

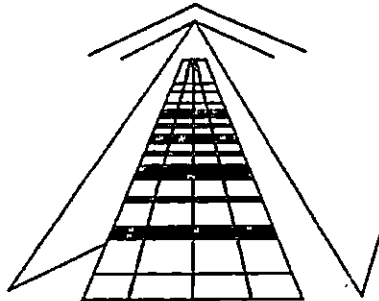


T-21  
BSC

**Ajantha**

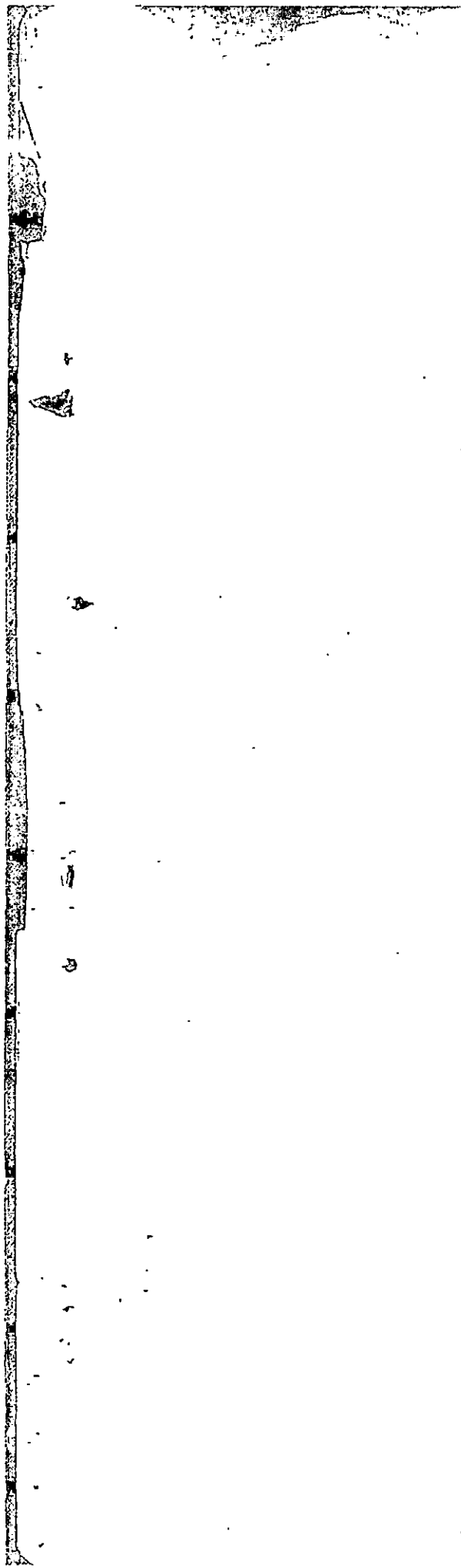
**BUILDCON PVT. LTD.**

602, Raigad Darshan, Above Eliperi, Opp. Indian Oil Colony,  
J. P. Road, Four Banglow, Andheri (W), Mumbai - 400 053.  
Phone : 2639 5356 / 2639 6171



**Zaveri Constructions  
Private Limited**

11, MAJITHIA APARTMENTS,  
S. V. ROAD, IRLA, VILE PARLE (W),  
MUMBAI - 400 056.



तुलनात्मक प्रमाण पत्र

Tuesday, October 18, 2011

1:05:06 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती



पावती क्र. : 9357

दिनांक 18/10/2011

गुंथेचे नाव मोगरा

दस्तावेजाचा अनुक्रमांक वदर9 - 09345 - 2011

दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: अनिता अनंत जंगम

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 1540.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (77)

एकूण रु. 31540.00

आपणास हा दस्त अंदाजे 1:19PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
अंधेरी 3 (अंधेरी)

बाजार मूल्य: 2440500 रु. मोबदला: 3244000 रु.

भरलेले मुद्रांक शुल्क: 144800 रु.

देमकाचा प्रकार : डीडी/घनाकर्पाट्टाचे;

बँकेचे नाव व पत्ता: देना बँक भुं 60;

डीडी/घनाकर्प क्रमांक: 961575; रक्कम: 30000 रु.; दिनांक: 17/10/2011

सह दुय्यम निबंधक, अंधेरी-३,  
मुंबई उपनगर जिल्हा.

