Manoj Ji,
As Discussed Please bill
Papers of SHIVA FOUNDATION
Plot in Royal Palms
for Vatwala

Original

Thursday, July 19, 2012
12:24:21 PM

नोंदणी 39 म.
Regn 39 M

पावती

पावती क्र. : 6254

पावतीचे नाव मरोशी

दिनांक 19/07/2012

दस्तऐवजाचा अनुक्रमांक बंदर2 - 06196 - 2012

दस्ताऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव: शिवा फाउंडेशन तर्फे ट्रस्टी श्री दिनेश एम शाहरा तर्फे मुखत्यार दिपक भाटीया - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (95)	:-	1900.00
एकूण	रु.	31900.00

आपणास हा दस्त अंदाजे 1:38PM ह्या वेळेस मिळेल

दुय्यम निबंधक
बोरीवली 1 (मालाड)

बाजार मुल्य: 228031743 रु. मोबदला: 201100000रु.
भरलेले मुद्रांक शुल्क: 11402000 रु.

दुय्यम निबंधक बोरीवली-१
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: भारतीय स्टेट बँक
डीडी/धनाकर्ष क्रमांक: 406676; रक्कम: 30000 रु.; दिनांक: 21/06/2012

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 21-7-12

महाराष्ट्र शासन—नोंदणी व मुद्रांक विभाग
मूल्यांकन अहवाल सन २०१०/२०११

१ दस्ताचा प्रकार :— भाडेपट्टा

२ पक्षकाराचे नाव :— शिवा फाउंडेशन

३. तालुका :— बोरीवली

४. गावाचे नाव :— मरोशी

५. नगर भूमापन क्रमांक /सर्व्हे क./अंतिम भुखंड क्रमांक :— १६२८/अ

६. दरविभाग (झोन) :— ५४/२५४ अ

७. मिळकतीचा प्रकार :— खुली /निवासी/कार्यालय/दुकान/औद्योगिक

दर :— ३८४००/-

८. दस्तांत नमुद केलेल्या मिळकतीचे क्षेत्रफळ :— ४९१३ चौ.मीटर

९ मजला क्रमांक :— उद्वाहन सुविधा आहे/नाही :— X

१०. बांधकाम वर्ष :— वसारा :— X

११. बांधकामाचा प्रकार :— आरआरसी/इतर पक्के/अर्धे पक्के/कच्चे X

१२. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. ज्या अन्वये दिलेली घट/वाढ

१३. भाडेकरू ज्याचा मिळकत भाडेत्याचा :— १. त्याच्या ताब्यातील क्षेत्र

२. नवीन इमारतीत दिलेले क्षेत्र X

३. कालावधी ००० वर्षे

१४. लिव्ह अँड लायसन्सचा दस्त :— १. प्रतिमाह भाडे रक्कम :—

२. सिक्युरिटी डिपॉझीट व आगाऊ दिलेली रक्कम

बाजारभाव :- २२,८०,३७४४

१५. निर्धारीत केलेले बाजरमुल्य/दस्तामध्ये दर्शविलेला मोबदला :— २०,११,००,०००/-

१६. देय मुद्रांक शुल्क :— १,१४०१५८६/- भरलेले मुद्रांक शुल्क १,१४,०२०००/-

१७ देय नोंदणी फी :— २०,०००/-

वरिष्ठ लिपीक

बुक्क्र—२१
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सह दुय्यम निबंधक बोरीवली क्र.

Valuation Sheet

Village- Maroshi C.T.S. NO. 1627(part)

Taluka-Borivali ZONE NO. 54/254A

LAND AREA 4913.66 sq. mtrs.

TOTAL F.S.I. 69006 sq. ft. i.e. 6410 sq. mtrs.

Land Area 4913.66 sq. mtr. X 1.4	=	6879.12 sq. mtrs.
Land Area (-) Total F.S.I.	=	6879.12 – 6410.81
Balance Area	=	468.31 sq. mtrs.

Market Value (A) = Balance Area X No Deviopment Zone Rate

(A)	Market Value	=	468.31 x 38400 x 40%
(A)	Market Value	=	71,93,500/-

Market Value (B) = Total F.S.I x F.S.I Rate

(B)	Market Value	=	6410.81 x 38400/-
(B)	Market Value	=	24,61,75,104/-
Total Market Value		=	(A) + (B)
		=	71,93,500 + 24,61,75,104
		=	25,33,68,604 x 0.9(999
Total Market Value		=	22,80,31,743/-
Premium / Agreement value		=	20,11,00,000/-
Stamp Duty		=	1,14,02,000/-

THE SEAL OF THE SUB REGISTRAR BORIVALI

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INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Serial No.
Stock Holder
Licence No.
Signature
Details can be verified at www.shilestamp.com

सत्यमेव जयते

Certificate No.	:	IN-MH09552367381414K
Certificate Issued Date	:	27-Jun-2012 03:56 PM
Account Reference	:	SHCIL (FI)/ mhshcil01/ GOREGAON/ MH-MSU
Unique Doc. Reference	:	SUBIN-MHMHSHCIL01102611223197 46K
Purchased by	:	SHIVA FOUNDATION
Description of Document	:	Article 36 Lease
Property Description	:	PLOT-84,INTERNAL LAYOUT PLAN,S NO-169(PT),CTS-1627(PT),PROPOSED iTE BLDG AND SERVICE APT,GOR-E,M-65.
Consideration Price (Rs.)	:	20,11,00,000 (Twenty Crore Eleven Lakh only)
First Party	:	MS ROYAL PALMS INDIA PVT LTD
Second Party	:	SHIVA FOUNDATION
Stamp Duty Paid By	:	SHIVA FOUNDATION
Stamp Duty Amount(Rs.)	:	1,14,02,000 (One Crore Fourteen Lakh Two Thousand only)

COPY OF

THE SEAL OF THE SUB REGISTRAR

Please write or type below this line

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0000731056

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shilestamp.com

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012
Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01
Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0109255777357129K
Receipt Date 27-JUN-2012

Received From SHIVA FOUNDATION	Pay To
Instrument Type PAYORDER	Instrument Date 21-JUN-2012
Instrument Number 406677	Instrument Amount 11402000 (One Crore Fourteen Lakh Two Thousand only)
Drawn Bank Details	
Bank Name STATE BANK OF INDIA	Branch Name MUMBAI
Out of Pocket Expenses 0.0 ( )	

27/06/12

THE SEAL OF THE SUB REGISTRAR OFFICE NO. 1 OF SIRDA (PARBHANI)

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SICL-E-Stamping Receipt

Stamp Duty Purchased By	SHIVA FOUNDATION	Stamp Duty Paid by	☐ 1st Party ☐ 2nd Party
Stamp Duty Amount	Rs. 1,14,02,000/-	Type of Payment	☐ Cash ☐ Cheque ☐ DD ☐ Pay-Order ☐ NEFT ☐ RTGS ☐ Account to Account Transfer
Cheque/ DD/ PO/ UTR/ REFI/ Account No.	406677		Date: 21/06/2012
Bank Name	State Bank of India	Branch Name	
Counter Signature with Seal			

THE BHARAT CO-OP BANK (MUMBAI) LTD. (MULTI-STATE SCHEDULED BANK) Goregaon / Mulund ..... Branch

Receipt No. 178856 Date 20-6-12

Name and Address of Stamp duty Payee: SHIVA FOUNDATION

Tel. / Mobile No.: 9221517702

Documents Name:

Franking Charges	Service Charges	Total Amount
No. of Doc. x Rs. 100		110

Cash☐ / P.O. / D.D. Drawn on: THE BHARAT CO-OP BANK (MUMBAI) LTD.

Counter Party Name:

Rs.

PAN No.

Purchaser Signature:

Received Rs.

Franking Sr. No.:

Scroll No

Authorised Signatory

THIS INDENTURE OF LEASE made at Mumbai this 18th day of July, 2012, BY AND BETWEEN

ROYAL PALMS (INDIA) PVT LTD (formerly known as AMIR PARKS & AMUSEMENT PVT LTD) a Company incorporated under the provisions of the Companies Act, 1956 and having its Registered office at Survey No.169, CTS No. 1627, Aarey Milk Colony, Goregaon (E), Mumbai-400065, hereinafter referred to as the "Lessors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors and assigns) of the One Part:

Shridhar Popley
Authorised Signatory

AND

SHIVA FOUNDATION, a trust registered under the Indian Trusts Act, through its trustee Mr. Dinesh Mahadevprasad Shahra having his address at 4 Sea Land, 1st Floor, Cuffe Parade, Mumbai – 400 005 hereinafter referred to as the "Lessees" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators or its successor or successors and assigns) of the Other Part:

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WHEREAS:

A. Prior to June 1990, the Trustees of A.H. Wadia Charity Trust, (hereinafter referred to as "the trust") were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of agricultural land or ground situate, lying and being at Village Marol Maroshi, Taluka, Borivali in the Registration District and Sub-District of Bombay City and Bombay Suburban and bearing Survey No.169(part), City Survey No.1627 (part) and admeasuring about 240 Acres equivalent to 975272.50 sq. mtrs. or thereabouts, and more particularly described in the First Schedule hereunder written and hereinafter referred to as "said larger property";

B. One Amir Ahmed Nensey (hereinafter referred to as "Nensey") offered to purchase the said land of the said Trust and the Trustees of the said Trust by their letter dated 5th November, 1981 accepted the said offer for the purchase of the said larger property by Nensey;

C. The Trustees of the said Trust by their letter dated 8th November, 1981 addressed to Nensey recorded that the Trustees have handed over to him possession of the said larger property for the purpose of protecting the same from encroachment and/or otherwise;

D. The Charity Commissioner, Maharashtra State, Bombay by his Order dated 11th January, 1982 bearing No. J/4/50-8/5201 sanctioned the sale of the said larger property under Section 36 of the Bombay Public Trusts Act, 1950;

E. Thereafter disputes and differences arose between Nensey and the trustees of the said Trust consequent to which Nensey filed a Suit against the Trustees of the said Trust in the High Court of Judicature at Bombay being Suit No.1745 of 1983 inter alia

for the specific performance of the said Agreement for Sale in respect of the said larger property;

F. The Trustees, in turn, filed a Suit against Nensey in the High Court of Judicature at Bombay being Suit No.1657 of 1987 inter alia for an Order and Decree for possession of the said larger property;

G. The Lessors herein were joined as party to the said Suit No.1745 of 1983 as Plaintiff No.2;

H. The disputes between Amir Nensey and the Lessors on one hand and the Trustees of the said Trust on the other hand were duly settled. The parties to the said Suit thereafter filed common Consent Terms dated 14th June 1990 in the said Suit No.1745 of 1983 and the said Suit No.1657 of 1987 and decree was passed in terms thereof on 14th June 1990, which inter alia provided that the said Decree to operate as a Conveyance of the said larger property in favour of the Lessors upon the Lessors making payment of the consideration mentioned therein to the said Trust in the manner and on or before the dates stated in the said Consent Terms;

I. The Appropriate Authority appointed under Chapter XX-C of the Income Tax Act by its Order dated 14th August 1990 granted permission and No Objection under Section 269-UL(3) for the sale of the said larger property to the Lessors;

J. Thereafter by way of Consent Order passed by the Hon'ble High Court of Bombay on 5th March,1993 time for making payment of balance consideration was extended and all the defaults on the part of the Lessors herein in complying with, observing and performing the provisions of the said Consent Decree dated June 14, 1990 were condoned and accordingly the Lessors have made payment of the entire consideration to the Trustees of the said Trust on or before April 7,1993 and thus on the said payment being made the Lessors became the absolute owner of the said

बदर-२/
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larger property in terms of the said Consent Decree dated June 14, 1990 read with the said Consent Order dated March 5, 1993;

K. The said Consent Decree dated June 14, 1990 which is to operate as a Conveyance of the said larger property in favour of the said Lessors was registered in July 10, 1995 under Serial No. 403/95 in the Office of the Sub- Registrar of Assurances at Bombay;

L. In the premises aforesaid, the Lessors herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said larger property as owner thereof;

M. The said larger property falls under "No Development Zone" under the Sanctioned Development Plan for Greater Bombay and consequently (a) Construction of structures on the said larger property or any part thereof is regulated as provided under Regulation 60 of the Development Control Regulation, 1991 and (b) no Sub-division of the said larger land is permissible and the said larger property is to vest in one owner as stipulated in the Government of Maharashtra guidelines for development under such zones by their letter Nos.DCR/2218/UD11 dated 10th October 1994.

N. Since the said larger property falls under "No Development Zone" the provisions of Chapter III of the Urban Land (Ceiling & Regulation) Act, 1976 are not applicable and the Additional Collector and Competent Authority (ULC), Greater Bombay has granted its "Non-vacant Land Certificate" dated 18th January 1995.

O. Under writing dated 3rd March 1997 bearing No.LEN 2694/No.1522 issued by the Revenue & Forest Department the Lessors has been sanctioned right of way to the said larger property over 11088.4sq.mtrs of land belonging to the Aarey Milk Colony. Subsequently, under a writing dated July 8, 1998 bearing No. 3D/KV-318/98 by the Collector, Mumbai, the Lessors have been sanctioned right of way to the said larger property over 17,690.2 sq. mtrs. of land belonging to Aarey Milk Colony and

बदर-२/
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bearing Survey No.169, Mouje, Marol for a yearly rent of Rs.15,95,317/- approximately and in pursuance of the said writing a duly registered Deed of Grant of Right of Way in favour of the Lessors will be obtained by the Lessors at its own costs and expenses.

P. Parts of the said larger property are likely to be developed by the Lessors at their own discretion for activities like setting up of resorts, hotels, motels, restaurants, health farms, clubs, golf courses, gliding, powered-gliding, skiing facilities and swimming pools, Information Technology Establishments etc. and the Lessors shall be developing a part of the said larger property for the activities as may be permissible under the Development Control Regulations.

Q. A part of the said larger property is affected by slums and the Lessors have submitted a Scheme for Slum Re-Development (SRD) in respect of the portion of the said property as contemplated by Rule 33(10) of Development Control Regulations and the said Scheme has been approved by the Municipal Corporation of Greater Mumbai under their LOI No.DY/CE/SI/SRD/0163 to 0169 dated March 27, 1996

R. A Plan of the said larger property inter alia showing the present proposed Scheme of the said larger property where the Lessors proposes to set up the Country club and allied facilities and hotels and area covered by slums and intended to be developed under Slum Re-development Scheme and portions for putting up I.T.E buildings is shown on the Plan which is hereto attached and marked as "Annexure

S. The Lessors will obtain the N. A. Permission from the concerned authorities for the proposed development on the said Property.

