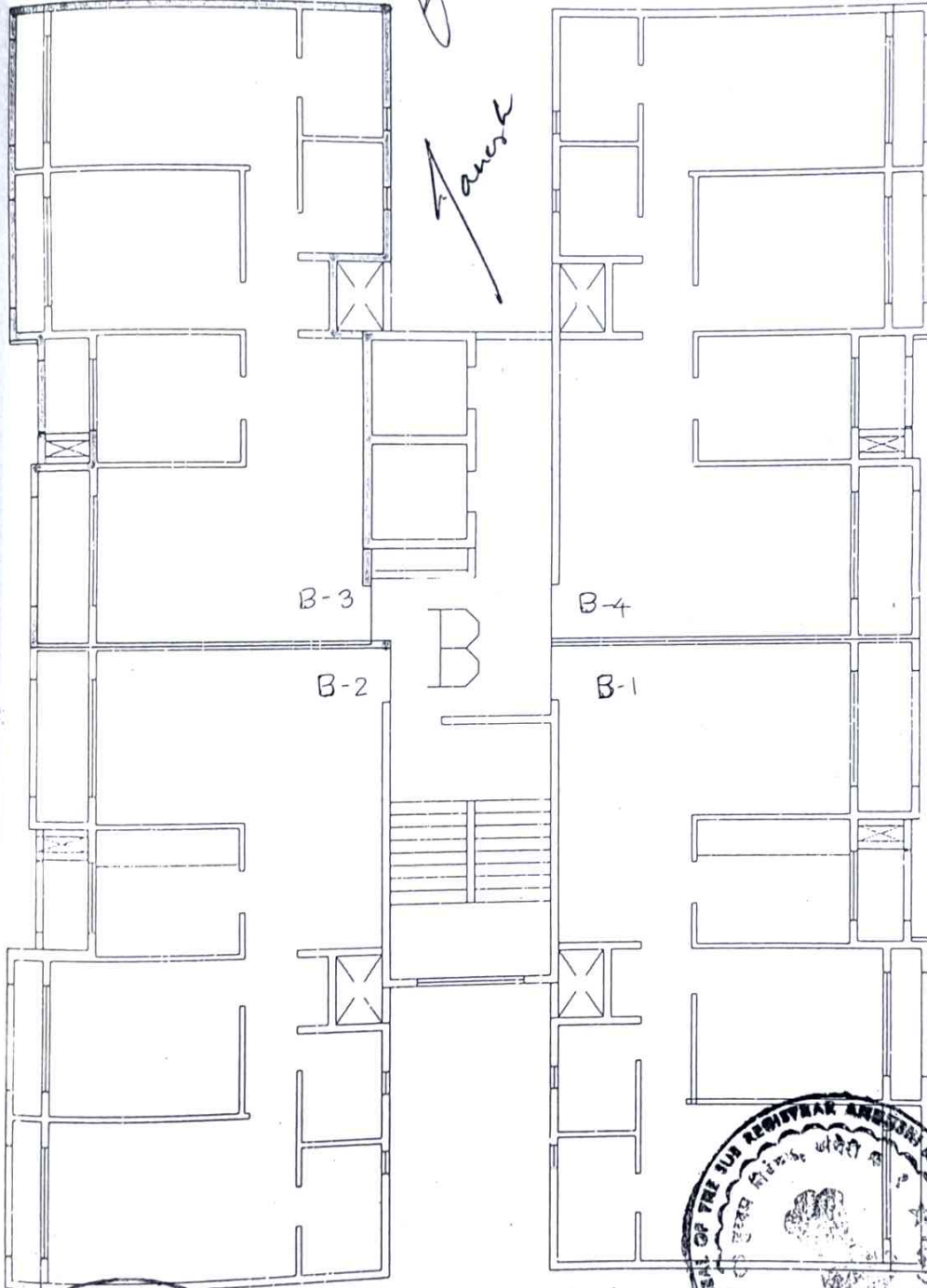
प्लान-१  
109 14e  
2000

Maria Jain  
Sandeep Jain

# ANNEXURE - D

*[Handwritten signature]*

*[Handwritten signature]*



B-WING Flat No. 303 on 3rd Floor.

ANNEXURE "E"

पत्र-१
०९/१०
२००८

- (A) Common areas and facilities of the said premises in relation to the said Building
- (a) The said property described in the First Schedule to the Agreement on a portion of which the said Building shall be constructed, and the common service lines such as electricity, water, drainage, common recreation areas, Club House and other layout infrastructure are as under.
- (b) The following facilities which will be located throughout the building;
- (1) Water tank located under Ground of the Building;
  - (2) Plumbing net-work throughout the Building;
  - (3) Electric wiring net-work throughout the Building;
  - (4) Necessary light, telephone and public water connections;
  - (5) The foundations and main walls, columns, girders, beams and roofs of the building; and
  - (6) All apparatus and installation (including lifts) existing for common use.
- (B) The following facilities located in each one of the upper floors are restricted common areas and facilities restricted to the premises of respective floor:-
- (1) A lobby which gives access to the stairway from the said premises.
- (C) Percentage of undivided share of the said Premises:
- (i) Common areas and facilities relating to the said building %.
  - (ii) Restricted common areas and facilities on the floor of the said Building on which the said premises is located %.

N.B: The aforesaid statement is tentative and is liable to change in the event of there being changes in the building plans of the said Building/layout plan of the said Property.



TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) SHRI. PURSHOTTAM GOYAL (2) SHRI. RAKESH RENIWAL (3) SHRI. CHANDRESH JHUNJHUNWALA AND (4) SHRI. MUKESH JHUNJHUNWALA having our office at Green Woods, Mathuradas VasANJI Road (Andheri-Kurla Road), Gundavli Village, Andheri (East), Mumbai - 400 093 SEND GREETINGS

Office २९-१  
२९/१०  
२००८

WHEREAS:

*Handwritten signatures and initials on the left margin.*

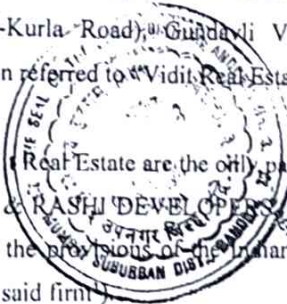
We Shri.Purshottam Goyal and Shri. Rakesh Reniwal are two Directors of MESSRS BAPA REAL ESTATE PVT. LTD. a Company registered under the Companies Act 1 of 1956 and having its office at Green Woods, Mathuradas VasANJI Road (Andheri-Kurla Road), Gundavli Village, Andheri (East), Mumbai - 400 093 (herein referred to as "Bapa Real Estate").

2. We (1) Shri.Chandresh Jhunjhunwala and (2) Shri.Mukesh Jhunjhunwala are Directors of Vidit Real Estate Pvt.Ltd. also a Company Registered under the Companies Act 1 of 1956 and having its office at Green Woods, Mathuradas VasANJI Road (Andheri-Kurla Road), Gundavli Village, Andheri (East), Mumbai - 400 093 (herein referred to as "Vidit Real Estate").

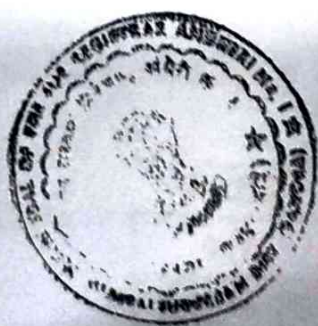
3. Bapa Real Estate and Vidit Real Estate are the only partners in the Partnership firm of MESSRS BAPA & RASHI DEVELOPERS a registered Partnership firm constituted as per the provisions of the Indian Partnership Act, 1932 (herein referred to as 'the said firm').

4. As aforesaid the said partnership firm (Bapa & Rashi Developers) consists only two partners viz. Bapa Real Estate and Vidit Real Estate.

Handwritten notes and stamps on the right margin:  
 २३-१०-०८  
 १३-१०-०८  
 GENERAL STAMP  
 OFFICE  
 FORT MUMBAI  
 INDIA  
 08702 SPECIAL REGISTER  
 102819 AUG 24 2004  
 R. 0000400  
 P. 1060  
 SHINDE  
 Officer  
 Mumbai



Stamp: २३/१०/०८ २००८



5. The said firm has its office address at Green Woods, Mathuradas Vasanji Road (Andheri-Kurla Road), Gundavli Village, Andheri (East), Mumbai - 400 093.

बंदर-१  
१०९/१२  
२००८

6. Under a Development Agreement dated 7<sup>th</sup> June, 2004 (registered at Bandra-9 Sub- registry under Serial no.2484 Of 2004) and expressed to be made between CADILA HEALTH CARE LTD as the Owner of the One Part and MESSRS BAPA & RASHI DEVELOPERS (being the said firm) as the Developer of the Other Part, the Owner has granted unto the said firm development rights in respect of an immoveable Property situate at North of Andheri Kurla Road, (Sir, Mathuradas Vasanji Road,) Village Gundavali, (in Brihan Mumbai) Taluka South Salsette, District Bombay Suburban, Registration Sub-District Bandra and admeasuring in the aggregate 17581 sq.mtrs or thereabouts and particularly described First, Secondly, Thirdly and Fourthly in the Schedule hereunder written (herein referred to as 'the said Property').

7. In accordance with the provisions of the said Development Agreement the said firm is entitled to carry out development work including construction of structures/buildings containing of flats and premises on the said Property and to sell the same on ownership basis as per the provisions of the Maharashtra Ownership Flats Act 1963.

8. The said firm has accordingly commenced construction of structures/buildings on the said Property and to sell flats and premises in the buildings being so constructed thereon.

9. The said firm will be required to execute Agreements for Sale of flats in respect of flats and premises in the buildings being so constructed on the said Property in favour of the respective Purchasers thereof.

*Handwritten signature/initials*

10. The Agreements for Sale of flats in respect of such flats and premises are to be executed on behalf of the said firm by both the partners of the said firm and such Agreements are executed and will be executed on behalf of Bapa Real Estate either by Shri.Purshottam Goyal or Shri. Rakesh Reniwar and on behalf of Vidit Real Estate Pvt.Ltd. either by Shri. Chandresh Jhunjunwala or Shri. Mukesh Jhunjunwala.

REGISTRY  
BANDRA - 9  
MUMBAI  
REGISTRATION DEPT.  
MUMBAI

11. All the said Agreement for Sale of flats are to be lodged for registration at the Bandra - 9 Sub-Registry.

NOTARY  
GOVT. OF INDIA

बंदर-९/  
४९०९/३  
२००८



बदर-१
७४१/६३
२००८

12. Being personally unable to attend the Sub-Registry and to lodge for registration such Agreements for Sale of flats and premises in such buildings being constructed on the said Property and to admit execution thereof (as the Agreements are to be executed by us in our capacity as the Directors respectively of BAPA REAL ESTATE PVT. LTD. AND VIDIT REAL ESTATE PVT. LTD. being the two partners of the said firm of MESSRS. BAPA & RASHI DEVELOPERS we are desirous of appointing (1) MR. PURVAK JHUNJHUNWALA and (2) MR. DINESH GAUR (both of them jointly and/or severally) to be our true and lawful Attorneys for us and in our name and on our behalf to appear before the Sub-Registrar where such Agreements for Sale of flats which are already executed by us and/or which will hereafter be executed by us as aforesaid are to be lodged for registration and to admit execution thereof.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT WE, the said (1) SHRI. PURSHOTTAM GOYAL (2) SHRI. RAKESH RENIWAL (being the Directors of BAPA REAL ESTATES PVT. LTD.) AND (3) SHRI. CHANDRESH JHUNJHUNWALA AND (4) SHRI. MUKESH JHUNJHUNWALA (being the Directors of VIDIT REAL ESTATES PVT. LTD.) (which said two Companies are the only Partners of the said firm of MESSRS. BAPA & RASHI DEVELOPERS) do hereby nominate constitute and appoint (1) MR. PURVAK JHUNJHUNWALA and (2) MR. DINESH GAUR (jointly and/or severally) to be our true and lawful attorneys for us and on our behalf to appear before the Sub-Registrar of Assurances at Bandra and to admit execution on our behalf of the Agreements for Sale of Flats already executed by us or which are to be hereafter executed by us as aforesaid in respect of flats and premises in the buildings to be constructed by the said firm on the said Property described in the schedule hereunder written and lodge for registration such Agreements for Sale and/or to admit execution on our behalf of such Agreements for Sale of flats and premises.