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 18/10/11

मुल्यांकन पत्रक

मुल्यांकनाचे वर्ष	2011	दिनांक	10/18/2011
जिल्हा	मुंबई(उपनगर)		
तहसील/मुह्य विभाग	- 46-मोगरा ( भंघेरी )		
उपमुह्य विभाग	- 46/226-भुभाग: उत्तर, पूर्वेस व दक्षिणेस गावाची हद्द व पश्चिमेस अंशतः द्रुतगती मार्ग व शेरे पंजाब कोलनीच्या पश्चिमेकडील दक्षिणेतर 18.30 मि.रुंद वि.दो. रस्ता.		
मिळकतीचा क्रमांक	सि.टी.एस. नंबर - 368		
नागरी क्षेत्राचे नांव	मुंबई(उपनगर)		
मिळकतीचे वर्गीकरण	बांधीव		

वाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

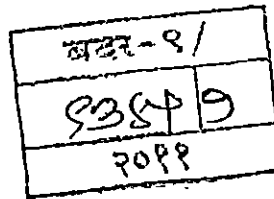
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
29,100	58,200	69,600	96,100	58,200

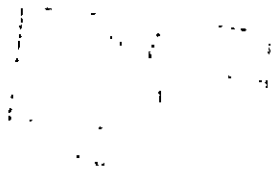
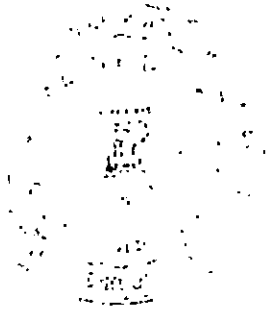
मिळकतीचे क्षेत्र	41.93	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उद्दवाहन सविधा	आहे
मिळकतीचे घय	0 TO 2	(Rule 5)	मजला	2

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसा टक्केवारी	(Rule 5 or 8)
	=	58,200.00 * 100.00 /100	
	=	58,200.00	

A) मुख्य मिळकतीचे मूल्य	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र	(Rule 19 or 20)
	=	58,200.00 * 41.93	* मजला निहाय घट/वाढ
	=	2,440,326.00	* 100.00 /100

एकत्रित अंतिम मूल्य	=	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +
		बंदीस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती क्षेत्राच्या खुल्या जागेचे मूल्य
	=	A + B + C + D + E + F + G + H
	=	2,440,326.00 + 0.00 + 0.00 + 0.00
	+ 0.00 + 0.00 + 0.00 + 0.00	
	=	2,440,326.00





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**SHCIL-MAHARASHTRA**

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA. PIN CODE - 400017

Tel : 022-61778151

E-mail :

**Mode of Receipt**

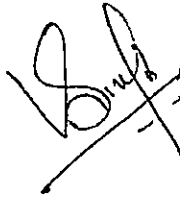
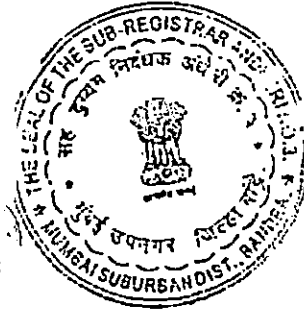
Account Id mhshcil01

Receipt Id RECIN-MHMHSKCIL0104515086072197J

Account Name SHCIL-MAHARASHTRA

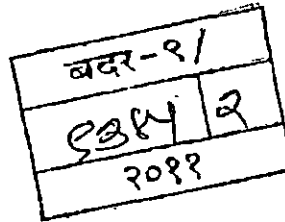
Receipt Date 17-OCT-2011

Received From Anita A Jangam and Yogesh A Jangam	Pay To
Instrument Type PAYORDER	Instrument Date 17-OCT-2011
Instrument Number 961576	Instrument Amount 144800 ( One Lakh Forty Four Thousand Eight Hundred only )
Drawn Bank Details	
Bank Name Dena Bank	Branch Name Jogeshwari
Out of Pocket Expenses 0.0 ( )	

Y. Jangam

J. Jangam





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INDIA NON JUDICIAL

Government of Maharashtra

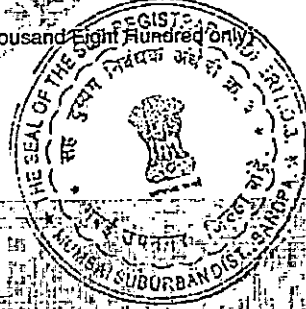


सत्यमेव जयते

e-Stamp

Issued by: *Vincel*  
Stock Holding Corporation of India Ltd.  
Location: SHCIL, Mumbai  
Signature: *[Signature]*  
Details can be verified at [www.shcilstamp.com](http://www.shcilstamp.com)