T. The Lessors have caused their title to the said property investigated by their Advocates and Solicitors M/s. Consulta Juris and handed over to the Lessee/s the title certificate dated August 22, 2005 of their said Advocates and Solicitors

certifying the Lessors' title to the said Property as clear and marketable and free from all encumbrances and reasonable doubts;

U. Out of the said larger property, the Lessors have agreed to lease and demise to Lessees a piece of land admeasuring 4913.66 sq. mts equivalent to 52890.64 sq. ft, and bearing Plot No. 84 of internal layout plan and more particularly described in the Second Schedule hereunder (hereinafter referred to as the "Said Property") together with

(a) Proposed total Floor Space Index (FSI) area of 5574.69 sq. mts equivalent to 60006 sq. ft. comprising of basement admeasuring 12996 sq. ft, stilt admeasuring 7835 sq. ft and 1st floor to 5th floors admeasuring 7835 sq. ft each floor (total admeasuring 39175 sq. ft) for the purpose of construction of an ITE building

(b) Proposed total Floor Space Index (FSI) area of 836.12 sq. mts equivalent to 9000 sq. ft comprising of basement of 1800 sq. ft, stilt of 3600 sq. ft and 1st floor of 3600 sq. ft for the purpose of construction of service apartments (residential)

V. A part of the Said Property's open land shall be used exclusively for the purpose of developing a garden till 21 mtrs. from compound wall of adjoining Garden view Building.

W. A Plan interalia showing the location of the Said Property in the said larger property is hereto attached and marked as "Annexure B".

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. GRANT OF SAID PROPERTY

In pursuance of the hereinbefore recited Deed of lease and in consideration as mentioned herein below and the terms and conditions and covenants herein contained and on the part

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of the Lessors and the Lessees to be performed and observed, the Lessors doth hereby demise unto the Lessees by way of lease the Said Property being land admeasuring 4913.66 sq. mts equivalent to 52890.64 sq. ft, more particularly described in the Second Schedule hereunder (hereinafter referred to as the "Said Property") and being part of the said larger property lying, being and situate at Village Marol Maroshi, Taluka, Borivali in the Registration District and Sub-District of Bombay City and Bombay Suburban together with

(a) total Floor Space Index (FSI) area of 5574.69 sq. mts equivalent to 60006 sq. ft. comprising of basement admeasuring 12996 sq. ft, stilt admeasuring 7835 sq. ft and 1st floor to 5th floors admeasuring 7835 sq. ft each floor (total admeasuring 39175 sq. ft) for the purpose of construction of an ITE building

(b) total Floor Space Index (FSI) area of 836.12 sq. mts equivalent to 9000 sq. ft comprising of basement of 1800 sq. ft, stilt of 3600 sq. ft and 1st floor of 3600 sq. ft for the purpose of construction service apartments (residential)

TO HAVE AND TO HOLD the Said Property unto and to the use, occupation and possession of the Lessee and his/her/their heirs, executors, administrators, successor or successors and assigns for a term of 999 years commencing from the date hereof subject to the earlier determination of the said demise as hereinafter.

2. CONSIDETRATION

2.1 It is agreed that the consideration of the lease granted of the Said Property by the Lessors to the Lessees as follows:

(a) Rs. 19,91,02,000/- (Rupees Nineteen Crores Ninety One Lakhs and Two Thousand Only) shall be paid by the Lessees to the Lessors for the lease of the Said Property towards the Lease Premium; and

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(b) Rs. 19,98,000/-(Rupees Nineteen Lakhs and Ninety Eight Thousand Only) shall be paid by the Lessees to the Lessors for the lease of the Said Property towards the Lease Rentals @ Rs. 2000.00 per annum in advance for the 999 years.

2.2 The aforesaid sums have been paid in the following manner:

(a) A sum of Rs. 3,30,00,000/- (Rupees Three Crores and Thirty Lakhs Only) has been paid vide cheque bearing no. 281562 dated March 28, 2012 drawn on State Bank of India, Fort Branch, Mumbai (the payment and receipt whereof the Lessors hereby admits and acknowledges)

(b) A sum of Rs. 2,48,00,000/- (Rupees Two Crores and Forty Eight Lakhs Only) has been paid vide cheque bearing no. 281566 dated April 4, 2012 drawn on drawn on State Bank of India, Fort Branch, Mumbai (the payment and receipt whereof the Lessors hereby admits and acknowledges)

(c) A sum of Rs. 2,50,00,000/- (Rupees Two Crores and Fifty Lakhs Only) has been paid vide cheque bearing no. 540960 dated April 18, 2012 drawn on drawn on State Bank of India, Fort Branch, Mumbai (the payment and receipt whereof the Lessors hereby admits and acknowledges)

(d) A sum of Rs. 1,00,00,000/- (Rupees One Crore Only) has been paid vide cheque bearing no. 540961 dated April 18, 2012 drawn on drawn on State Bank of India, Fort Branch, Mumbai (the payment and receipt whereof the Lessors hereby admits and acknowledges)

(e) A sum of Rs. 6,41,00,000/- (Rupees Six Crores and Forty One Lakhs Only) has been paid vide cheque bearing no. 540958 dated April 19, 2012 drawn on drawn on State Bank of India, Fort Branch, Mumbai (the payment and receipt whereof the Lessors hereby admits and acknowledges)

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(f) A sum of Rs. 3,00,00,000/- (Rupees Three Crores Only) has been paid vide cheque bearing no. 540971 dated May 26, 2012 drawn on drawn on State Bank of India, Fort Branch, Mumbai (the payment and receipt whereof the Lessors hereby admits and acknowledges)

(g) The balance sum of Rs. 1,42,00,0000/- (Rupees One Crore and Forty Two Lakhs Only) has been paid vide cheque bearing no. 540973 dated June 18, 2012 drawn on drawn on State Bank of India, Fort Branch, Mumbai (the payment and receipt whereof the Lessors hereby admits and acknowledges)

3. SPECIFIC TERMS OF THE LEASE

The Lessors and the Lessees hereby to the intent that the terms herein contained shall continue throughout the term hereby created, notwithstanding anything contrary contained elsewhere in this deed, agree with each other as follows:

(a) The Said Property fall under the No Development Zone.

(b) The Lessees shall have the right to sub-lease the Said Property to such persons/institutions/companies/establishments and on such terms and conditions as the Lessees deems fit and proper without obtaining No Objection Certificate from the Lessors.

(c) The Lessees shall use the Said Property for the purpose of constructing an ITF building and also service apartments (residential).

(d) The Lessee shall use a part of the Said Property for purpose of developing a Garden till 21 mtrs. from the compound wall of adjoining Garden view Building and the rest portion may be used for construction purpose as per approved plans of MCGM.

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4. COVENANTS OF THE LESSEES :

The Lessees hereby for their heirs, executors and administrators and to the intent that the obligation herein contained shall continue throughout the term hereby created, notwithstanding anything contrary contained elsewhere in this deed, covenants with the Lessors as follows with respect to the lease of the Said Property:

(a) The Lessees shall develop a Garden with landscaping features like fountains, water bodies etc without creating any structure on the said Property and as per the plans approved by the MCGM.

(b) The Lessees shall construct ITE building and service apartments (residential) building on the Said Property as stated above. However the construction of the ITE building and service apartments (residential) building on the Said Property shall be restricted to the use of the FSI as allocated to the Lessees by the Lessors under this Deed and no further FSI shall be admissible unless further granted by Lessors.

(c) The Lessees shall prepare the building plans with respect to the Said Property subject to and in conformity with prevailing rules and regulations of MCGM.

(d) The Lessees shall carry the construction on the Said Property as per the sanctioned plans only. The Lessors have already given copies of the I.O.D to the Lessees bearing number CHE/A-0314/BP(WS)/AP 2012-2013 dated May 14, 2012 in respect of the ITE building and I.OD bearing number CHE/A-0316/BP(WS)/AP 2012-2013 in respect of the Serviced Apartments to be constructed on the Said Property.

(e) That the Lessee/s shall at his/their own expenses construct upon the Said Property a one I.T.E Building and service apartment (hereinafter referred to as "the said I.T.E building") having R.C.C. structure with all the requisites and proper sewers, drains electrical connection and other conveniences thereto with new materials in a proper

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workmanship manner and subject to and in conformity with the prevailing rules and regulations of the Municipal Corporation of Greater Mumbai and other statutory authorities and in terms of the sanctioned and approved building plans. The building plans and amendments and modifications thereto will require prior approval of the Lessors.

(f) The entire elevations, colour schemes, external projections of the said I.T.E building including the garden and the area appurtenant to the building should blend harmoniously with other structure on the larger property and subject to approved plans by MCGM;

(g) The Lessees shall pay all fines and penalties and other payments whatsoever during the progress of work that may become payable or demand by statutory in respect of the said construction work or anything done under the authority contained herein and shall generally and from time to time discharge and pay all the claims, assessments, outgoings, deposits, rents, taxes, cess and all the dues or duties chargeable against the Lessors by the Government or Municipal authorities or otherwise with regard to the Said Property and the construction put up there on by the Lessees as and when such amounts fall due and shall keep the Lessors indemnified from and against the payment therefore. The Lessees shall not liable to pay any pending dues or duties, Claims, assessments, outgoings, deposits, taxes prior to execution of the Lease.

(h) The Lessee/s can construct only the said I.T.E building/Service Apartment (residential) on the Said Property and for that purpose the Lessees can consume 60006 sq.ft. and 9000 sq. ft. FSI respectively as per same proportion mentioned in Clause no. 1 (a) and (b) for I.T.E purpose and Service Apartments and Garden purpose as shown in the building plan, a copy of which is annexed hereto as Annexure "C". It is agreed that save as aforesaid no additional structure will be allowed to be constructed on the Said Property and there will be no utilisation of

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further FSI (Floor Space Index) than what is stipulated in this clause at any time in future. It is further agreed that the Lessees shall not use any Transfer Development Rights for making any construction on the Said Property. The Lessees covenants to put up construction of the area as mentioned hereinabove by using the F.S.I permitted to be used by the Lessee on the Said Property under this indenture of Lease.

(i) Changes or amendments in the Plans of the said I.T.E building or construction on the said property shall not be allowed without the prior consent or written approval of the Lessors and shall always be subject to height restriction and FSI allocated in the clause immediately preceding this clause. Such consent or unreasonably withheld and if the Lessors do not reply or raise any objections within 30 days of the Lessees' intimation and / or request, the Lessors' consent or approval shall be deemed to have been granted;

(j) The Lessee/s shall be entitled to demolish and reconstruct/rebuilt the said I.T.E building as per the FSI allocated in sub-clause (h) hereinabove and other covenants and restrictions this Deed of Lease;

(k) The Lessee/s shall subject to other provisions of this Indenture of Lease be entitled to use the Said Property for ITE and service apartments (residential) and for the purpose of development of a garden.

(l) The Lessors shall obtain commencement certificate and Lessees shall start construction after receiving Commencement certificate from the Lessors. On completion of construction of the said I.T.E. building, the Lessees shall obtain and produce for Lessors' inspection the Completion Certificate in respect of the said I.T.E. building issued by the Municipal Corporation of Greater Mumbai and the Lessees shall not occupy the said I.T.E. building unless building completion / occupation certificate is obtained from Municipal Corporation of Greater Mumbai;

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(m) The Lessees shall be liable to pay all the people engaged in the said construction work including the Architects, RCC consultants, construction workers and suppliers of construction material. The Lessees shall indemnify and keep indemnified the Lessors against all the claims, demands, losses and cost and charges that the Lessees may incur or that may arise due to any claims from persons regarding the construction or due to any accident or breach of any rules and regulations of MCGM or Government of Maharashtra or any breach of contract with the Architects, RCC consultants, construction workers and suppliers of construction material engaged by the Lessees;

(n) During the construction work of the said I.T.E building, the Lessee/s shall ensure that no nuisance or annoyance will be caused to the adjoining owners and occupiers of the adjoining property;

(o) The Lessee/s shall bear, pay and discharges all and whatsoever existing and future rates, taxes and assessments, outgoings and burdens whatsoever which may at any time or from time to time hereinafter during the term created under this lease be imposed or charged upon the Said Property and the structure erected thereon and/or for the time being standing on the Said Property and to keep the Lessors and his estate and effects indemnified against all such payment. If the taxes, cess and assessments duties and/or other outgoings are charged on the said larger property which includes the Said Property, then in that case the Lessee/s shall be liable to pay the proportionate part thereof based on the area of the Said Property and area of construction (if any) standing thereon;

(p) The Lessee/s shall subject to other provisions of this Deed of lease be entitled to use the Said Property for the purpose I.T.E only construction of a I.T.E building/Service Apartments / gardens as approved by the Municipal Corporation of Greater Bombay as set out in rule 60 (xiii) of Development Control Rules, 1991 only and for no other purpose;

बदर-२/
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(q) I.T.E or construction put up or to be put up on the Said Property shall be used purely for I.T.E purposes /Services Apartment;

(r) Landscape design and Garden around the I.T.E building / Serviced Apartments will be as per planting plan approved by the Lessors and shall by the maintained by Lessee/s and that portion will be upon to sky. I.T.E building will be constructed as per the sanctioned plans of Municipal Corporation of Greater Bombay from the edge of the Said Property occupied by the Lessee/s;

(s) Compound wall around the area of the Said Property as and when allowed will be as per Municipal Corporation of Greater Bombay specifications and in conformity with the compound walls if any of other Lessee/s;

(t) The plan prepared by the Lessors and submitted to the Municipal Corporation of Greater Mumbai for its approval provides for a motor able access to the Said Property from the boundary as shown on plan thereof attached and shown hereto in colour burnt sienna in Annexure "B". The Lessee/s will be required to use the said access road jointly with other persons, who may be claiming as the same Lessee/s or otherwise from the Lessors in respect of the remaining part of the said larger property;

(u) The Lessee/s shall regularly pay to the Lessors or to Royal Palms Property Pvt. Ltd. (Formerly known as New town Management Pvt. Ltd.) as agency appointed by Lessors an amount equivalent to Rs. 1.00 per sq. ft. of built up area per month being the proportionate cost, charges and expenses for the maintenance of the common amenities, facilities, security charges, maintenance of landscaping charges, cost levied for grant of access from main road by the concerned Authorities in proportion to the area of the Said Property and FSI allocation including the cost of maintenance of the drainage plant to be installed by the Lessors on the said larger property. These amenities and services shall be maintained by the Lessors by themselves or

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services shall be maintained by the Lessors by themselves or through their contractors appointed on professional basis, for the maintenance of the aforesaid and the Lessee/s shall pay to the Lessors or the Agency appointed by Lessors the proportionate charges every month on the bill being submitted to him/her/them without any objection or complaint regarding the quantum of charges and such maintenance charges shall be a first charge on the Said Property. The Lessees shall enter into a separate maintenance agreement with contractors appointed by the Lessors for the said purpose, the Lessee shall not be entitle to stop paying maintenance amount on a ground of non satisfactory maintenance.