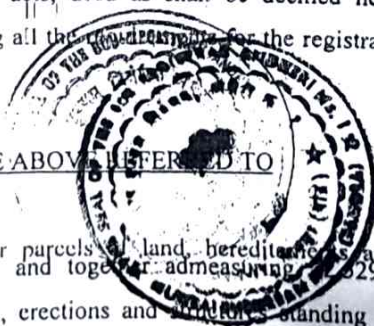
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AND generally to do all such acts, deeds as shall be deemed necessary and expedient for the purpose of completing all the formalities for the registration of such Agreements for Sale.

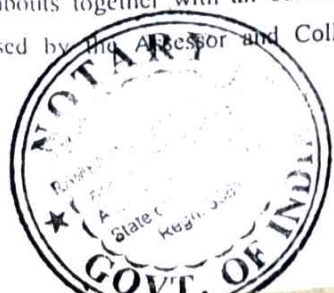
THE FIRST SCHEDULE ABOVE REFERRED TO

FIRST:

ALL THOSE several pieces or parcels of land, hereditaments and premises constituting a compact piece or land and together measuring 229 sq. yds. or thereabouts together with all buildings, erections and structures standing thereon and assessed by the Assessor and Collector of Municipal Rates and Taxes, Municipal

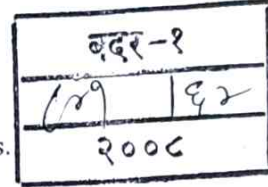


बदर-१/
७४०६/४
२००४



Corporation of Brihan Mumbai under K Ward Nos.3696, 3697, 3698, 3699 and 3702 and Street Nos. 88-CF, 88-CA, 881(g), 88-CGG and 88CE, Street Kurla Andheri Road and situate to the North of Andheri-Kurla Road in the Village of Gundavli (in Brihan Mumbai), Taluka South Salsette, District Mumbai Suburban, Registration Sub-District, Bandra and forming portions of the following Survey and Hissa numbers with their respective areas as under:-

Survey No.	Hissa No.	Area Sq.yds.
15	1A + 3B + 4B	3705
15	1C + 3A + 4A	811
16	1	6,458
86A	4	1,555
TOTAL		12,529



SECONDLY:

ALL THOSE 2 (Two) several pieces or parcels of land, hereditaments and premises admeasuring 1,906 sq.yds. or thereabouts situate to the North of Andheri-Kurla Road in the Village of Gundavli (in Brihan Mumbai), Taluka South Salsette, District Mumbai Suburban, Registration District, Bandra and forming portions of the following Survey and Hissa numbers with their respective areas as under:-

Survey No.	Hissa No.	Area Sq.yds.
16	2	605
16	3	1,301
TOTAL		1,906



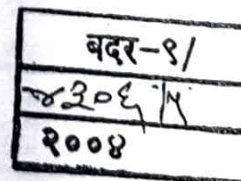
Which said lands, hereditaments and premises first and secondly hereinabove described together constitute on compact piece of land converted as C.T. No. 274 of Village Gundavli and admeasuring in the aggregate as per City Survey Records, 1,700.7 sq.mtrs. or thereabouts and bounded as follows, that is to say:-

On or towards the North :

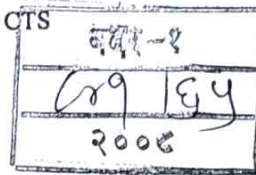
partly by land bearing  
CTS No.251 and CTS No.242

On or towards the East :

partly by land bearing CTS  
No.283 and 284;



On or towards the South : partly by CTS Nos.275, 276,  
277, 279 and 280 and beyond that the  
Andheri - Kurla Road,  
On or towards West : (Mathuradas VasANJI Road), and  
by the property bearing CTS  
No.273;



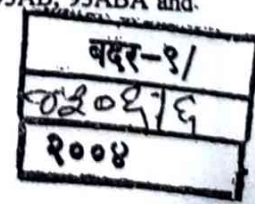
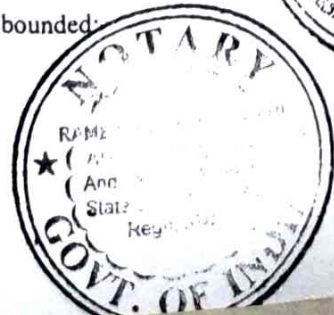
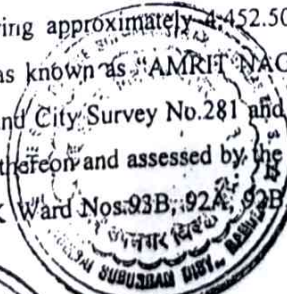
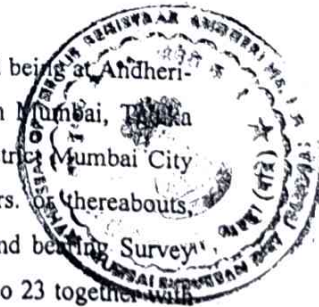
THIRDLY:

ALL THOSE piece and parcel of land admeasuring 1,388.8 sq.mtrs. or thereabouts and according to the City Survey Records 1,427.8 sq.mtrs. or thereabouts and according to the Records of Rights 14 (Fourteen) Gunthas and situate, lying and being off and to the North of M.Vasanji Road formerly known as Andheri-Kurla Road) in village Gundavli (in Brihan Mumbai), Taluka-South Salsette, District Mumbai Suburban, Registration Sub-District Bandra and now bearing C.T.S. No.282 and formerly bearing Survey No.87A - Hissa No.1B in K Ward of the Municipal Corporation of Brihan Mumbai and bounded as follows, that is to say:-

On or towards the North : partly by property bearing CTS No.284  
And partly by property bearing CTS No.285;  
On or towards the East : partly by the within mentioned Access  
Road and beyond that by property bearing CTS  
No.287 and partly by property bearing No.283;  
On or towards the South : partly by the said property bearing CTS  
No.283 and partly by property bearing CTS No.281;  
and  
On or towards the West : property bearing old Survey No.16  
belonging to the German Remedies Ltd.

FOURTHLY:

ALL THAT piece or parcel of land or ground situate, lying and being at Andheri-Kurla Road in Village Gundavli, Chakala, Andheri (East), in Brihan Mumbai, Taluka Andheri District Mumbai Suburban Registration Sub-District and District Mumbai City and Mumbai Suburban, admeasuring approximately 4452.50 sq.mtrs. or thereabouts, being a portion of Wady known as "AMRIT NAGAR" and bearing Survey No.87 (part) or Village Gundavli and City Survey No.281 and 281/1 to 23 together with all structures erected and standing thereon and assessed by the Assessor and Collector of Municipal Rate and Taxes under K Ward Nos.93B, 92A, 92B, 92C, 93AB, 93ABA and 92 CA and bounded:



On or towards the North

partly by the property of German Remedies Limited and partly by the property of Abdul Sattar Dawood Naik;

On or towards as East

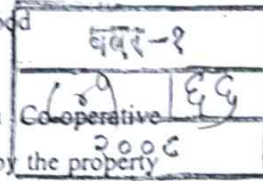
by the property of Abdul Sattar Dawood Naik;

On or towards the South

partly by the property of Indians Co-operative Housing Society Limited and partly by the property of Mrs. Lilavatibai Dalsukhbhai Shah;

On or towards the West

by the property of German Remedies Ltd.



IN WITNESS WHEREOF WE, (1) SHRI. PURSHOTTAM GOYAL (2) SHRI. RAKESH RENIWAL (3) SHRI. CHANDRESH JHUNJHUNWALA AND (4) SHRI. MUKESH JHUNJHUNWALA have hereunto set and subscribed our respective hands at Mumbai this 24 day of August, 2004.

SIGNED AND DELIVERED by the withinnamed SHRI. PURSHOTTAM GOYAL in the presence of

)  
)  
) *Rampulhat*  
)



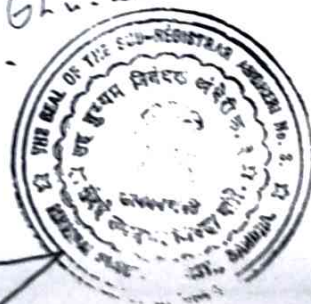
SIGNED AND DELIVERED by the withinnamed SHRI. RAKESH RENIWAL in the presence of

)  
) *Rakesh*  
)  
)



SIGNED AND DELIVERED by the withinnamed SHRI. CHANDRESH JHUNJHUNWALA in the presence of

)  
) *Chandresh*  
)  
)

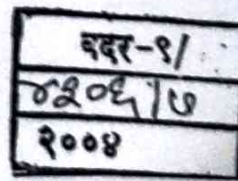


SIGNED AND DELIVERED by the withinnamed SHRI. MUKESH JHUNJHUNWALA in the presence of

)  
) *Mukesh*  
)  
)

C.A. TO MR. PUNEK JHUNJHUNWALA  
MR. DINESH GAUR  
Identified by me

) Before me *Dinesh Gaur*





सूची क्र. दोन INDEX NO. II

गावाचे नाव : गुंदवली  
गुंदवली

दस्तावेज क्र. 2453/2004  
2008

- (1) पित्त्याचा प्रकार, गोवडत्याचे स्वरूप करारनामा किंवा स्वतः अधिस्तर किंवा करार नावाच्या बाबतीत पट्टाकार आजारनामा (भाडेपट्ट्याच्या बाबतीत पट्टाकार आजारनामा) किंवा पट्टाकार ते नमूद करावे।  
म.मा. क्र. 250/39/1.760.00
- (2) भू-मापन, पोटहिरता व पराक्रमीक (असत्यास) (1) सिटिप्रा क्र.: 274/281, 281/1/1/23/282 मर्गना सी पी एम नं 2/4, 281, 281/1/23/282 282 नो सी जे क्र 253/2004 दि 8/04/2004
- (3) क्षेत्रफळ (1) 17581 चौ मी
- (4) आजारपी किंवा जुडी देण्यात आलेले तसे। (1)
- (5) दस्तऐवज करून देण्या-या पदाधाराने न संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, पत्तिदातीचे नाव व संपूर्ण पत्ता (1) कडीला इत्येवढे लि व सवालक नं सी सी सी नं 102; ईंग्रारीचे नाव : शिवराजराव इंग्रारी; पत्ता : पंजवली; वरवी; तातुबा; पिन : 05; पॅन नंबर : ओ ओ सी सी सी 4559 एम
- (5) दस्तऐवज करून घेण्या-या पदाधाराने नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, पत्तिदाते नाव व संपूर्ण पत्ता (1) गावा जवळ राणी देव. व भागीदार निमित्त शिवराज इंग्रारी व सवालक नाव : शिवराजराव इंग्रारी; पत्ता : पंजवली; वरवी; तातुबा; पिन : 05; पॅन नंबर : ओ ओ सी सी सी 4559 एम
- (7) दिनांक करून दिल्याचा 07/08/2004
- (8) नोटणीचा 15/06/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 2453 /2004
- (10) बाजारभावाप्रमाणे नुद्दांक शुल्क रु 3600700.00
- (11) बाजारभावाप्रमाणे नोटणी रु 300.00.00
- (12) शेरा