Certificate No. : IN-MH04731248950132J  
Certificate Issued Date : 17-Oct-2011 04:06 PM  
Account Reference : SHCIL (FI)/ mhshcil01/ BKC/ MH-MSU  
Unique Doc. Reference : SUBIN-MHMHSHCIL0105091407648801J  
Purchased by : Anita A Jangam and Yogesh A Jangam  
Description of Document : Article 25(b)to(d) Conveyance  
Property Description : Flat-201 2ndFlr B Wing Kulshree Heights Vill  
MograGulshanNgrJijamalaChowkSher-E-Punjab Andheri E M-62  
Consideration Price (Rs.) : 32,44,000.  
(Thirty Two Lakh Forty Four Thousand only)  
First Party : MS Ajantha Buildcon Pvt Ltd  
Second Party : Anita A Jangam and Yogesh A Jangam  
Stamp Duty Paid By : Anita A Jangam and Yogesh A Jangam  
Stamp Duty Amount(Rs.) : 1,44,800  
(One Lakh Forty Four Thousand Eight Hundred only)



Please write or type below this line

बदर-९/  
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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.shcilstamp.com](http://www.shcilstamp.com)





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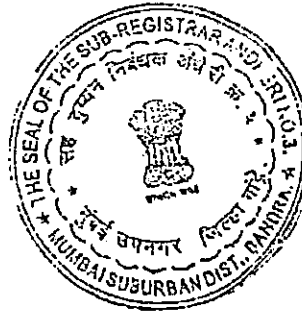
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बदर-९/	
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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 18<sup>th</sup> day of Oct. 2011, BETWEEN M/S. AJANTHA BUILDCON PVT. LTD., A company registered under The Indian Companies Act, and having its registered office at 602, Raighadh Darshan Co-op. Hsg. Soc. Ltd., Four Bungalow, J. P. Road, Andheri (West), Mumbai-400 053, hereinafter referred to as "the PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its present Directors their successors and assigns) of the **FIRST PART**;

AND

*Mod Ajanta* *Kamran*



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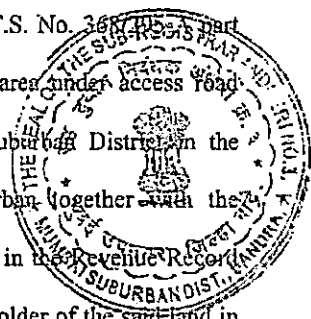
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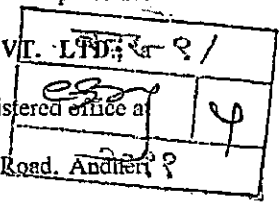
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MRS. ANITA ANANT JANGAM Age 48 AND MR. YOGESH ANANT JANGAM Age 27 having address at 204, SHRI SWAMI SAI KRUPA BLDG, ROAD NO-5, NATWAR NAGAR, JOGESHWARI (EAST) MUMBAI-400 060. hereinafter called "the PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) OF THE OTHER PART:

WHEREAS SHER-E-PUNJAB CO-OPERATIVE HOUSING SOCIETY LTD., was absolute owner and in use, occupation and possession of all the piece and parcel of land to be duly sub divided plot of land bearing C.T.S. No. 368/45 part admeasuring about 1227 Sq. Mtrs. or thereabouts including area under access road situated at Village - Mogra, Taluka - Andheri, Mumbai Suburban District in the registration district and sub-district of Mumbai City Suburban together with the Structures standing thereon, having necessary mutation entries in the Revenue Record and the name of the said society is being shown as the owner/holder of the said land in the property card and other revenue records (hereinafter referred to as "The said land").



The said owner SHER-E-PUNJAB CO-OPERATIVE HOUSING SOCIETY LTD., has let out the various structures on the said plot of land to the various occupants for residential/commercial purposes. M/S. AJANTHA BUILDCON PVT. LTD., a company registered under The Indian Companies Act, and having its registered office at 602, Raighadh Darshan Co-op. Hsg. Soc. Ltd., Four Bungalow, J. P. Road, Andheri (West), Mumbai-400 053, approached said SHER-E-PUNJAB CO-OPERATIVE HOUSING SOCIETY LTD., and requested to execute DEVELOPMENT AGREEMENT and convey the said plot of land alongwith structures thereon in the name of M/S. AJANTHA BUILDCON PVT LTD.