(v) The Lessees shall not object to the Lessors carrying on any other activities on the remaining portion of the said larger property including Golf Club, Hotels, residential Housing and any other activities;

(w) The Lessees are aware that Municipal Corporation of Greater Mumbai is not likely to provide a water connection to the said Property and in view thereof the Lessors have made provision for supply of water by creating water reservoirs and shall be providing water. The Lessee/s shall also pay the water charges as per the actual consumption as shown in the private meter to be installed and which water is to be supplied from the reservoir and the storage facilities common for all the occupants of the said larger property. It is understood that the charges of such water supply would be higher than the normal water charges of the Municipal Corporation of Greater Bombay, which will be paid by the Lessee/s to the Lessors or their contractors on the bill submitted in that behalf without any demur or objection and such charges shall also be a first charge on the demised land;

(x) The lessees shall not object to the Lessors carrying on any other activities on the remaining portion of the said larger property including Golf Club, Hotels, residential housing and any other activities;

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(y) The Lessee/s shall pay all security deposits, scrutiny fees, meter deposits and other charges with regard to the Said Property and payable to the Municipal Corporation of Greater Mumbai and other statutory authorities including M.S.E.B./B.S.E.S for the purpose after the execution and registration of this Indenture of Lease.

(z) The Lessees agrees that they will not demand sub-division of the Said Property from the said larger property and shall not make any application for its sub-division from the remaining part of the said larger property or any further sub-division of the Said Property at any time in future even if such sub-division is allowed.

(aa) All deposits for water/electricity for the future construction (if any) that the Lessees may hereinafter intend to put up on the Said Property will be paid by the Lessees. The Development charges or any other charges including betterment charges payable to the Municipal Corporation of Greater Mumbai for the Said Property will also be paid by the Lessees;

(bb) The Lessees shall not construct overhead tank in the open area of the Said Property. Similarly Lessee will not dig any well or bore-well on the Said Property;

(cc) The Lessees will install proper fire fighting equipments. The Lessee/s shall also be responsible for providing for drainage system for the Said Property and the construction put up on the Said Property and shall connect the drainage into the Mains on the Road. The Lessee/s shall not construct septic tanks or Pits on the Said Property;

(dd) If any further FSI over and above the FSI which is existing and permitted to be utilized by the Lessors on the Said Property under this indenture of lease, is sanctioned or become available on the Said Property by the Municipal Corporation of Greater Mumbai or the State Government, the same shall belong to and be available exclusively to the Lessors and the Lessees hereby agrees and undertakes not to claim any right, title or interest therein and the Lessors alone shall be entitled

बंदर-२/
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to use such additional or further FSI anywhere on the said larger property, save and except on the Said Property;

(ee) At any time hereafter, the Lessees shall not object to or cause any obstruction on interruption in the Lessors right to carry out development or other activities in the said larger property;

(ff) The Lessee/s shall not carry out any activity, which is considered illegal, or immoral activity or cause any nuisance to the neighbors;

(gg) The Lessees shall not object to the Golf Course and shall allow the agency (if any) appointed by the Lessors to retrieve the Golf Balls from the Said Property;

(hh) The Lessee/s shall not have any right or interest in respect of common roads or amenities save and except for approaching, the Said Property from main road and Lessee's rights shall extend to the use of the Said Property only. Provided however that the Lessee's right of access to the Said Property from the main road within the layout shall be unfettered and shall not be withdrawn or terminated by the Lessors at any time in future for any reason whatsoever.

(ii) Lessee/s shall take care of the water lines and drainage pipes passing through the Said Property. Lessees shall allow the maintenance/repair or water lines/drainage line (as and when necessary) passing through the Said Property;

(jj) Lessee/s shall not object to construction or maintenance or replacement or addition of the water lines or the drainage lines or storm water drains on the Said Property and the Lessee/s shall not contribute proportionately, if any, to the replacement cost of such water line or drainage line or storm water drains;

बदर - २/
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(kk) Lessee/s shall insure the I.T.E building and Service Apartment (residential) building on the Said Property in the name of the Lessee/s against fire and other calamities at its own cost;

(ll) The Lessee/s shall not sell or dispose of any earth, gravel or sand from the Said Property and shall not excavate the same without permission of the concerned Authorities and except in so far as may be necessary for the execution of construction work of the I.T.E building.

5. The Lessee/s shall be entitled, from time to time:

(a) To carry out the work of renovation and re-decoration of the interior of the said I.T.E building / Serviced Apartments;

(b) To install air-conditioners in the said I.T.E building / Service Apartments and to carry out the work for that purpose, as also gas connection and all other amenities as may be reasonably required and for that purpose to fix the necessary pipes, fittings and fixture in the Said Property as may be necessary, without causing obstruction to the other Lessee/s or occupiers/owners of the said larger property;

(c) To make such addition and alteration in the said I.T.E building as may be required by the Lessee/s for the more beneficial enjoyment of the Said Property and the said I.T.E building and as the Lessee/s in their absolute discretion may consider fit and proper subject however to compliance by the Lessee/s of all the covenants, conditions and stipulations herein contained, the rules and regulations and bye-laws of the regulation and bye-laws of the Municipal Corporation of Greater Bombay and other concerned bodies and authorities;

These sub-clauses (a), (b) and (c) will be treated by the parties as the Lessors consent.

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5. COVENANTS OF THE LESSOR :-

The Lessors hereby for their heirs, executors and administrators and to the intent that the obligation herein contained shall continue throughout the term hereby created, notwithstanding anything contrary contained elsewhere in this deed, covenants with the Lessees as follows with respect to the lease of the Said Property:

(a) The Lessors shall keep the FSI purchased by the Lessees with respect to the Said Property under this Lease Deed free from their own use and shall at no point utilize the same in their other projects.

(b) The Lessors shall get the building plans approved from MCGM and obtain commencement certificate from MCGM with respect to the developments to be carried on the Said Property respectively as stated in this Deed. Any expenses incurred on this account should be borne by Lessors except the official charges of MCGM including Basement Deposit & other official payments. The Lessee/s shall obtain and produce for the Lessors' inspection the Completion Certificate in respect of the said I.T.E building issued by the Municipal Corporation of Greater Mumbai and the Lessee's shall not occupy the said I.T.E building unless building occupation certificate is obtained from Municipal Corporation of Greater Mumbai.

(c) The Lessors have agreed to provide internal approach road to the Said Property which shall be connected to main road Further the Lessors shall also maintain the motor able road on the northern & eastern boundaries of the Said Property in good condition and free from water logging.

(d) The Lessors shall provide a proper storm water drain line and Sewage drain line up to the entrance of the Said Property respectively and shall also undertake periodic cleaning of the drains to ensure that the Said Property does not get water logged at any point of time

बदर-२/
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(e) The Lessors shall allow the Lessees to put a wicked gate on the back compound wall of the existing office of the Lessees being "Ruchi House" (another property of the Lessee adjacent to the Said Property) To get access to the Said Property respectively. The said access will be made in such a way that the Lessees shall be able to use the same for easy access for movement of men and material, without any hindrance or obstruction.

(f) The Lessors shall compulsorily convert usage of the Said Property from ITE to commercial as & when the Zone conversion is approved on their Larger Property.

(g) The Lessee should be allowed to transfer the above properties in future but the Lessors shall not demand any transfer levy either from Lessee or from the prospective lessee of the Said Property. Further, with respect to the Said Property, if the Said Property is sold by the Lessees as ITE, no transfer lever shall be demanded by the Lessors. However, if the Lessee sells the Said Property as Commercial Property after its conversion in future, then transfer levy shall be payable to the Lessors by the prospective Lessee only.

(h) The Lessors shall not demand any other amount and / or charges from the Lessees for the lease of the Said Property except as agreed under this Indenture of Deed. The Lessors agree that there are no other charges and / or amounts payable by the Lessee to the Lessors. However, Estate Maintenance Charges to the Lessors and all Government & MCGM charges & Taxes shall be paid by the Lessees.

(i) The Lessors have handed over the physical possession of the Said Property to Lessees with proper demarcation after receiving payment as mentioned in clause 2 above.

6. DECLARATION AND COMFIRMATION

The Lessors hereby declares and confirms that:-

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(a) The Said Property hereby agreed to be leased are free from encumbrances of any nature whatsoever and the said larger property and Said Property are not attached either before or after any Court judgment or at the instance of taxation authority or any other authorities and the Lessors has not given any undertaking to the taxation authority or any other authorities Government or private so as not to deal with or dispose of their right, title and interest in the said larger property and/or the Said Property and that the Lessors has full and absolute power to deal with the same;

(b) No other person had or has any claim, share, right, title and interest of whatsoever nature including by way of sale, exchange, lease, mortgage (equitable or otherwise) gift, trust, inheritance, tenancy, lien or otherwise however in the Said Property and the Lessors is competent and entitled to demise and grant lease of the Said Property in the manner provided in these presents;

(c) Various parties have filed various Suits in the High Court of Judicature at Bombay against the Lessors pertaining to the said larger property. However under a common order dated January 13, 2009 in the said suits disposing of various appeals and notice of motions, the Hon'ble Bombay High Court, through His Lordship Justice D.K. Deshmukh and Justice AA Sayed stated that there will be no ad – interim order in relation to the Said Property herein agreed to be leased, shall be subject to the result of the suit. There is no restraining order on the construction or on the creation of third party rights on the Said Property agreed to be leased.

(d) The Lessors do hereby agrees to indemnify and keep the Lessee fully and effectively indemnified at all times from and against all claims, demands, actions, suits and/or proceedings that may be made or taken against the Lessee and the costs, charge and expenses (including attorney fees) that may be suffered or incurred by the Lessee on account of or arising out of any alleged or actual violation or non compliance by the Lessors of the provisions of the laws pertaining to the Said Property.

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(e) There is no attachment or prohibitory order issued by the Competent Authority or Court prohibiting the Lessors from dealing with or granting lease of the said larger property and/or any part thereof including the Said Property as contemplated under these presents;

(f) No notice has been issued for acquisition or requisition of the said larger property or any part thereof and further that there is no outstanding notice requiring any other thing to be complied with under the Municipal Laws or any statute;

(g) The Said Property have a proper internal access from the main road as per the layout of the said larger property;

(h) The Lessors have not entered into any agreement or arrangement with any other person or persons for sale, transfer, lease or assignment of the Said Property and that they have not accepted any token deposit, earnest money, premium or any consideration from any person or persons in respect thereof. The Lessors hereby agrees to indemnify the Lessee/s against any third party claims of whatsoever nature except as stated in clause 6(c) herein above;

(i) As far as the Lessors is aware there are no other circumstances or factors which prevent the Lessors from granting lease of the Said Property to the Lessee/s or which prevent the Lessee/s from acquiring the same or getting the same transferred to or vested in them;

(j) The Lessors are duly empowered and authorized to enter into and implement this agreement /Deed;

(k) The Lessors are aware of the fact that the Lessee/s have agreed to acquire the Said Property and pay premium, rent and other monies and deposits hereunder relying on the correctness of the several statements as set-forth above and confirm and repeat the correctness thereof;

बदर-२/
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7. The Lessors doth hereby further covenant with the Lessees that:

(a) The Lessors now have (subject to what is stated in this indenture and in its recitals) in themselves good right full power and absolute authority to demise unto the Lessee/s Said Property thereon in the manner herein appearing;

(b) That on the Lessee/s paying the consideration as stated in this Lease Deed and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on their part to be observed and performed shall and may peaceably and quietly hold, possess and enjoy the Said Property together with the structures to be constructed thereon during the term hereby created without any eviction interruption disturbance claim and demand whatsoever by the Lessors or any person or persons lawfully or equitably claiming by from under or in trust from them;

(c) During the subsistence of this Lease, the Lessees shall have a right to use in common with the Lessors and other Lessees of other portions of the said larger property or other person or persons claiming through Lessors, the common amenities and facilities including internal access road more particularly described in the Third Schedule hereunder written and this covenant along with other covenants shall run with the land;

(d) During the subsistence of this Lease, the Lessors doth hereby covenant with the Lessees and grant unto and to the Lessees and their visitors, agents and servants the right and authority at all times and from time to time by night and day to pass and re-pass over and across the internal roads shown on the plan being Annexure "B" hereto of the demised premises by color burnt sienna and running across the land described in the First Schedule hereunder written for beneficial use and approach of the Said Property by foot or by vehicles and it is agreed that said right of way shall be appurtenant and running with the demised premises and shall be used by the

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Lessees and occupiers and users of the said larger property more particularly described in the First Schedule hereunder written and this covenant shall run with the Said Property AND IT IS FURTHER AGREED THAT the Lessors shall maintain the said internal road in repairs and working order and the same shall be kept open and clear in all respects AND IT IS FURTHER PROVIDED THAT the Lessors shall at their discretion and for convenience be entitled to realign or change the position of the said internal roads without affecting the access of the Lessees to the Said Property and the rights contained in this Clause will continue in respect of such changed or re-aligned roads;

(e) The Lessors shall and will from the execution hereof, unless prevented by fire or some other inevitable or unavoidable accident, from time to time and at all times hereafter during the subsistence of Lease upon every reasonable request and at the costs of the Lessees or any person or persons having or lawfully claiming through, under or in trust for the Lessees produce or cause to be produced to them or their agents or lawyers or at any legal hearing, commission or examination or otherwise as occasion shall require, all or any of the original deeds and writings relating to the demised premises and will permit the same to be examined, inspected or give and will at the like, request and the costs of the Lessees or any such other person or persons as aforesaid deliver or cause to be delivered to them or him such attested or other copies or abstracts or extracts from the said deeds and writing or any of the same as they or he may require provided always and it is hereby declared and agreed that in case during the subsistence of the Lease the Lessors or their successors and assigns sell the reversionary rights in respect of the Said Property to any other purchaser who will be entitled to the custody of original deeds and writing relating to the demised premises, then the Lessors or their successors and assigns as the case may be at their costs procure from such purchaser as aforesaid a similar covenant in all respects in favour of the Lessees herein or the survivor or survivor and their respective heirs, executors, administrators and assigns.

(f) It is hereby agreed and declared that if the monthly charges or outgoings including the maintenance charges, electricity or water charges or rent payable if any for grant of access from main road to concerned authorities payable either to the Lessors or to the Agency appointed by them or to other Authorities and payable in the manner herein before mentioned shall be in arrears for 6 (six) months or if the Lessee/s shall omit to perform or observe the covenants or conditions on the part of the Lessee/s to be observed and preformed then and in such event it shall be lawful for the Lessors at any time hereafter to re-enter upon the Said Property or any part or parts thereof and these presents shall thereupon determine PROVIDED ALWAYS that the power of re-entry herein before contained shall not be exercised without following dues process of law and unless and until the Lessors shall have given to the Lessee/s 6 (six) months prior notice in writing addressed to the Lessee/s of their intention to re-renter and specifying therein the covenants and conditions or stipulation which require to be complied with or carried out failed to comply with or carry out the same within 6 (six) months from the date of receipt of such notice. Provided further that in case of non-payment of any of the aforesaid charges, or outgoings the Lessors shall be entitled to an interest on such arrears at the rate of 16% p.a. with monthly rests till payment and realization and such arrears shall be a charge on the demised premises.