दस्तावेज क्र. 2453/2004  
2008

नोंदणीपूर्व गोषवारा

Form No. 1 (Part 1) of 2004  
4/1/04 RM

क्र.सं.	विवरण	मुख्यवारनामा
1)	शेवदला	रु. 0.00
2)	पक्षकाराचे (भाडेपट्ट्याच्या बाबतीत बंदीकार आकारणी देणे) वी बंदीकार ते नमूद करावे)	रु. 1.00
3)	पक्षकाराच्याप्रमाणे गुदांक शुल्क	रु. 100.00
4)	पक्षकाराच्याप्रमाणे नोंदणी फी	रु. 0.01
5)	दस्त निष्पादित केल्याचा	24/08/2004

**सूचना**  
 1) ही माहिती पक्षकाराची संप्रतिकृत केल्या इन्पुट कॉर्पोरेशन आधारित आहे.  
 2) दस्तावी माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त पाकाल राकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.  
 3) बदल/दुरुस्त्या कराव्यात.  
 नसलेला मजकूर खोडायला  
 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

1)	पुढाची सख्या	12
2)	भू-माण. पोटहिरसा व घरक्रमांक (असल्यास)	(1) सिटीएस क्र.: 274
3)	पक्षकाराचे इतर वर्णन	(1) वर्णन: विकसन करारनामा, दस्त क्रमांक-बदर-9-02484/2004 दिनांक 15-06/2004 या विकसन करारनाम्याचे मुख्यवारपत्र. इतर सीटीएस नं 281,281-1ते23,282
4)	शेवक	(1)
5)	आकारणी किंवा जुडी देण्यात आलेले तेंद	(1)

बदर-१  
 199  
 २००८

- 12) 'दस्तारेख करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास. प्रतिवादीचे नाव व पत्ता
- (1) मे बापा अॅन्ड राशी डेव्ह. चे भागीदार 1)मे बापा रियल इस्टेट प्रा लि चे संचालक 1)पुरुषोत्तम गोयल - ; घर/फ्लॅट नं. - ; गल्ली/रस्ता: अंधेरी कुर्ला रोड; ईमारतीचे नाव: ग्रीन वुडस; ईमारत नं: पेट/वसाहत: - ; शहर/गाव: अंधेरी पु; तालुका: - ; पिन: 93; पॅन नम्बर: - ;
- (2) मे बापा अॅन्ड राशी डेव्ह. चे भागीदार मे बापा रीयल इस्टेट प्रा लि चे संचालक राकेश रेनीवाल - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (3) मे बापा अॅन्ड राशी डेव्ह. चे भागीदार विदित रियल इस्टेट प्रा लि चे संचालक चंद्रेश झुनझुनवाला - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (4) मे बापा अॅन्ड राशी चेभागीदार विदित रियल इस्टेट प्रा लि चे संचालक मुकेश झुनझुनवाला - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- 13) 'दस्तारेख करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास. गादीचे नाव व पत्ता
- (1) पुर्यक झुनझुनवाला - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: अंधेरी कुर्ला रोड; ईमारतीचे नाव: ग्री वुडस; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: अंधेरी पु; तालुका: - ; पिन: 93; पॅन नम्बर: - ;
- (2) दिनेश गौर - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;

पक्षकाराच्या बाबतीत इन्पुट कॉर्पोरेशन प्रमाणे तसेच इतर कोणत्याही प्रकारचे त्रुटी करण्यात आली आहे.

(पक्षकाराची स्वाक्षरी)

पुर्व नोंदणी गोषवारा तपासून घेतले आहे. तो बरोबर आहे/त्याच्यात अडथळे नसले वदल/दुरुस्त्या कराव्यात

(पक्षकाराची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इन्पुट कॉर्पोरेशन प्रमाणे आहे व याचा मेळ मूळ दस्तारी घेण्यात आला आहे. पक्षकाराने नमूद केलेले बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

नोंदणीपूर्व गोषवाराची स्वाक्षरी)



बदर-१/  
 ०२०६/१०  
 २००८





24/08/2004  
5:16:07 pm

दुय्यम निबंधका  
अंशमें 3 (अंशमें)

दस्त गोषवारा भाग-1

दरदर  
दस्त क्र 4306/2004

दरदर-१  
७०९ / १००  
२००८

दस्त क्रमांक : 4306/2004  
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार प्रायाधित्र अंगठ्याचा दर

1 नाव: मे बापा अण्ठ राशी देव व भागीदार 1)म  
पत्ता शिवल इस्टेट प्रा लि मे संचालक 1)पुरणाराम गोयल लिहून देणार  
वय 60  
साही  
Rawphuhatan  
4316-11

2 नाव: मे बापा अण्ठ राशी देव व भागीदार मे बापा  
पत्ता शिवल इस्टेट प्रा लि मे संचालक राकेश रेनीवाल - - लिहून देणार  
वय 29  
साही  
Ramesh  
4316-11

3 नाव: मे बापा अण्ठ राशी देव व भागीदार विदीत शिवल  
पत्ता शिवल इस्टेट प्रा लि मे संचालक विदेश शुनशुनवाला - - लिहून देणार  
वय 39  
साही  
Vishnu  
4316-11