(g) That on the Lessee observing and performing the covenant conditions and stipulations herein contained and in his part to be observed and performed shall and may peaceably and quietly hold, possess and enjoy the Said Property together with the buildings and structures to be constructed thereon during the terms hereby created without any eviction interruption disturbance claim and demand whatsoever by the Lessors or any person or persons lawfully or equitable claiming by from under in trust from them subject to conditions in this agreement are not violated.

8. The Lessee further covenant with the Lessors and it is agreed by and between the parties that :-

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(a) That the Lessees shall not be entitled to apply for partition or sub-division of the Said Property from the larger property even if such sub-division is allowed by the concerned authorities in future;

(b) The Lessee/s agrees and undertakes not to use any further FSI or Transferable Development Rights (TDR) on the Said Property over and above what is expressly allowed to be used as mentioned in this Deed. The Lessee/s is/are aware that the remaining FSI existing and/or future or other rights in respect of the Said Property shall continue to be with the Lessors.

9. AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED BETWEEN THE PARTIES AS FOLLOWS:-

(a) Upon the execution hereof, the vacant and peaceful possession of the Said Property has been handed over by the Lessors to the Lessees and Lessees confirms having received such possession. On the expiration of the term hereby created or earlier determination under the provisions hereof all the buildings and structures standing on the Said Property shall belong to the Lessors;

(b) The Lessee shall be entitled to transfer and assign the benefits of this lease provided that such assignment is of the part / entire Said Property and PROVIDED THAT the Lessee/s shall have prior to the assignment of lease constructed the I.T. Building in pursuance of this document complete in all respects and shall have obtained the occupation certificate in respect thereof PROVIDED FURTHER THAT the Lessee/s procures from his Assignee an undertaking containing his name address and his willingness to abide by the terms and conditions of the terms and conditions of lease and PROVIDED FURTHER THAT Assignee shall have no right to create charge or mortgage, in respect of the Said Property and/or any part thereof;

बदर-२/
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(c) The Stamp Duty and Registration Charges of this Indenture of Lease are to be borne and paid by the Lessees alone and each party shall bear and pay the professional fees of their respective legal advisors.

IN WITNESS WHEREOF THE Lessors and the Lessee/s have set and subscribed their respective hands and seals on the original and duplicate thereof the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said larger property)

All those pieces and parcels of agricultural land falling in No Development Zone Situate, lying and being at Village Marol Maroshi, Taluka Borivali in the Registration District and Sub district of Bombay City and Bombay Suburban and bearing Survey No.289(part) City Survey No.1627(part) and admeasuring about 240 Acres Equivalent to 9719272.50sq.mts. or thereabouts.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Said Property)

A portion of the said larger property admeasuring 4913.66 sq. mts. equivalent to 52890.64 sq. ft. and bearing Plot No. 84 of internal layout plan, more together with total Floor Space Index (FSI) area of 5574.69 sq. mts. equivalent to 60006 sq. ft. comprising of basement admeasuring 12996 sq. ft., stilt admeasuring 7835 sq. ft. and 1st floor to 5th floors admeasuring 7835 sq. ft. each floor (total admeasuring 39175 sq. ft.) for the purpose of construction of an ITE building and also total Floor Space Index (FSI) area of 836.12 sq. mts.

बदर-२/
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equivalent to 9000 sq. ft. comprising of basement of 1800 sq. ft., stilt of 3600 sq. ft. and 1st floor of 3600 sq. ft. for the purpose of construction of service apartments (residential).

On or towards East	12 mtr. & 6 mtr. wide road and back compound wall of row houses
On or towards West	Adjoining plot as per internal layout plan
On or towards North	12 mtr. Wide road and Mastermind IT Building
On or towards South	Compound Wall of Garden view residential building

THE THIRD SCHEDULE ABOVE REFERRED TO

(List of Common Amenities)

1. Internal approach road from main approach road and other internal roadsfor approaching the Club House and other facilities within the larger property.
2. Approach road from main Municipal Road.
3. Sewerage system plant.
4. Water pipes and connections from main reservoir of water to the demised land and pumping station.
5. Electrical lines and connection from mains upon the demised land.
6. Common fences if any and if permitted.

SIGNED SEALED AND DELIVERED by the within named LESSORS, Royal Palms (India) Pvt. Ltd. formerly known as Amir Parks And Amusements Private Limited through its Joint Managing Director Mr. Dilawar Nansey in the presence of	For ROYAL PALMS INDIA PVT. LTD. Director

DILAWAR NENSEY

MR. PRAMOD KHANDEKAR

MR. MANESH WAGHMAR

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.....	
SIGNED AND DELIVERED by the within named LESSEES, Shiva Foundation, Through its duly authorised signatory Mr. Deepak Bhatia in the presence of.....	

MR PRAMOD KHANDEKAR

MR. MANESH WAGHMARE

बदर–२/	
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Receipt

Received this day and the year first hereinabove written from within named Lessees, Shiva Foundation the sum of Rs. 1,42,00,000/- (Rupees One Crore and Forty Two Lakhs only) towards consideration for the Said Property.	Rs. 1,42,00,000/-
Witnesses 1) MR. PRAMOD KHANDEKAR 2) MR. AJAY SAWANT	We Say Received For ROYAL PALMS INDIA PVT. LTD. For ROYAL PALMS (INDIA) PVT. LTD Director CHANDAN HEMSEY

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 DHARMA ADHIKARI (MUMBAI) उपनिबंधक बोरिवली क्र. १ धर्म अधिकारी (मुंबई)

बदर-२/
६१६६ ३४
२०१२

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the
Chief Engineer (Development Plan)
Municipal Head Office
4th Floor, Extn. Building
Mahapalika Marg, Fort
Mumbai - 400 001

To
VINAYAK LOMATE
716, 7th FLOOR, HIGHWAY COMMERCE
CENTRE,I. B. PATEL ROAD,GOREGAON (E),
MUMBAI-400 063.

No: CHE/1142/DPWS/P/S

Date: 12 NOV 2009

Sub: Sanctioned Revised Development Plan Remarks for the land bearing C.T.S.No 1627 of Village MAROL MAROSHI at GOREGAON (E).

Ref: Your Application u/no. 11509 and payment of certifying charges made under Receipt no. 1000459781 dated 17/11/09.

Sir,

Sanctioned Revised Development Plan Remarks for the land shown bounded blue on the accompanying plan are as under:-

Description of the Land	:	C.T.S.No 1627 of Village MAROL MAROSHI
Sanctioned Revised Development Plan referred to Ward	:	P/SOUTH
Reservations affecting the land [as shown on plan]	:	NIL
Reservations Abutting the land [as shown on plan]	:	NIL
Designations affecting the land [as shown on plan]	:	NIL
Designations Abutting the land [as shown on plan]	:	AAREY MILK COLONY
D.P. Roads affecting the land [as shown on plan]	:	NIL
Existing Roads [as shown on plan]	:	Present

बदर-२/
६१९६ | ३५
२०१२

Widening of the existing road to be confirmed from the office of the Executive Engineer (Traffic & Co-ordination)/Assistant Engineer(Survey)

Zone [as shown on plan]	:	NO DEVELOPMENT ZONE (NDZ)

Zonal separation line has been shown in thick red color

Remarks from other Departments/Offices:

Demarcation: The boundaries of the designations are subject to the actual demarcation on site by this office staff alongwith the representative of A.E.Survey.

Note:

If the land under reference is a part of amalgamation/sub-division/layout, then specific remarks shall be obtained from the concerned Building Proposal office and development thereof shall be as per the terms and conditions of the approved amalgamation/sub-division/layout.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The boundaries shown in the accompanying plan are as per the available records with this office. However the boundaries shown in the records of City Survey Office shall supercede those shown in the D. P. Remarks Plan.

Yours Faithfully

Assistant Engineer,
Development Plan
(P Ward)

Acc~1 plan

सदर-१
६१८६ ३८
रु. ३२

गा.न.नं. ७, ७ - अ.व. १२

न. नं. १६८

	रु.		
पैकी सध्या दिलेले	२३६	२१	
पोट हिशेब			
एकूण	२३६	२१	
	रुपये	आ.	पैसे
आकार	२३६		१२
पुर्वी बाकी			
जप्ती आकार			
बाकी			

वर्ष	महसूल	फडणीसाचे नांव	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]							

असल परतून खरी नकल असे तयार ता. १६/७/२००८

तलाठी सज्जा-गोरेगांव
तहसिल-गोरेगांव

तलाठी

TRUE COPY

[illegible]

સિટીસર્વે (શ્રી [illegible])
[illegible]

INDEX No. II

Nature of deed and consideration (in case of lease, state whether lease or lease payment ...)	Survey, Sub-Division and House No. (if any)	Area	Assessment or Judi when due	Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant	Name of the claiming party or in case of a Decree or Order of Civil Court, of Plaintiff	Date of execution	Registration	Serial No., Volume and Page	Remarks
૧	૨	૩	૪	૫	૬	૭	૮	૯	૧૦
વેચાણ ડીડ રૂ. ૧,૦૫,૮૯,૦૦૦/-	જમીન [illegible] [illegible] [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	૧૦ [illegible]	[illegible]	[illegible] ૨૦૦૦ [illegible] ૫૦૦૦

TRUE COPY

૩૨ ૭૯૬૩
૨૦૫૨

No.11- 33676

FRESH CERTIFICATE OF INCORPORATION
CONSEQUENT ON CHANGE OF NAME
IN THE OFFICE OF THE REGISTRAR OF COMPANIES, MAHARASHTRA, MUMBAI.

In the matter of AMIR PARKS & AMUSEMENT PRIVATE LIMITED

I hereby approve and signify in Writing under Section 21 of the Companies Act, 1956 (Act of 1956) read with the Government of India, Department of Company Affairs, Notification No.G.S.R. 307E dated the 24th June 1985 the change of name of the company :

from AMIR PARKS & AMUSEMENT PRIVATE LIMITED

to ROYAL PALMS (INDIA) PRIVATE LIMITED

and I hereby certify that AMIR PARKS & AMUSEMENT PRIVATE LIMITED which was originally incorporated on SIXTH day of AUGUST, 1984 under the Companies Act, 1956 under the name AMIR PARKS & AMUSEMENT PRIVATE LIMITED

having duly passed necessary resolution in terms of section 21 / / / / of the Companies Act, 1956 the name of the said Company is this day changed to ROYAL PALMS (INDIA) PRIVATE LIMITED and this certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand at MUMBAI this THIRTIETH day of AUGUST Two Thousand ONE.

DEPUTY REGISTRAR OF COMPANIES
MAHARASHTRA MUMBAI.

बदर-२१
६१६६ ३८
२०१२

FSI utilised for ancillary activities shall not exceed than of the permissible FSI. No separate FSI norm for ancillary activities would be necessary.

f) All the structures should be ground + first floor stilt + 1 floor structures with height restricted to 9.75 mtrs, with the constructions blending with the surrounding environment and landscape.

g) Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.

h) All the age old trees shall be maintained as they are-Remaining trees already growing on the land may be preserved to the extent possible. except that if it becomes necessary to cut any tree, the required permission of the Competent Authority should be obtained under the Law. At least 5 trees per 100 sq.m. shall be planted and grown within the area of the principal user.

i) Structures, buildings or monuments of historical, aesthetical, architectural or heritage importance, if any, shall be preserved and maintained properly.

j) Sufficient parking facilities shall be provided on site as prescribed by the M.C.

k) The owner shall prepare a suitable layout with appropriate landscaping of the Recreational and other facilities and obtain approval of the Commissioner.

l) The development shall be regulated according other requirements of these and all applica rules and regulations and subject to all ot clearances as may be required.

Yours faithfully,

(N.S.Kulkarni)
Under Secretary to Gove

Copy forwarded with compliments to :

1) Maharashtra Chamber of Housing Industry, Sakharin Chambers Peth, 306, Vikas, Bank Street, Bombay-23
2) The Deputy Director of Town Planning, Gr.Bombay, MMR Hutments, Azad Maidan, Bombay,

3. Select file.

-बदर-२/	
६१९९	४०
२०१२	

GOVERNMENT OF MAHARASHTRA

No.DCR 1094/2218/UD-11,
Urban Development Department,
Mantralaya, Bombay 400 032.

10th October 1994

To

The Director (D.C.& P.),
Municipal Corporation of Greater Bombay,
Bombay-1

Sub:- Draft guidelines for allowing development as permissible under D.C.Regulation on the plots situated in N.D.Z.

Sir,

Please refer to your letter dated 27.7.94. In this context I am directed to state as under.

02. If the request for development of plot is under Regulation 60(xiii), the residential user is principal user. Having accepted this, there is no objection to adopt draft guidelines suggested by you for regulating residential development in 'No Development Zone' subject to following changes.

a) The entire land under the project being developed shall vest in a single ownership and the land shall not be sub-divided at any time. There could however be one or more co-owners of the entire land under the project.

b) All the structures shall also remain in the single ownership of the project developer/ as in (a) above.

c) The required infrastructure like proper and adequate access, services, sewage disposal, adequate off-street parking will have to be provided and maintained by the proponent of the project at their cost and to the satisfaction of the Commissioner.

d) the owners shall provide adequate facilities for collection and disposal of garbage at their cost and to the satisfaction of Commissioner and will keep at all times, the entire environment clean, neat and hygenic.

e) Structures for ancillary activities belonging open the principal user such as administrative office, small auditorium, restaurant, essential staff quarters, storage buildings, ancillary structures such as covered swimming pools etc. may be permitted within the permissible floor space index.

-2-

THE SEAL OF THE SUB REGISTRAR

बदर-२१
६१९६ | ६५
२६१२

ANNEXURE "II"

Application No. 301/91 Under section 36(1) (a) of the Bombay Public Trusts Act, 1950, in respect of A.H. Wadia, Charity Trust, P.T.R. No. E-470(Bombay).

Read application No. Nil dated 19.11.01 and further correspondence along with the meeting dated 20.12.01 before CC HS Bombay.

No. C/4/301-91/329
Office of the Charity Commissioner
Maharashtra State, Bombay
83, Dr. Annie Besant Road, Worli,
Bombay-18.
Date 11.1.1993

O R D E R

Sanction is hereby accorded under section 36 (1) (a) of the Bombay Public Trusts Act, 1950, to the sale of the immovable property of the above trust viz. land bearing survey No. 169 (Part) C.T.S. No. 1627 (Part) admeasuring 9,73,272.20 Sq.Mtrs. or thereabout situated at Marol, Marosh Village in favour of M/s. Amir Parks & Amusements for the price of Rs.35,00,000/- (Rupees Thirty five lacs only) as per letter of the trustee dated 29.9.1991 addressed to the purchaser M/s. Amir Parks & Amusements.

1. This order is subject to the following conditions:

The amount of sale proceeds shall be held as trust corpus and kept intact for ever in the form of investments in long Term Fixed Deposits of any Scheduled Bank or co-operative Bank approved by Government under Section 35 of the Bombay Public Trusts Act, 1950 or in the Postal Savings Bank account or in the Public securities yielding higher rate of interest and only the interest thereon may be spent on the objects of the trust.

2. The sale shall be executed within a period of six months from the date of obtaining No Objection Certificate under Urban Lands (Ceiling and Regulation) Act, 1976 provided that such application for No Objection certificate is made within a period of one month from the date of this sanction order and a copy of the same is enclosed to the Charity Commissioner, Maharashtra State, Bombay for report.

3. Trustees shall abide by the provisions of all laws applicable to this sale.

4. All the costs and charges in respect of the sale of the property i.e. stamp duty registration charges including advocates fees and other out of pocket expenses shall be borne and paid by the purchaser.

Sd/-
([illegible])
Charity Commissioner,
Maharashtra State, Bombay.

SEAL

THE SEAL OF THE SUB REGISTRAR [illegible]

बदर-२/
८१९६ | ४१
२०१२

To,

Shri J.M. Solanki, Advocate,
12, Nagindas Master Road, Etc.,
Fort, Bombay-400023.

Note : The trustees should file a change report under Sec.22 of the B.P.T. Act, 1950 after completion of the sale execution of with the Dy. Charity Commissioner, Gr. Bombay Region, Bombay to get the record amended because of change in property holding.

Sd/-
Superintendent
Office of the Charity Commissioner,
Maharashtra State, Bombay.

Copy forwarded with compliments to the Dy. Charity Commissioner, Gr. Bombay Region, Bombay for information & Records.

Copy to M/s. Agir Parks & Amusements - for information.

THE SEAL OF THE SUB REGISTRAR GRANTHALI NO. 1

बदर-२/
५१९६ ४३
२०१२

NDZ

Maharashtra Regional and Town Planning Act, 1966.

- Directions under section 37(1) and 154 of MR&TP Act.
- Modification to Development Control Regulation for Gr. Mumbai regarding Development of IT/ITES units.

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400 032.
Dated: 15th February, 2006.

ORDER

No: TPB 4303/CR-192/03/UD-11.

Whereas the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by the Government vide Urban Development Department's Notification No. DCR-1090/RDP/UD-11 dated 20th February, 1991 to come into force with effect from 25th March, 1991.

And whereas, Regulation 60 of the said Regulation deals with the uses permissible in No Development Zone (NDZ).

In 1998, Government had announced "Information Technology Policy, 1998", with a view to give impetus to coming up of Information Technology Establishments in the State and accordingly directions under section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") were also given to the Municipal Corporation of Greater Mumbai and other Corporations/Councils of State, to amend the Development Control Regulations (DCR), so as to permit IT units in developable/non developable zones and also to make available additional FSI for such units.

Government in Urban Development Department vide Notification No. TPB 4398/1234/CR020/98/UD-11 dated 17th February, 2000 finally sanctioned amendment to Revised Development Control Regulations of Greater Mumbai, 1991 (hereinafter referred to as "the said Regulation") which inter alia provides for grant of additional FSI to the extent of 100% over and above the permissible FSI to the buildings of Information Technology Establishment (pertaining to software or services) by Public Bodies like MHADA, SRSPS, MIDC, SICOM, CIDCO or their joint venture companies having more than 51% stakes of these bodies.

In the year 2003, Government has further drawn up Information Technology & Information Technology Enabled Services (IT/ITES) Policy, 2003 (hereinafter referred to as "the said policy") vide

जदर-२/
६१९६ | ४४
२०१२

Industries, Energy and Labour Department's Resolution No. ITP 2003/CR-36/IND.7 dated 12/7/03, that has come into force with effect from 4th June, 2003 to remain in force for a period of five years. The prime object of the said policy is to make Maharashtra, the most favoured destination for investments in the IT and ITES Industries, thereby opening up large scale opportunities of employment and self employment so as to facilitate growth of skilled and globally employable manpower.

In the said policy, Government has declared certain incentives, effective implementation of the said policy and to achieve rapid growth of the IT and ITES Industries and accordingly Government in exercise of the powers vested under section 37(1AA) of the said Act had published a notice and finally sanctioned the modification under section 37(2) of the said Act, to the regulation 60(xiv) of the said regulation vide its Notification of even No. dated 15/5/2006 (hereinafter referred to as "the said Notification");

And whereas, Development Commissioner (Industries) vide its letter dated 21/10/2008 has informed that the High Power Committee appointed in the said policy has taken a decision that the condition of additional FSI which would be available only upon full utilisation of basic admissible FSI shall be relaxed and accordingly the said notification shall be modified;

Now therefore in exercise of the powers vested under section 37(1) of the said Act read with provision contained in section 154 of the said Act Government is pleased to issue the following directions to the said Authority;

DIRECTIONS

(1) The said Authority shall initiate modification to the said Regulation as detailed below.

The condition (ii) of Regulation 60(xiv)(b)(i) (viz. Additional FSI to IT/ITES units would be available only upon utilisation of basic admissible FSI of 0.20) is deleted.

(2) The said Authority shall publish the requisite notice inviting suggestions/objections over the said modification within a period of 60 days from the date of issue of this order.

(3) After completing the legal procedure as laid down under section 37(1) of the said Act, the said modification proposal shall be submitted to the Government for final sanction.

नंदर-२/
८१९८ ४५
२०१२

(4) Pending sanction to those modifications by the Government under section 37(2) of the said Act, the aforementioned modifications shall come into effect forthwith.

By order and in the name of the Governor of Maharashtra,

(S.R. Khot)
Under Secretary to Government.

To

The Municipal Commissioner, Municipal Corporation of Gr. Mumbai.

Copy to -

1) Principal Secretary to Chief Minister of Maharashtra, Mantralaya, Mumbai.
2) Dy. Secretary to Chief Secretary of Maharashta, Mantralaya, Mumbai.
3) Principal Secretary (Industry Department), Mantralaya, Mumbai.
4) Director of Town Planning, Maharashtra State, Pune.
5) Dy. Secretary, Urban Development Department, Mantralaya, Mumbai.
6) Dy. Director of Town Planning, Brihanmumbai, Mumbai.
7) Desk officers UD-9, 12, 13, 30.
8) Desk Officer, UD-29 with a request to publish the above order on the Government web site.
9) Select file.
10) Section 37(2) file.
11) Section 156 file.

THE SEAL OF THE SUB REGISTRAR

बदर-२/
६७६६ | ४६
२०१२

No. C/ULC/O-III/Sec.20/[illegible]/[illegible]

Office of the
Additional Collector & Competent
Authority (ULC), Greater Bombay,
New Administrative Building,
10th floor, Opp. Mantralaya,
Bombay- 400 032.

Dated : 13-1-1995.

To,

M/s Airlr Parks & Landscaping Pvt. Ltd.
Airlr House,
115, Wode-house Road,
Colaba, Bombay- 400 005.

(ULC) 1:
1

SUB.:- Non-Vacant Land Certificate '
S.No. 169(pt) of village Marosna
Goregaon(S), Taluka Borivali.

REF.:- Your application dated 12-4-1994 &
4-7-1994.

Sir,

Please refer your letters dated 12-4-1994 & 4-7-1994 as referred to above. It is seen from the information supplied by you under your letters mentioned above in respect of the land under reference, the above land falls under ' No Development Zone' of D.P. In so, the land is not 'Vacant Land ' as per provisions of the section 2(q) of U.L. (C & R) Act, 1976. This letter is issued subject to the following conditions :

1) The information & documents supplied by you are [illegible] genuine.

2) If the Zone under the D.P. is changed the subject [illegible] attract the UL (C & R) Act, 1976 and the provisions [illegible] Chapter-III of the Urban Land (C & R) Act, 1976 would [illegible] applicable. The Land-holder would have been required to file [illegible] return under section 15 of the ULC Act, 1976.

3) As regards the [illegible] the property [illegible]

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 3 [illegible]

बदर-२/
६१९६ | ४७
२०१२

No.C/ULC/D-III/Soc.20/NOC/RISC/

Office of the
Additional Collector & Competent
Authority (ULC), Greater Bombay,
New Administrative Building,
10th Floor, Opp. Mantralaya,
Bombay- 400 032.

Dated : 13-1-1995.

To,

M/s Nile Parks & Amusement Pvt. Ltd.

- 2 -

4) Activities permissible in 'No Development Zone' shall be in conformity with the D.C. regulations of Greater Bombay & permission thereof be obtained from UMC only.
5) In case of any change in the zoning of the area, specific approval of the Competent Authority will be necessary.

Yours faithfully,

(S. D. Dharmadhikari)
Additional Collector & Competent Authority
(ULC), Greater Bombay.

Copy forwarded with compliments to :-

1) The Deputy City Engineer D.P., BMC, Bombay- 400 001.
2) The Executive Engineer, D.P. (W.S.) & R & R Ward, Kandivali (W) Bombay- 400 067.

Gajjada/10.1.

बदर-२/
३९६ ४८
२०१२

ANNEXURE "D"

RULED CARD No. 00300

((०९७३५५००))

((९०८५४२-३))

[९२५७३५ = ५]

मा. जिल्हाधिकारी, पुणे उपनगर जिल्हा

यांचेकडील आदेश क्र. सी. कार्या. २ का.

सिटी सर्व्हे नं. ८८७ व ८७९ मध्ये १५/४/२५

मध्ये मि.प. वर दाखल असलेले ११०६५५

पो.पि. सेत्र रद्द करून ते. ९७३५५०० असे पो.पि.

असे दाखल केले.

प्रांत अधिकारी

जिल्हा नि. पु. प्र.

प्रधान न. पु. प्र.

मु. व. जि. पुणे.

बदर-२१

६१९९ | ४९

२०१२

बदर-२/

९१९८ | ५०

२०१२

नगर भूमापन - मरोळ, ता. अंधेरी, न.भू.क्र. १९७८

बे.का.मु.—२५,०००—१-८५—हा. का. ९५-(सीए) २०१ ; न.भू.मा. २५ म. कुरवणी
शा. नि., म. नि., क्र. ८६१६, दि. ११-९-२६; C. T. S. 2 m.
का. प., म. रजन नि., क्र. २५३२२१-अ, दि. ४-१-६३.]

कोरी पत्रिका

२८/११/९९	मा. मोरोदा चौधरी, कुलेक्टर उपनगर, जिल्हा मी.पे. कडील आदेश क्र. सी./कार्या-३ क/कलम १३८/एस.आर.ए./९९ दिनांक २४/११/९९ नुसार मौजे मरोळ (मरोळी) न.भू.क्र. १९७८ मापन करण्याचे दारात. क्षेत्र १४०७.०० चौ.मी. पैकी ९५०७३९२ चौ.मी. (३२ - १ एकर - २० गुंठे) पावत्र केले. न.भू.क्र. १९७८ ची एक कुरवण केली.
१/२०००	मा. अपर आयुक्त कोकण विभाग मुंबई यांचेकडील उक्त पत्र एन.टी.-९९/४७०० दि. ०४.१२.२००० व त्यानुसार मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र. सी/कलम १३८/एस.आर.ए./९९ दि. १४.१२.२००० अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दि. ३१.१२.९९ चे आदेशास मा. अपर आयुक्त कोकण विभाग यांचे कडील आदेशाप्रमाणे अंतिम निर्णयाधीन — संपादित जिल्हाधिकारी नोंद घेतली.

(कु. मोरोदा)

बदर-२/
९१९९ | ५१
२०१२

१८/८/२००० मा. अपर आयुक्त कोकण विभाग मुंबई यांचे कडील अपील उ.क. - पल्ल एनजी - ६६/२००० दि. २०/५/२००० अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे दि. २६/७/९९ चे आदेशाचा दि. ११/१/२००० अन्वये केलेला आदेश बाजूस करून - विरोधी [illegible] फेर क्र. ३ [illegible] प्रकरणांत - पैसे भरून घ्यावे अपिलाचा [illegible] आदेशाप्रमाणे तसे परिस्थिती [illegible] आदेश द्यावेत नोंद घेणेसाठी.

न. मु. व. [illegible]

१८/८/२००० मा. अपर आयुक्त कोकण विभाग मुंबई यांचेकडील अ.क. अपील उ.क./पल एनजी/८८/२००० दि. १८/८/२००० अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे दि. २६/७/९९ चे फेर क्र. ३ [illegible] आदेश रद्द केले बायतजीमोर्द घेणेसाठी.

न. मु. व. [illegible]

१८/८/२०.०० मा. अपर सचिव महसूल व वन विभाग मंत्रालय मुंबई यांचेकडील आदेश क्र. एरोंगाला - २८००/१५३०/प्र.क्र.२५१/ल-१ दि. ७/९/२००० अन्वये मा. अपर आयुक्त कोकण विभाग यांचे दि. [illegible]/२००० चे निर्णयास [illegible] फेर क्र. ३ [illegible] आदेश आणि तसा बायतची नोंद [illegible]

न. [illegible]

THE SEAL OF THE [illegible] (MAH.)

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[illegible] 13/3/2002 [illegible] प्रकार नोंदी [illegible]
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[illegible] 13/3/2002 [illegible] ४०.००
[illegible] नुसार १.८५-००

नगर भूमापन अधिकारी [illegible]

बदर - २/
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UMPR 8025-2010-11-2,000 Forms. (4 Pages F/B)

उपप्रमुख अभियंता इमारत प्रस्ताव प.उ. क्षेत्र
मुख्य अभियंता इमारत, सी. वि. सं. सहायक आयुक्त,
पी. डब्ल्यू. डी., रोड, रेल तरिस्त शाळेजवळ,
कांदिवली (पू.), मुंबई-४०००७०

EC-18

346
Form ------
88

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

THIS L.O.D. /C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1976

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

No. E.B./CE/ CHE/A-0314/BP(WS)/AP BS/A 2012-2013 of 200 - 200 14 MAY 2012

MEMORANDUM

Municipal Office,
Mumbai 200

Owner : M/s. Amir Parks & Amusement Pvt.Ltd.

With reference to your Notice/letter No. 337 236 dated 8.05.2012 200 and delivered on ..... 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed I.T. Bldg.(Bldg.no.I-96) on plot bearing furnished to me under your letter dated ..... 200 ..... I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by the reo/ reasons :-

C.T.S. No. 1627/A, S.No.169 (Pt.) of Village Marol-Maroshi, at Goregaon (East), Mumbai.

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

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

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

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

4. That the specification for layout/D.P.road/or access roads/ development of setback land will not be obtained from E.E.Road Construction(W.S.)Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV/E.E.(T & C) before submitting B.C.C.