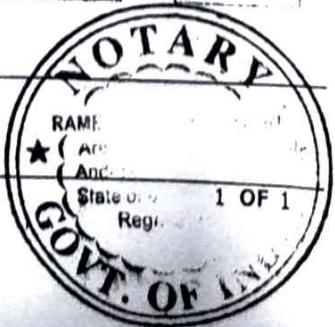
4 नाव: मे बापा अण्ठ राशी देव भागीदार विदीत शिवल  
पत्ता शिवल इस्टेट प्रा लि मे संचालक मुकेश शुनशुनवाला - - लिहून देणार  
वय 35  
साही  
Mukesh  
4316-1333

5 नाव: मुकेश शुनशुनवाला  
पत्ता शिवल इस्टेट प्रा लि मे संचालक न  
वय 21  
साही  
Mukesh  
4316-1333

6 नाव: दिनेश गौर  
पत्ता शिवल इस्टेट प्रा लि मे संचालक न  
वय 35  
साही  
Dinesh  
4316-1333



दरदर-१/  
४३०६ / २२  
२००८



अंशधर करून देणार तथाकथीन [मुखत्यारनामा] दस्तावेज करून दिल्याचे कबूल करतात.



दस्त गोषवारा भाग - 2

वदर९

दस्त क्रमांक (4308/2004)

दस्त क्र. [वदर९-4306-2004] चा गोषवारा  
वाजार मुल्य : 1 गोषदला 0 भरलेले मुद्रांक शुल्क : 400

दस्त हजर केल्याचा दिनांक : 24/08/2004 04:53 PM  
निष्पादनाचा दिनांक : 24/08/2004  
दस्त हजर करणा-याची सही :

Rambhadr...

वदर-१  
109/107  
२००८

पावती क्र.: 4296 दिनांक: 24/08/2004  
पावतीचे वर्णन  
नांव: मे बापा अॅन्ड राशी डेव्ह. चे भागीदार  
1) मे बापा रियल इस्टेट प्रा लि चे संचालक  
1) पुरुषोत्तम गोयल - -

100 : नोंदणी फी  
260 : नककल (अ. 11(1)), पृष्ठांकनाची नककल (अ. 11(2)),  
रुजयात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

360: एकूण

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

दस्तावा प्रकार : 48) मुखत्यारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 24/08/2004 04:53 PM  
शिकका क्र. 2 ची वेळ : (फी) 24/08/2004 05:13 PM  
शिकका क्र. 3 ची वेळ : (कयुली) 24/08/2004 05:15 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 24/08/2004 05:15 PM

दस्त नोंद केल्याचा दिनांक : 24/08/2004 05:15 PM

ओळख :

शाहील इराम अशी भिवेंदीत वारतात की, त दस्तऐवज करण देणा-यांना व्यक्तीशः ओळखतात,  
या त्यांची आज्ञा पालितात.

1) करीम कुर्मी घर/प्लॉट नं: 25

गल्ली/रस्ता:

ईमारतीचे नाव: दिपक सिल्वरशाईन

ईमारत नं: -

पेट/घसाहत: -

शहर/गाव: बांद्रा 4

तालुका: -

पिन: -

2) मनोज जाधव घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/घसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

Karim  
Good

वदर-९/  
४३०६/१३  
२००८



प्रमाणित करित येो की, या  
दस्तामध्ये वदर नं. २.३. पाते आहेत.

सह. मुख्य निबंधक अंधेरी-३  
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही  
अंधेरी 3 (अंधेरी)

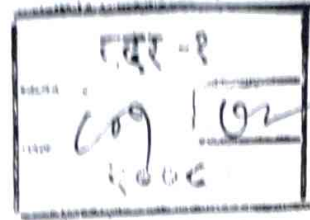


वदर-९/४३०६/१३  
पुण्या क्र. मांक १ क्रमांक  
नोंदणी  
दिनांक: २४/०८/०४

सह मुख्य निबंधक अंधेरी-३  
मुंबई उपनगर जिल्हा.



घोषणापत्र



मी पु. वि. इ. ११४/१११११ याद्वारे घोषित करतो की, दुय्यम

दिनांक: ३१/१०/०६ यांचे कागदालयात २४/११/०६ या शिरोवक्ताचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. श्री. २०/२१/०६ व इ. यांनी

दि. २१/११/०६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस

सादर केला आहे / निव्यादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार

यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यवतीर्पकी कोणीही

भवत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही.

सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूजंतः सक्षम आहे.

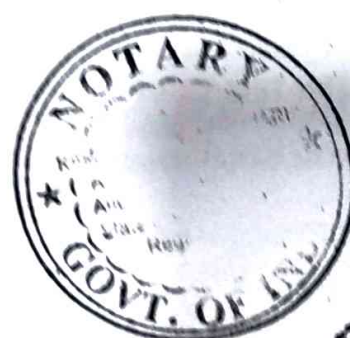
सादरचे कथन मुलांचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस,

मी पात्र राहिन याची मला जाणीव आहे.

पु. वि. इ. ११४/१११११

कुलमुखत्यारपत्रधारकाचे नाव  
व सही

दिनांक: ३१/१०/०६





श्रीमती श्रीश्री शरद  
यांना

महाराष्ट्र शासन, सामान्य प्रशासन विभागाच्या  
शासन निर्णय क्र. (१) विकास.१७०४/१०९२/  
प.क्र. १८५/२००४/५, दिनांक २ एप्रिल २००५  
विकास. ४१०२/२/५. क्र. ३७/२००२/०५,  
दिनांक २१ एप्रिल २००५ अन्वये वृहन्मुंबई  
उपनगर जिल्हा सीमा अंतर्गत क्षेत्राकरिता  
विशेष कार्यकारी अधिकारी (Special Executive  
Officer) म्हणून दिनांक १०/७/०६  
२६/१०/९९ पर्यंत अथवा पुढील  
आदेश होईपर्यंत, थपकी जे अगोदर घडेल  
तोपर्यंत विशेष कार्यकारी अधिकारी या पदावर  
नियुक्त करण्यात आले आहे.