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2012

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise, you will be at liberty to proceed with the said building or work at anytime before the ..... day of 3 MAY 2012 , but not so as to contravance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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

Executive Engineer, Building Proposals,
Zone, P Wards.

SPECIAL INSTRUCTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

14 MAY 2012

5. That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.

6. That the sanitary arrangement for workers shall not be carried as per Muni. Specifications and drainage layout will not be submitted before C.C.

7. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.

8. That the requirements of N.O.C. of E.E. (S.W.D.)/E.E. (T&C)/E.E. (R.C.)/E.E. (SLW)/E.E. (W.W.)/C.F.O. will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C.

9. That the qualified/registered site supervisor through Architects /Structural Engineer will not be appointed before applying for C.C.

10. That extra water and sewerage charges will not be paid to A.E.W.W. P/South Ward before C.C.

11. That the No dues Pending Certificate from A.E.(W.W.)P/South shall be submitted before C.C.

12. That the N.O.C. from A.A. & C. (P/South) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.

13. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.

14. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.

15. That the regd. u/t. from the developer to the effect that water cabin, Stilt Portion, society office, servants toilet, ~~part/pocket terrace~~ shall not be misused in future shall not be submitted before requesting for C.C.

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16. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.

17. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.

18. That the provision from Reliance Energy Ltd./M.T.N.L. shall not be made.

19. That to appoint private pest control agency for anti larval treatment monitored by Insecticide Officer before requesting for C.C.

20. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

21. That the Janata Insurance Policy shall not be submitted before C.C.

22. That the true copy of the sanctioned layout/subdivision/amalgamation approved under No. CE/1008/LOR dated 1.6.2010 along with the Terms and Conditions thereof will not be submitted before requesting for C.C. and compliances thereof will not be done before submission of B.C.C.

23. That the layout shall not be submitted & shall not be got approved before C.C.

24. That the requisitions of clause 45 & 46 of DCR-91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

25. That the regd. U/T shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.

26. That the basement will not be complying with the basement rules and regulations and regd. u/t. for not misusing the basement will not be submitted before C.C.

27. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.

28. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.

29. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtrs.

30. That the details of quantity of debris created due to the development of proposed bldgs/additions/alterations and that the phase programme for removal of the said debris shall not be submitted & shall not followed scrupulously and u/t. to that effect shall not be submitted.

14 MAY 2012

31. That the PAN Card with the photo of the applicant as per prescribed proforma shall not be submitted.

32. That the construction of basement shall not be started unless the construction of diaphragm wall and sheet piling are carried out with all precautionary measures under the strict supervision of Regd. Structural Engineer.

33. That the Indemnity Bond indemnifying M.C.G.M. from nuisance due to leakage from toilets above shops shall not be submitted.

34. That the use of fly ash bricks and fly ash based building material shall not be used in construction work and test report to that effect will not be submitted to this office.

35. That the requisitions from fire safety point of view as per D.C.R. 1991 shall not be complied with.

36. That Regd. U/T from the developer to the effect that the Workers employed on site shall be covered under workmen compensation policy till completion of the work shall not be submitted before C.C.

37. That the necessary arrangement for bore well water shall not made and necessary certificate from Ground Water Survey Department Authority (GSDA) before requesting for C.C.

38. That the N.O.C. from A.E. (Environment) debris shall not be submitted before C.C.

39. That the P.R. Card in the name of owner shall not be submitted before C.C.

40. That the remarks from A.E. (T&C) for provision of street light along internal/D.P. road will not be obtained before C.C.

41. That the work shall be carried out between sunrise and sunset.

42. That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.

43. That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonary or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

44. That no main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.

45. That all the cantilevers (projections) shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

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

47. That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted.

48. That the N.O.C. from M.O.E.F. shall not be submitted before C.C.

49. That the Amended layout shall not be submitted and shall not be got approved.

50. That the sheet piling provided all around the periphery of basement/plot before excavation.

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

B. CONDITIONS TO BE COMPLED WITH BEFORE FURTHER C.C.

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

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

3. That the montly progress report of the work will not be submitted by the architect.

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

C. GENERAL CONDITIONS TO BE COMPLED BEFORE O.C.

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

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

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

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

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

6. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years.

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5 MAY 2012

Executive Engineer

7. That the non-agricultural permission/revised N.A. shall not be submitted before occupation.

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

9. That final N.O.C. from H.E.(Deptt.)/ E.E. (S.W.D.) / E.E. (R.C). / E.E.(T.&C.)/ E.E. (sew) shall not be submitted before occupation.

10. That final N.O.C. from A.A. & C. P/South shall not be submitted before occupation.

11. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.

12. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system or the residential part of the building will not be affected.

13. That the debris shall not be removed before submitting B.C.C

14. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.

15. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.

16. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

17. That some of the drains shall not be laid internally with C.I. Pipes.

18. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to satisfaction of Municipal Commissioner.

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19. That the amended layout shall not submitted and shall not be got approved.

THIS T.G.D. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1976

4 MAY 2012

Executive Engineer
Bldg. Proposal (W.S.) P.W.

No. EB/CE/A-0314 /BS /AP 14 MAY 2012

NOTES

(1) The work should not be started unless objections are complied with

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

(3) Temporary permission on payment of deposite should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.

(4) Temporary sanitary accommodation on full flusing system with necessary drainage arrangement should be provided on site workers, before starting the work.

(5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposite for the construction of carriage entrance, over the road side drain.

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

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

(8) The work should not be started unless the manner in obviating all the objections approved by this department.

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

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

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

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

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

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

(15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalting lighting and drainage before submition of the Building Completion Certificate.

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

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

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

(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act) will be with drawn.

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

(i) Specific plans in respect of eviciting or rehousing the existing tenants on hour stating their number and the area in occupation of each.

(ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.

(iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

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

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

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

(25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soil.

(27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

(28) The water arrangement must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plus for hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cover in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden hari rose) with copper pipes with perfections each not exceeding 15 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed firmly in cement concrete blocks.

(31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(32) (a) Louvres should be provided as required by Bye-law No. 5 (b).

(b) Lintels or Arches should be provided over Door and Window opening.

(c) The drains should be laid as require under Section 234-1 (a).

(d) The inspection chamber should be plastered inside and outside.

(33) If the proposed aditional is intended to be carried out on old foundations and structures, you will do so at your own risk.

Executive Engineer
Executive Engineer Proposals

उपआयुक्त जनसंपर्क इमारत प्रस्ताव प.उ. वॉर्ड
इमारत, सी. विंग, संस्कृती कॉम्प्लेक्स,
१० फुट डी.पी. रोड, पेट्रोल पंप जवळ,
कांदिवली (पूर्व), मुंबई-४०००१०१.

EC-48

BMPP-8028-2010-11-2,000 Forms. (4 Page)

346
Form ------
88

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

THIS I.O.B. /C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1976

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

No. E.B./CE/ CHE/A-0316/BP(WS)/AP BS/A 2012-2013 of 200 - 200 14 MAY 2012

MEMORANDUM

Municipal Office,
Mumbai 200

Owner : M/s. Amir Parks & Amusement Pvt.Ltd.

With reference to your Notice/letter No. 337 239 dated 4.05.2012 200 and delivered on ..... 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed Service Apartment (bldg.no.I-95) on plot bearing CTS No.1627/A,S.No.159(Pt.) at Village Marol-Marol furnished to me under your letter, dated ..... 200..... I have to inform you that I cannot approval of the building or work proposed to be erected or executed, Goregaon (East), Mumbai, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto date, my disapproval by thereof reasons :-

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

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

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

3. That the specification for layout/D.P.road/or access roads/ development of setback land will not be obtained from E.E.Road Construction(W.S.)Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV/E.E.(T & C) before submitting B.C.C.

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

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the ..... day of 13 MAY 2200 , but not so as to contravance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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

Sd/-

Executive Engineer, Building Proposals,
Zone, P Wards.

SPECIAL INSTRUCTIONS -

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

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

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

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

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

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

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

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

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

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

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

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

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

(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (*h*) (H) of the Rent Act and in the event of your proceeding with the work either without an inimation about commencing the work under Section 347 (1) (*aa*) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be with drawn.

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

(*i*) Specific plans in respect of eviciting or rehousing the existing tenants on hour stating their number and the area in occupation of each.

(*ii*) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.

(*iii*) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

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

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

(24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 meti

(25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soil.

(27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

(28) The water arrangement must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 38 (A) of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fiting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on hightly serving the purpose of a lock and the warning pripes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, th upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixe an its lower ends in cement concrete blocks.

(31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(32) (a) Louvres should be provided as required by Bye-law No. 5 (b).

(b) Lintels or Arches should be provided over Door and Window opening.

(c) The drains should be laid as require under Section 234-1 (a).

(d) The inspection chamber should be plastered inside and outside.

(33) If the proposed aditional is intended to be carried out on old foundations and structures, you will do so at your own risk.

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14 MAY 2012

Executive Engineer, Building Proposals
Zones

No. EB/CE/ 0-0316 /BS /AP 4 MAY 2012

NOTES

(1) The work should not be started unless objections are complied with

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

(3) Temporary permission on payment of deposite should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.

(4) Temporary sanitary accommodation on full flusing system with necessary drainage arrangement should be provided on site workers, before starting the work.

(5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposite for the construction of carriage entrance, over the road side drain.

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

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

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

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

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

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

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

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

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

(15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalting lighting and drainage before submition of the Building Completion Certificate.

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

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

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

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

18. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.

19. That the amended layout shall not be submitted and not be got approved.

THIS I.O.D./C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1976

14 MAY 2012

Executive Engineer
Bldg. Proposal (W.S.) P Ward.

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14 MAY 2012

3. That the surrounding open spaces, parking spaces and terrace will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.

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

6. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years.

7. That the non-agricultural permission/revised N.A. shall not be submitted before occupation.

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

9. That final N.O.C. from H.E.(Deptt.)/ E.E. (S.W.D.) / E.E. (R.C). / E.E.(T.&C.)/ E.E. (sew) shall not be submitted before occupation.

10. That final N.O.C. from A.A. & C. P/South shall not be submitted before occupation.

11. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.

12. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system or the residential part of the building will not be affected.

13. That the debris shall not be removed before submitting B.C.C.

14. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.

15. That every floor of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with provision of safe and stable ladder.

16. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

17. That some of the drains shall not be laid internally with C.I. Pipes.

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45. That no main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.

46. That all the cantilevers (projections) shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

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

48. That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted.

49. That the N.O.C. from M.O.E.F. shall not be submitted before C.C.

50. That the Amended layout shall not be submitted and not be got approved.

51. That the sheet piling provided all around the peraphery of basement/plot before excavation.

52. That the name plate/board showing Plot No., Name of the [illegible] etc. will not be displayed at a prominent place before C.C.

B. CONDITIONS TO BE COMPLIED WITH BEFORE FINAL/PART C.C.

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

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

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

4. That the Material testing report periodically shall not be submitted before C.C.

C- GENERAL CONDITIONS TO BE COMPLIED BEFORE C.C.

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

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

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14 MAY 2012

Executive Engineer

14 MAY 2012

shall not followed scrupulously and u/t. to that effect shall not be submitted.

31. That the PAN Card with the photo of the applicant as per prescribed proforma shall not be submitted.

32. That the construction of basement shall not be started unless the construction of diaphragm wall and sheet piling are carried out with all precautionary measures under the strict supervision of Regd. Structural Engineer.

33. That the Indemnity Bond indemnifying M.C.G.M. from nuisance due to leakage from toilets above shops shall not be submitted

34. That the use of fly ash bricks and fly ash based building material shall not be used in construction work and test report to that effect will not be submitted to this office.

35. That the requisitions from fire safety point of view as per D.C.R. 1991 shall not be complied with.

36. That Regd. U/T from the developer to the effect that the Workers employed on site shall be covered under workmen compensation policy till completion of the work shall not be submitted before C.C.

37. That the necessary arrangement for bore well water shall not made and necessary certificate from Ground water survey department authority (GSDA) before requesting for C.C.

38. That the N.O.C. from A.E.(Environment) debris shall not be submitted before C.C.

39. That the remarks from A.E. (T&C) for provision of street light along internal/D.P. road will not be obtained before C.C.

40. That the P.R. Card in the name of owner shall not be submitted before C.C.

41. That the work shall be carried out between sunrise and sunset.

42. That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.

43. That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.

44. That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonary or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.GE/5591 of 15.4.1974.

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19. That to appoint private pest control agency for anti larval treatment monitored by Insecticide Officer before requesting for C.C.

20. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria. etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for Inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

21. That the Janata Insurance Policy shall not be submitted before C.C.

22. That the true copy of the sanctioned layout/subdivision/amalgamation approved under No. CE/1008/LOR, dated 1.6.2010 along with the Terms and Conditions thereof will not be submitted before requesting for C.C. and compliances thereof will not be done before submission of B.C.C.

23. That the layout shall not be submitted & not be got approved before C.C.

24. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

25. That the regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.

26. That the basement will not be complying with the basement rules and regulations and regd. u/t. for not misusing the basement will not be submitted before C.C.

27. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.

28. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.

29. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtrs.

30. That the details of quantity of debris created due to the development of proposed bldgs/additions/alterations and that the phase programme for removal of the said debris shall not be submitted &

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14 MAY 2017

14 MAY 2012

5. That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.

6. That the sanitary arrangement for workers shall not be carried as per Muni. Specifications and drainage layout will not be submitted before C.C.

7. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./ starting the work.

8. That the requirements of N.O.C. of E.E. (S.W.D.)/E.E. (T&C)/E.E. (R.C.)/E.E. (SEW)/E.E. (W.W.)/C.F.O. will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C.

9. That the qualified/registered site supervisor through Architects / Structural Engineer will not be appointed before applying for C.C.

10. That extra water and sewerage charges will not be paid to A.E.W.W. P/South Ward, before C.C.

11. That the No dues Pending Certificate from A.E.(W.W.)P/South shall be submitted before C.C.

12. That the N.O.C. from T.A. & C. (P/South) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.

13. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.