*[Handwritten Signature]*

स्वक्षरी  
जिल्हाधिकारी,  
मुंबई उपनगर जिल्हा.

दिनांक: १०/७/०६

[वृत्ताप]



वदर-१  
६७९ ७३  
२००६

व्यक्तिगत संख्या

/PERMANENT ACCOUNT NUMBER  
AFSPM6749R



नाम NAME  
GIRISH SHARAD MOKASHI

पिता का नाम /FATHER'S NAME  
SHARAD BATTALRAYA MOKASHI

जन्म तिथि DATE OF BIRTH  
31-05-1959



हस्ताक्षर SIGNATURE

*[Handwritten Signature]*

Computer Operations



23/01/2008

दुय्यम निबंधकः

11:11:28 am

अंधेरी 1 (बांद्रा)

दस्त गोषवारा भाग-1

वदर1

दस्त क्र 841/2008

दस्त क्रमांक : 841/2008

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: सदीप के. जैन - -  
 पत्ता: घर/फ्लॅट नं: 105  
 गल्ली/रस्ता: एन एस फडके मार्ग  
 ईमारतीचे नाव: आकृती लोवा, ए विंग  
 ईमारत नं: -  
 पेठ/वसाहत: -  
 शहर/गाव: अंधेरी (पू)  
 तालुका: -  
 पिन: 69  
 पॅन नम्बर: ADQP

लिहून घेणार

वय 37

सही *Sandeep K Jain*



2 नाव: मारीया एस. जैन - -  
 पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 पेठ/वसाहत: -  
 शहर/गाव: -  
 तालुका: -  
 पिन: -  
 पॅन नम्बर: AHMPJ 0669 H

लिहून घेणार

वय 37

सही *Mariya Jain*



खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

3 मे. बाप्पा अँड राशी डेव्हलपर्स चे भागीदार व मे. बाप्पा रिअल इस्टेट व मे. विदित रिअल इस्टेट चे संचालक राकेश रेनीवाल व चंद्रेश झुनझुनवाला तर्फे मुखत्यार दिनेश गौर - -

वदर-१  
*[Signature]*  
 २००८



दस्तऐवज करून देणार तथाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

## सूची क्र. दोन INDEX NO. II

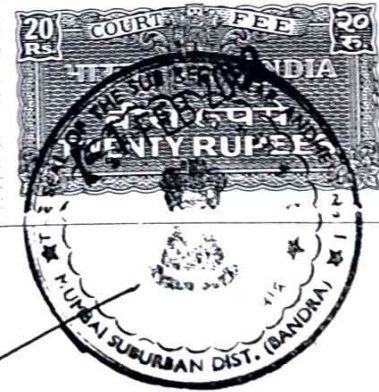
गावाचे नाव : गुंदवली  
गुंदवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 8,046,000.00  
बा.मा. रु. 6,093,680.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 274 वर्णन: विमागाचे नाव - गुंदवली ( अंधेरी ), उपविमागाचे नाव - 40/207अ - रस्ता : खालील सिटीएस नं. मधील मिळकती.  
सदनिका क्र. 303, 3रा मजला, बी विंग, बिल्डींग क्र. 2, " ग्रीनवुड रेसीडेन्शीअल कॉम्प्लेक्स ", अंधेरी कुर्ला रोड, अंधेरी (पू) मुं 93  
(1)बांधीव मिळकतीचे क्षेत्रफळ 80.18 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असलेले तैक्दा (1)-

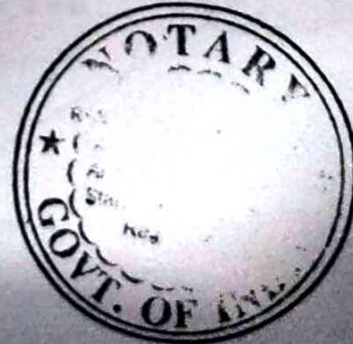
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. बाप्पा अँड राशी डेव्हलपर्स चे भागीदार व मे. बाप्पा रिअल इस्टेट व मे. विदित रिअल इस्टेट चे संचालक राकेश रेनीवाल व चंद्रेश झुनझुनवाला तर्फे मुखत्यार पुर्वक झुनझुनवाला - - ; घर/फ्लॅट नं: 302, सिल्वर, तळ मजला, बुडहाऊस रोड, मुं 5 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAGFB 1338 N .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संदीप के. जैन - -; घर/फ्लॅट नं: 105; गल्ली/रस्ता: एन एस फडके मार्ग ; ईमारतीचे नाव: आकृती लोवा, ए विंग ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: अंधेरी (पू) ; तालुका: -; पिन: 69; पॅन नम्बर: ADQPJ. 4659 K .  
(2) मारीया एस. जैन - -; घर/फ्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AHMPJ 0669 H

- (7) दिनांक करून दिल्याचा 07/01/2008  
(8) नोंदणीचा 01/02/2008  
(9) अनुक्रमांक, खंड व पृष्ठ 841 /2008  
(10) दफ्तारभावाप्रमाणे मुद्रांक शुल्क रु 384900.00  
(11) दफ्तारभावाप्रमाणे नोंदणी रु 30000.00  
(12) क्षेत्र



सह. दुय्यम निबंधक, अंधेरी क्र. १,  
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, अंधेरी क्र. १,  
मुंबई उपनगर जिल्हा.





दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (840/2008)

दस्त क्र. [वदर1-840-2008] चा गोषवारा  
बाजार मुल्य :6638562 मोबदला 7964700 भरलेले मुद्रांक शुल्क : 380900

पावती क्र.:847 दिनांक:23/01/2008  
पावतीचे वर्णन  
नांव: सुरेश नायर - -

दस्त हजर केल्याचा दिनांक :23/01/2008 10:59 AM  
निष्पादनाचा दिनांक : 17/01/2008  
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी  
1520 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

31520: एकूण

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

दस्तावा प्रकार :25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 23/01/2008 10:59 AM  
शिवका क्र. 2 ची वेळ : (फी) 23/01/2008 11:03 AM(कार्यवाही पूर्ण)  
शिवका क्र. 3 ची वेळ : (कबुली) 01/02/2008 12:37 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 01/02/2008 12:37 PM

दस्ता नांव केल्याचा दिनांक : 01/02/2008 12:37 PM

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

1) शिरीष भोकाशी - - ,घर/फ्लॅट नं: सी/8/16

गल्ली/रस्ता : -  
ईमारतीचे नाव: गितांजली नगर  
ईमारत नं: -  
पेठ/वसाहत : -  
शहर/गाव: कोरीवली  
तालुका: -  
पिन: ३२

*Handwritten signature and fingerprint*



2) गिरीश भोकाशी - - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता : -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत : -  
शहर/गाव: -  
तालुका: -  
पिन: -

*Handwritten signature and fingerprint*



वदर-१  
८०० ६००  
२००८

अभिहित करणारे वरिष्ठ, व  
दस्तामध्ये एकूण ६०० रुपये वसूल

दु. निबंधकाची सही  
अंधेरी १ (बांद्रा)

सह. पुस्तक निर्बंधक, अंधेरी क्र. १,  
सुबई उपनगर जिन्हा.



वदर-१/ ८०० /२००८  
पुस्तक क्रमांक १, क्रमांक.....वर  
मोबदला.  
दिनांक : ११/०८

सह पुस्तक निर्बंधक, अंधेरी क्र. १,  
सुबई उपनगर जिन्हा.



01/02/2008

दुर्यम निबंधकः

12/02/2008

अधिसूची 1 (बंदा)

दस्त गोषवारा भाग-1

वदर1

दस्त क्र 841/2008

दस्त क्रमांक : 841/2008

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

3) नाव मे नाथा जेड राशी डेव्हलपर्स चे भागीदार व मे बाप्पा रिअल इस्टेट व मे विदित रिअल इस्टेट चे संचालक राजेश रेगीवाल व चदेश झुनझुनवाला तर्फे गुरुत्वाप पूर्वेक झुनझुनवाला पत्ता मर/अल

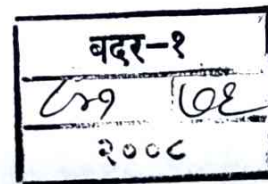
लिहून देणार

वय 24

सही



63239 - 200140



दस्ताऐवज करून देणार तथाकथीत [करारनामा] दस्ताऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (841/2008)

दस्त क्र. [वदर1-841-2008] चा गोषवारा  
बाजार मूल्य : 6093680 मोबदला 8046000 भरलेले मुद्रांक शुल्क : 384950

पावती क्र.: 848 दिनांक: 23/01/2008  
पावतीचे वर्णन  
नाव: संदीप के. जैन - -

दस्त हजर केल्याचा दिनांक : 23/01/2008 11:07 AM  
निष्ठादनाचा दिनांक : 07/01/2008  
दस्त हजर करणा-याची सही :

*Sandeep K Jain*

30000 : नोंदणी फी  
1520 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

31520: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 23/01/2008 11:07 AM  
शिकका क्र. 2 ची वेळ : (फी) 23/01/2008 11:10 AM

ओळख :

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

1) शिरीष मोकाशी - - , घर/फ्लॅट नं: सी/8/16

गल्ली/रस्ता: -

ईमारतीचे नाव: गीतांजली नगर

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: बोरीवली (प)

तालुका: -

पिन: 92

2) हितेश पटेल - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

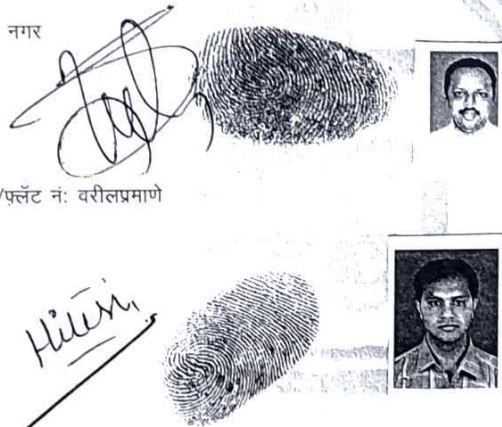
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



*वकास*  
दु. निबंधकाची सही  
अंधेरी 1 (बांद्रा)

CERTIFIED TRUE COPY

*Rivona 28/02/08*  
RAMESHCHANDRA TIWARI  
ADVOCATE & NOTARY  
GOVT. OF INDIA  
Mob.: 9820846083

वदर-१  
*609 169*  
२००८



*Vandana*

DSUMR249832795R322 Pro... 23/01/2008 11:11:50

*W. Raut*  
WASHIKANI RAUT  
B.A., LL.B.  
ADVOCATE & NOTARY,  
Tanka...  
J. P. ...  
MUMBAI-400 058.  
Reg. No. 3123 (23-11-1988)



Scanned  
2.4.1

\*\*\*\*\*  
DATED THIS            DAY OF  
\*\*\*\*\*

**M/s. BAPA & RASHI DEVELOPERS**  
... "DEVELOPER"

To,

Shri/Smt./Messrs \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tel.: Office : \_\_\_\_\_

Resi.: \_\_\_\_\_

... "PURCHASER"

**AGREEMENT FOR SALE**

Flat No. \_\_\_\_\_ on \_\_\_\_\_ Floor in \_\_\_\_\_ Wing of

**"GREEN WOODS",**

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