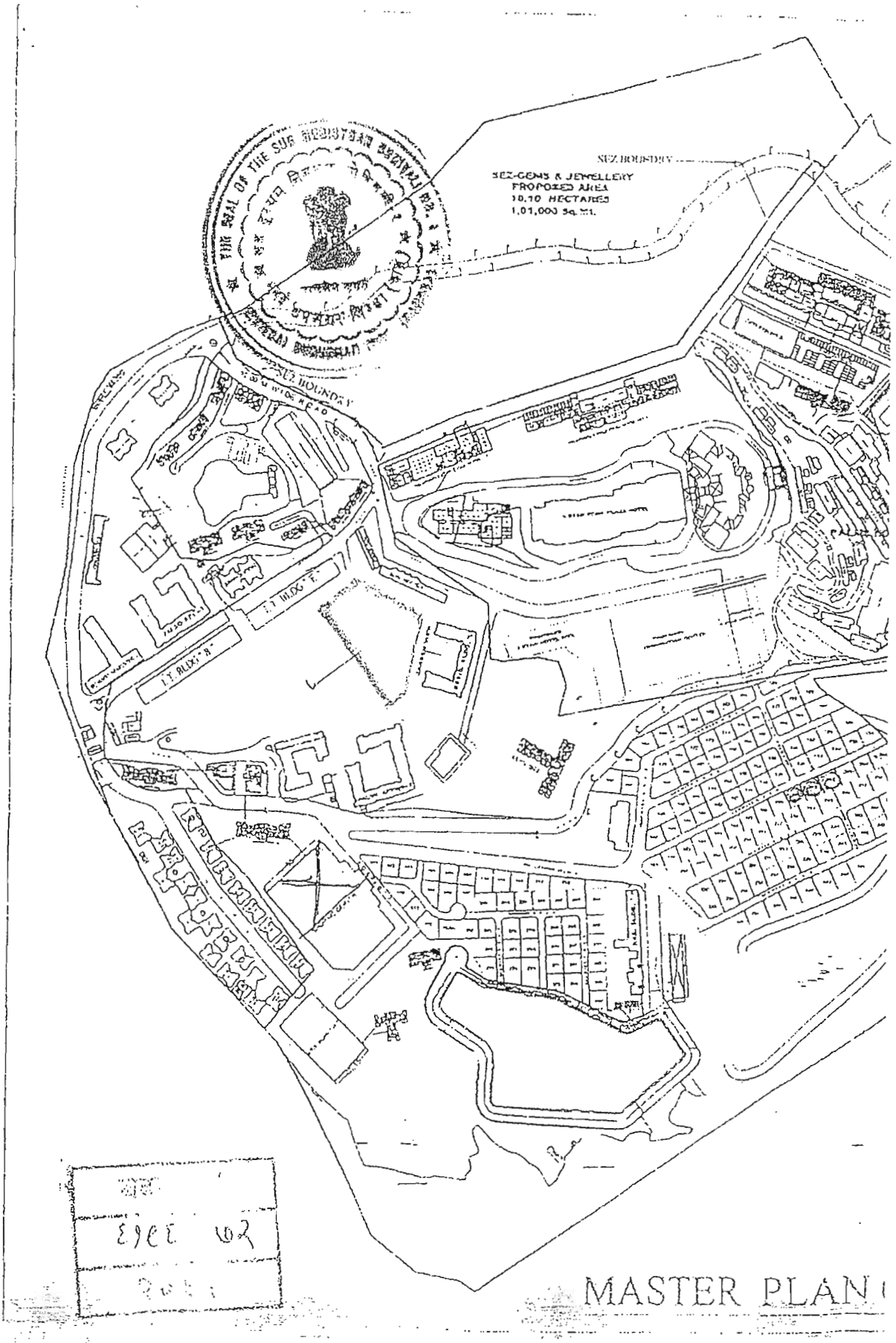
14. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.

15. That the regd. u/t. from the developer to the effect that meter room, stilt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.

16. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.

17. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.

18. That the provision from Reliance Energy Ltd./M.T.N.L. shall not be made.


SEZ BOUNDRY
SEZ-GEMS & JEWELLERY
PROPOSED AREA
10.10 HECTARES
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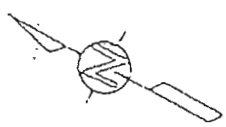
SEZ BOUNDRY
I.T. BLOCK 'B'
I.T. BLOCK 'F'

MASTER PLAN



LOCATION PLAN

ROYAL PALMS ESTATE

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महाराष्ट्र MAHARASHTRA

FX 919114

Stamp Office, Mumbai
No. 227
4 JUN 2012
Officer

SHRI L. S. BAMBLE

2 JUN 2012

SHIVA FOUNDATION
Sealand Co-Op. Society,
Flat No. 1, Cuffe Parade, Mumbai-400 005.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I MR. DINESH MAHADEVPRASAD SHAHRA, trustee of SHIVA FOUNDATION, a trust registered under the Indian Trusts Act having address at 4 Sea Land, 1st Floor, Cuffe Parade, Mumbai – 400 005 (the Executant), having Open Land / Plot bearing No. 84 which is situated at ROYAL PALMS ESTATE, which We have purchased from Royal Palms (India) Pvt. Ltd. (formerly known as Amir Parks & Amusement Pvt. Ltd., with postal address, Aarey Milk Colony, Near Unit No. 26, Goregaon (E), Mumbai- 400 065 situated at Village Marol Maroshi, Taluka Borivali in the Registration District and Sub-district of Bombay City and Bombay Suburban and bearing Survey No.169(part) City Survey No.1627(part)

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

Stamp Office, Mumbai
0.7.07
4 JUN 2012
Officer

FX 919115

क्रमांक 2473

For SHIVA FOUNDATION
Ms / Mrs / Mr.
41 Sealand Co.Op. Society,
Flat No. Nancy Road,
Mumbai-400 005.

SHRI L. S. LAMBUE

We hereby constitute and appoint MR. DEEPAK BHATEJA having address at 201, Hemlok, Kilachand Road, Kandivali (West), Mumbai - 400 067 as our lawful attorney for us and in our Company's name and on our Company's behalf to do and execute all or any of the following acts, deeds and things.

1. To declare the value of the property before the Sub-Registrar for the purposes of registration of the said Agreement for Sale, Sale Deed, Lease Deed, Conveyance Deed, Cancellation Agreement and Rectification Deed in respect of the above properties.
2. To sign and execute Agreement for sale, Sale Deed, Lease Deed, Conveyance Deed, Cancellation Agreement and Rectification Deed in respect of abovementioned properties and all other deeds, instruments and assurances which he shall consider necessary and to enter into and / or agree to such covenants and conditions as may be required for fully and effectually conveying the said properties.

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एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

Stamp Office, Mumbai
.207

4 JUN 2012

Officer

HRI L. S. BAMBLE

20 JUN 2012

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Mis / Mrs / Mr. For SHIPRA FOUNDATION
41-Scotland Co.Op. Society,
Plat No. Malabar Hill,
Tardeo, Mumbai-400 034.

3. To present and lodge the Agreement for Sale, Sale Deed, Lease Deed, Conveyance Deed, Cancellation Agreement and Rectification Deed in respect of the above properties for registration before the office of the Sub-Registrar of Assurances at Mumbai and to admit execution of the Agreement for Sale, Sale Deed, Lease Deed, Conveyance Deed, Cancellation Agreement and Rectification Deed and to do all acts, deeds and things necessary for effectively registering the said Agreement for Sale.

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4. To appear before any Court of Authority for the purposes of any matter relating to the registration, declaration of value or any other proceedings connected with the same.

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

ral Stamp Office, Mumbai
- No. 207

14 JUN 2012

Officer

HRI L. S. BAMBLE

FX 919117

For SHIVAM FOUNDATION
Sealand Co.Op. Society,
Flat No. 1, Navroy Road,
Suite 106 Vile Parle, Mumbai-400 005.

5. And I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this deed.

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एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

FX 919118

Sub Registrar Office, Mumbai
No. 207
14 JUN 2012
Officer

IN WITNESS WHEREOF, I/ WE)

have hereto signed

these presents before the witness

MR. L. S. BANGLE the Day of _____ 2012.

Signed

(MR. DIN SH. MAHA PRASAD SHAHRA, Trustee,
SHIVA FOUNDATION EXECUTANT)

Signed

(MR. DEEPAK BHATIA)

ACCEPTED

WITNESS

1.

2.

Identified and Explained by me

L. K. GAJRIA
M.A., LL.B.,
ADVOCATE
C.M.M. Court Bar Association

NOTARY
S.M.N. Naqvi
Mumbai & Thane
Reg. No. 1314
GOVT. OF INDIA

BEFORE ME

22-6-12

S. M. N. Naqvi
NOTARY
Government of India
Mumbai & Thane Dist

सीमेन्स स्टेशनरी मार्ट, ग्रा. नं. ... जा. रोड,
ऐसप्लानेड मेन्शन, कोळी वाडा, मुंबई-२३.
परवानाधारक मुद्रांक विक्रेता
परवाना क्रमांक नं. २०७
क्रमांक T2482
M/s / Mrs / Mr For SHIVA FOUNDATION
मुद्रांक पेपर किंमत Co.Op Society,
41-Sealand, Bhaucy Road,
Plot No. 4, Mumbai-400 005.
परवानाधारक मुद्रांक विक्रेता

CHIEF SUB REGISTRAR OFFICE MUMBAI
THE SEAL OF THE SUB REGISTRAR OFFICE MUMBAI

बदर-२/
६९९८ | ०८
२०१२

L. K. GAJRIA
M.A., LL.B.,
ADVOCATE
C.M.M. Court Bar Association

Sr. No. 968 Date 22/6/12

घोषणापत्र

मी दिपक भाटिया याव्दारे घोषित करतो की, दुय्यम निबंधक बोरिवली ३ यांचे कार्यालयात भाडेपट्टा या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. शिवा फाऊंडेशन तर्फे ट्रस्टी दिनेश शाहरे व इतर यांनी दि. २२/०६/१२ रोजी मला दिलेल्या कुलमुखत्यरपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे /निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असुन उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे ठरल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :

बदर-२/	
६९६	७९
२०१२	

कुलमुखत्यारपत्रधारकाचे नावे
व सही

Thursday, March 27, 2008

12:57:24 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 2762

गावाचे नाव मरोळी

दिनांक 27/03/2008

दस्तऐवजाचा अनुक्रमांक बदर5 - 02759 - 2008

दस्त ऐवजाचा प्रकार पूर्व-करारनामा

सादर करणाराचे नाव: मे/- रॉयल पाल्म (इ) प्रा लि फॉर्मली नोन ऑझ अगिर पार्क्स ऑण्डआन्युज्यूट प्रा लि मे रांगवाला रिअलटर प्रा.ली

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)	:-	120.00
एकूण	रु.	220.00

आपणास हा दस्त अंदाजे 1:12PM ह्या वेळेस मिळेल

दुय्यम निबंधक
बोरीवली 2 (कांदिवली)

बाजार मुल्य: 1 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.

सह दुय्यम निबंधक बोरीवली
मुंबई उपनगर

THE REAL ESTATE DOCUMENTS (MAHARASHTRA) ACT, 1977

बदर-२/
६९६ | १०
२००२

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

21 FEB 2008

al Stamp Office, Mumbai

महाराष्ट्र MAHARASHTRA

AZ 686150

14 FEB 2008

per Officer

rl. S. V. Tembulkar

अ.ना. पूर्णानंद पाळ, रु.न. ५, एस.वी.रोड, मालाड(प), नॅशनल पेपर्स मार्ग, मुंबई-४

21 FEB 2008

क्रमांक 5300 दिनांक

सर्वश्री / श्रीमती ROYAL PALMS (INDIA) PVT. LTD.

यांचा रु. ..... न्यायेतर मुद्रांक

पेपर विकला.

☎ : 28807359

परवाना धारक मुद्रांक विक्रेता

बदर-२/

६१९६ | ७

२०१२

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that MR. INDERWAR A. NENSEY Joint Managing Director of ROYAL PALMS (INDIA) PVT. LTD. formerly known as M/s. AMIR PARKS DEVELOPMENT PVT. LTD. Survey No. 169 (pt), Aarey Milk Colony Road, Near Unit No. 26, Goregaon (East), Mumbai [illegible] hereinafter referred to as the Company") SEND GREETINGS:

बदर-५/IV

२०५१ | ९

२००८

WHEREAS I am not in a position to attend to various matters relating to registration and/or admission of documents in connection with the properties owned and assessed by the company more particularly described in the Schedule "A" herein below appearing.

AND WHEREAS in the circumstances aforesaid it is necessary and also expedient for me to appoint an attorney who looks after affairs relating to the registration and admit execution of Agreement to sell /Deed of Conveyance /Agreement to Lease /Lease /Rectification /Leave & License /Cancellation Agreement etc. (hereinafter referred to as "the document" for brevity sake) in respect of the above said property for and on behalf of the aforesaid company.

AND WHEREAS by resolution of the aforesaid company held in a meeting on 19/03/2008 I hereby authorized to appoint one or more attorneys to act or and on my behalf in the matters relating to the registration of various documents of the property of the company as mentioned herein below in the Schedule;

NOW KNOW YE BY THESE PRESENTS THAT I MR. DILAWAR A. NENSEY do hereby and hereunder nominate/appoint and constitute SHRI. DILIP GOVIND UPLEKAR Vice President – Administration as my true and lawful attorney for me and on my behalf to do and [illegible]

(1) To appear before the sub-registrars of assurances of Mumbai and/or any other place appointed by the Sub-Registrar and admit execution of the aforesaid documents and to do all acts, deeds and things necessary for effectively registering the aforesaid documents.

(2) To give and/or submit the statements /declaration /affirmations /undertakings in respect of the above said properties duly registered and/or affirmed as the case may be to the competent authority including BMC [illegible]

(3) To declare the value of the properties before the Sub-Registrar for purposes of registration of the aforesaid documents.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

21 FEB 2008

Stamp Office, Mumbai
महाराष्ट्र MAHARASHTRA

14 FEB 2008

per Officer
Shri. S. V. Tembulkar

प्रत्ती पूर्णालय पाळ, रु.न. ५.एस.वी.रोड,
मालाड(प), नेशनल [illegible] मार्ग, मुंबई-६४
क्रमांक 5360 दिनांक 21 FEB 2008
सर्वश्री / श्रीमती ROYAL PALMS (INDIA) PVT. LTD.
यांचा रु. ..... न्यायेतर मुद्रांक
पेपर विकला.
☎ : 28807359
परवाना धारक मुद्रांक विक्रेता

AZ 686150

बदर-२/
६९६ | ७
२०१२

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that [illegible]R. [illegible]WAR A. NENSEY Joint Managing Director of ROYAL PALMS (INDIA) PVT. LTD. formerly known as M/s. AMIR PARK [illegible]OPMENT PVT. LTD. Survey No. 169 (pt), Aarey Milk Colony Road, Near Unit No. 26, Goregaon (East), Mumbai [illegible] hereinafter referred to as the Company") SEND GREETINGS:

बदर-५/III
२०५४ | ९
२००८

WHEREAS I am not in a position to attend to various matters relating to registration and/or admission of documents in connection with the properties owned and assessed by the co[illegible] more particularly described in the Schedule "A" herein below appearing.

AND WHEREAS in the circumstances aforesaid it is necessary and also expedient for me to appoint an attorney who looks after affairs relating to the registration and admit execution of Agreement to sell /Deed of Conveyance /Agreement to Lease /Lease /Rectification /Leave & License /Cancellation Agreement etc. (hereinafter referred to as "the document" for brevity sake) in respect of the above said property for and on behalf of the aforesaid company.

AND WHEREAS by resolution of the aforesaid company held in a meeting on 19/03/2008 I hereby authorized to appoint one or more attorneys to act or and on my behalf in the matters relating to the registration of various documents of the property of the company as mentioned herein below in the Schedule;

NOW KNOW YE BY THESE PRESENTS THAT I MR. DILAWAR A. NENSEY do hereby and hereunder nominate/appoint and constitute SHRI. DILIP GOVIND UPLEKAR Vice President – Administration as my true and lawful attorney for me and on my behalf to do all acts

(1) To appear before the sub-registrars of Assurances of Mumbai and/or any other place appointed by the Sub-Registrar and admit execution of the aforesaid documents and to do all acts, deeds and things necessary for effectively registering the aforesaid documents.

बंदर – २/
५१९६ / ८१
२०१२

(2) To give and/or submit the statements /declaration /affirmations /undertakings in respect of the above said properties duly registered and/or affirmed as the case may be to the competent authority including BMC.

बंदर – ३/ IV
२०७९ / २
२००८

(3) To declare the value of the properties before the Sub-Registrar for purposes of registration of the aforesaid documents.

(4) To appoint any substitute or substitutes in place of the said attorney and to delegate to such substitute or substitutes as the power hereunder delegated by me to the said attorney.

AND I DO HEREBY agree to ratify and confirm all and whatever my said attorney shall or purport to do or cause to be done by virtue of the presents.

IN WITNESS WHEREOF, I have executed this Power of Attorney This 27th day of March, 2008

बदर-५/IV	
2.७५६	3
२००८	

THE SCHEDULE "A" ABOVE REFERRED TO:

(Description of the larger property)

All those pieces and parcels of agricultural land falling in Non Development Zone situate, lying and being at Village Marol Maroshi Kurla Borivali the Registration District and Sub-District of Bombay City and Bombay Suburban and bearing Survey No. 169 (pt), City Survey No. 1427 (pt) and admeasuring about 240 acres equivalent to 9752772.50 sq. mts. Or thereabouts.

बदर-२/	
६१६६	3
२०१२	

SIGNED SEALED AND DELIVERED)
By withinnamed)
Mr. DILAWAR A. NENSEY)
in the presence of .....)

1. Vinod
2. Phandekar

D.A. Nensey

MR. DILIP UPLEKAR
(Accepted)

Identified by me.

PRAMOD SHIVANT HANDEKAR
Y M KHANDEKAR
Firm Kent Account Number
ANEPK3620D
Signature

ROYAL PALMS INDIA PVT. LTD.

ROYAL PALMS

Name : VINOD BHARADWAJ

Emp Code 200483

DOJ : 01.03.2004

H.R. Manager

THE SEAL OF THE SUB REGISTRAR DOMBIVALI

बदर-२/
६१९६ | ८४
२०१२

THE SEAL OF THE SUB REGISTRAR DOMBIVALI

बदर-५/IV
२०५८ | ४
२००८

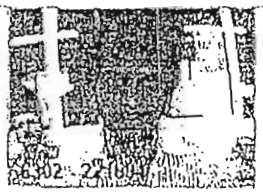
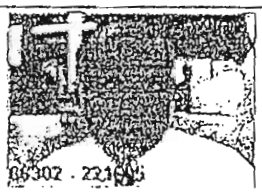
27/03/2008	दुय्यम निबंधक:
12:58:24 pm	बोरीवली 2 (कांदिवली)

दस्त गोषवारा भाग-1

बदर5
दस्त क्र 2759/2008

दस्त क्रमांक : 2759/2008

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे/- रॉयल पाल्म (इ) ए लि. फर्मेची तर्फे पत्र ओनर पार्वती अँण्डअग्युमेंट प्रा लि चे संचालक दिलावर नेत्ती - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: युनिट नं 26 रॉयल पाम्स आरे कॉलनी गोरेगाव	लिहून देणार वय 32 सही		
2	नाव: दिलीप गोविंद उपळेकर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: युनिट नं 26, आरे वसाहत रॉयल पाल्म्स गोरेगांव पु ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - गाव/भाग: - तालुका: - पिन: - फॅक्स:	लिहून घेणार वय 49 सही		

बदर-५/IV
२७५९ | ५
२००८

बदर-२/
६१९६ | ८
२०५२

दस्तऐवज करुन देणार तथाकथीत मुखत्यारनामा दस्तऐवज करुन दिल्याचे कबूल करतात.

दस्त गोषवारा भाग - 2

बदर5
दस्त क्रमांक (2759/2008)

दस्त क्र. [बदर5-2759-2008] चा गोषवारा
बाजार मुल्य :1 नोंदलां 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :27/03/2008 12:55 PM
निष्पादनाचा दिनांक : 27/03/2008
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 27/03/2008 12:55 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 27/03/2008 12:57 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 27/03/2008 12:58 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 27/03/2008 12:58 PM

दस्त नोंद केल्याचा दिनांक : 27/03/2008 12:58 PM

पावती क्र.:2762 दिनांक:27/03/2008
पावतीचे वर्णन
नांव: मे/- रॉयल पाल्म (इ) प्रा लि फॉर्मली नोन अँड्र आमिर पार्क्स अँण्डअमृडामेंट प्रा लि चे संचालक [illegible]

100 :नोंदणी फी
120 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (अ. 11(2)),
रजिस्ट्री (अ. 12) व प्रमाणीकरण (अ. 43)
एकत्रित फी

220: एकूण

द. निबंधकाची सही, बोरीवली 2 (कांदिवली)

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) प्रमोद खांडेकर- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: इंदिराकृपा विजय नगर बांद्रा
ईमारतीचे नाव: -
ईमारत नं:
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
2) विनोद भारद्वाज- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: रॉयल पाल्स गोरेगांव
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

द. निबंधकाची सही
बोरीवली 2 (कांदिवली)

बदर-५/प्र
२०५९ | ६
२००८

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ..६.. पाने आहेत.

सह दुय्यम निबंधक बोरीवली क्र २,
मुंबई उपनगर जिल्हा.

बदर-५/२०५९/२००८
पुस्तक क्रमांक ६ क्रमांक ..
नोंदला:
दिनांक: 27/03/2008

बदर-२/
१९९६ | ८६
२०१२

सह दुय्यम निबंधक, बोरीवली क्र २,
मुंबई उपनगर जिल्हा.

घोषणापत्र

मी श्री. दिलीप गोविंद उपळेकर याद्वारे घोषित करतो की, दुय्यम निबंधक कोरीवली - यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. दिलावर नेन्सी व इ. यांनी दि. २७/०३/२००८ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- २८/०७/१२

कुलमुखत्यारपत्रधारकाचे नाव
व सही

THE SEAL OF THE SUB REGISTRAR

बदर - २/
६१९६ | ८७
२०१२

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

SHIVA FOUNDATION

03/03/2003

Permanent Account Number

AADTS8723K

Signature

For SHIVA FOUNDATION

Trustee

THE SEAL OF THE SUB REGISTRAR BOHARI

बुक--२/

६१९६ | ८८

२०११

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPAK BHATIA

RAJENDRA PAUL BHATIA

03/10/1950

Permanent Account Number

AALPB3363J

Signature

03092009

THE SEAL OF THE SUB REGISTRAR

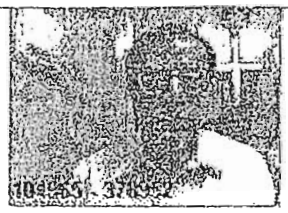
बदर-२/
६१९६ | ८९
२०१२

19/07/2012 दुय्यम निबंधकः
1:26:03 pm बोरीवली 1 (माळाड)

दस्त गोषवारा भाग-1

वदर2
दस्त क्र 6196/2012

दस्त क्रमांक : 6196/2012
दस्ताचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः शिवा फाउंडेशन तर्फे ट्रस्टी श्री दिनेश एम शाहरा तर्फे मुखत्यार दिपक भाटीया - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नावः 4 थी लॅंड , पहिला मजला , कफ परेड मुं 400005 ईमारत नं: - पेठ/	लिहून घेणारे वय 62 सही		
2	नावः मे रॉयल पाल्म (इं) प्रा लि फॉर्मली नोन ॲज मे अगिर पार्क्स ॲंड ॲग्युझमेंट प्रा लि चे संचालक दिलावर नेन्सी तर्फे मुखत्यार दिलीप उपळेकर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव	लिहून देणार वय 56 सही		

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 मुंबई उपनगर जिल्हा (भाग) MUMBAI SUBURBAN DIST. (PART)

बदर--२/
६१९६ ९१
२०१२

दस्त गोषवारा भाग - 2 वदर2

दस्त क्रमांक (6196/2012)

दस्त क्र. :[वदर2-6196-2012] चा गोषवारा
बाजार मुल्य :228031743 मोबदला 201100000 भरलेले मुद्रांक शुल्क : 11402000

दस्त हजर केल्याचा दिनांक :19/07/2012 01:13 PM
निष्पादनाचा दिनांक : 18/07/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :36) भाडेपट्टा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 19/07/2012 01:13 PM
शिक्का क्र. 2 ची वेळ : (फी) 19/07/2012 01:24 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 19/07/2012 01:25 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 19/07/2012 01:25 PM

दस्त नोंद केल्याचा दिनांक : 19/07/2012 01:25 PM

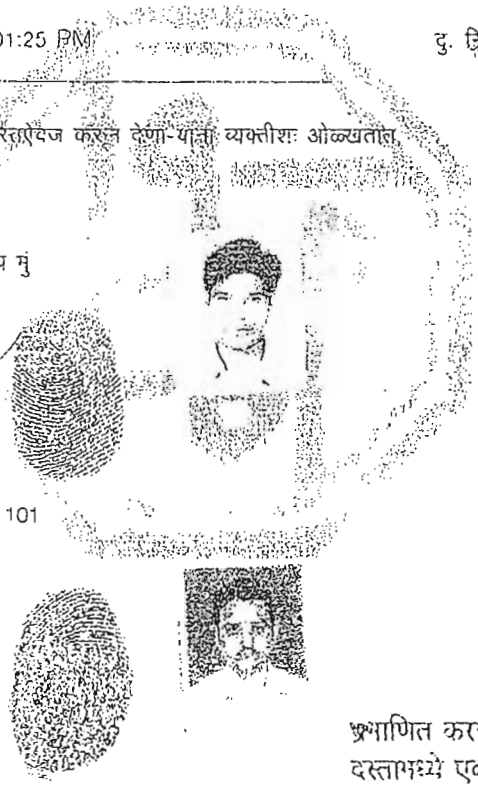
पावती क्र.:6254 दिनांक:19/07/2012
पावतीचे वर्णन
नांव: शिवा फाउंडेशन तर्फे ट्रस्टी श्री दिनेश एम शाहरा तर्फे मुखत्यार दिपक भाटीया - -

30000 :नोंदणी फी
1900 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

31900: एकूण

दु. निबंधक बोरीवली क्र. ९

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यास व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) प्रमोद खांडेकर- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः जी 2 स्नेहल टॉवर , अंधेरी प मुं
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
2) विनोद भारद्वाज- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः अशोक नगर, कांदीवली पू मुं 101
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -



वदर--२/
६१९६ ९२
२०१२

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ...९२... पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क. ९
मुंबई उपनगर जिल्हा

दुय्यम निबंधक बोरीवली-९
बोरीवली (मुंबई) उपनगर जिल्हा.

THE SEAL OF THE SUB REGISTRAR

वदर.....२/६१९६ /२०१२
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.
दिनांक: १९/०७/१२

सह. दुय्यम निबंधक, बोरीवली क्र. ९
मुंबई उपनगर जिल्हा.

दुय्यम निबंधक: बोरीवली ३ (गोराई)

दस्तऐवज क्रमांक व वर्ष: 6196/2012

Thursday, July 19, 2012

1:26:15 PM

सूची क्र. दोन INDEX NO. II

Regn. 63 m. e.

गावाचे नाव : मरोशी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) भाडेपट्टा

मोबदला रु. 201,100,000.00

बा.भा. रु. 228,031,743.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1627/अ वर्णनः सर्वे नं 169(पार्ट), मरोली , गोरेगाव पू मुं 65, भाडेपट्टा मुदत 999 वर्षे, वार्षिक भाडे रु 2000/-म्हणजेच एकूण भाडे रु 1998000/-, प्रिमियम रु 199102000/-, जमिनीचे क्षेत्र 4913.66 चौ मी , प्लॉट नं 84 ऑफ इंटरनल लेआऊट प्लान (अ)सोबत एफ एस आय 5574.69 चौ मी म्हणजेच 60006 चौ फूट फॉर आय टि ई बिल्डींग (1)बेसमेंट एफ एस आय 12996 चौ फूट (2) स्टिल्ट एफ एस आय 7835चौ फूट (3)1ते 5 मजले एफ एस आय 7835 चौ फूट प्रत्येकी (एकूण 39175 चौ फूट) तसेच (ब)एफ एस आय 836.12चौ मी म्हणजेच 9000 चौ फूट फॉर सर्व्हिस अपार्टमेंट (रेसिडेंशियल)(1) बेसमेंट 1800 चौ फूट एफ एस आय (2)स्टिल्ट 3600 चौ फूट एफ एस आय (3) पहिला मजला 3600 चौ फूट एफ एस आय

(3)क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (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 रॉयल पॉल्म (इ) प्रा लि फॉर्मली नोन ॲझ मे अगिर पार्क्स ॲन्ड ॲम्युझमेंट प्रा लि चे संचालक दिलावर नेन्सी तर्फे मुखत्यार दिलीप उपळेकर - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: युनीट नं 26, आरे कॉलनी गोरेगांव पु., ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABCR9424R.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) शिवा फाउंडेशन तर्फे ट्रस्टी श्री दिनेश एम शाहेरा तर्फे मुखत्यार दिपक भाटीया - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 4 थी लँड , पहिला मजला , कफ परेड मुं 400005; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AADTS8723K.

(7) दिनांक करून दिल्याचा 18/07/2012

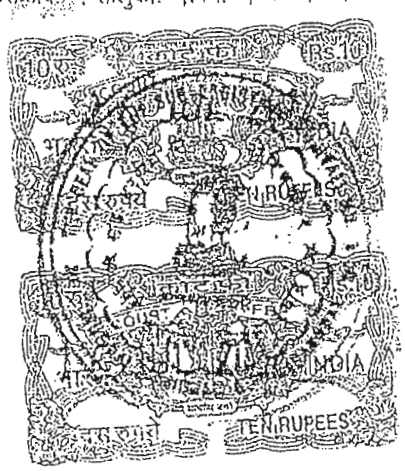
(8) नोंदणीचा 19/07/2012

(9) अनुक्रमांक, खंड व पृष्ठ 6196 /2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 11401600.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा



सही/-

दुय्यम निबंधक, बोरीवली ३

मुंबई उपनगर जिल्हा.

Santosh Dhamani - 9819360007