AND WHEREAS development Agreement dated 25<sup>th</sup> June, 2007 came to be executed between said owner SHER-E-PUNJAB CO-OPERATIVE HOUSING SOCIETY LTD., being, Owner, the Party of the One-Part therein and M/S. AJANTHA BUILDCON PVT LTD., Party of the Other Part, therein has acquired all rights, title and interest in respect of said Plot of Land alongwith structures thereon as more particularly described in First Schedule written hereunder and upon the terms and conditions set out therein.

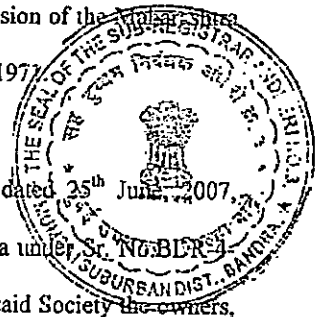
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 1. A signature that appears to be "Angans".  
 2. A signature that appears to be "Kishore".  
 3. A set of initials "ND".



AND WHEREAS by executing a DEED OF CONFIRMATION dated 1st day of October, 2008, the Development Agreement dated 25-06-2007 came to be registered with the office of the Sub-Registrar, Andheri - 2, Mumbai Suburban District of Assurance at Andheri under Serial No. BDR-4-08835-2008 dated 03-10-2008. The **SHER-E-PUNJAB CO-OPERATIVE HOUSING SOCIETY LTD.**, given development rights to the M/s. **AJANTHA BUILDCON PVT LTD.**, therein and which is Promoter herein upon the terms and conditions set out in the said Development Agreement.

AND WHEREAS vide Government notification bearing No. Unit-2/Desk-6/4(1) / SR - 3/07, published in the Maharashtra Government Gazette on 18<sup>th</sup> December, 2008 the said land is being declared notified as Slum under the provision of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971

And whereas by and under Development Agreement dated 25<sup>th</sup> June, 2007, registered at the office of Sub-Registrar of Assurance at Bandra under Serial No. BDR-4-08835-2008 dt. 03/10/2008 made and entered into between the said Society the owners, the party of the first part therein and the promoters herein, therein referred to as "The Developers" and the party of the Other part; were appointed as the Developers for the purpose of Development and/or Re-development of the said land, premises and the structures standing thereon admeasuring about 1227 Sq. Mtrs or thereabouts lying and being at C. T. S. No. 368/295-A(part) of Village Mogra, Taluka Andheri,



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25/7	8
2007	

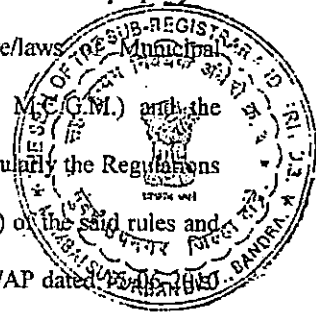
Andheri (East), in the Registration District and Sub District of Mumbai Suburban District (hereinafter described in the first schedule hereunder written and referred to as "The Said property") by construction of buildings on the said property firstly under the SRA Scheme sanctioned under L.O.I. NO. SRA/ENG/2107/KE/PL/LOI dated 8 December 2009 as submitted by the Promoters herein before the said SRA for development of the said plot of land for providing Permanent Alternate Accommodation absolutely free of cost to the hutment dwellers entitled for the same under the said scheme sanctioned by SRA. However, the SRA has sanctioned the scheme only for same occupants having their structures prior to 1995, upon the major portion of the said land admeasuring about \_\_\_ sq. yards i.e. equivalent to

*VED* *Dangon* *Komans*



1227 sq. Mtrs. out of the said land (hereinafter the major part of the said land together with structures standing thereon referred to as "the said property") as more particularly described in the First Schedule written herein under AND subsequent thereto construct sale building utilising the balance FSI as avail from the competent Authority/SRA under the said Scheme and to ultimately after the building/s have been constructed transfer and convey the same to the purchasers of flats/units/shops have been constructed transfer and convey the same upon the terms and conditions agreed to. The promoters pursuant to the said Deed of Development agreement and under the said SRA Scheme have acquired all right, title and interest in the said property and are absolutely entitled to develop the said land and the said property.

The Promoters are desirous of constructing building/s on the said property in accordance with the building rules and regulation and Bye/laws of the Municipal Corporation of Gr. Mumbai (hereinafter referred to as "The M.C.G.M.") and the provisions of Development Control regulations 1991. More particularly the Regulations for Slum Rehabilitation Authority as envisaged in D.C.R. 33 (10) of the said rules and under the said Scheme bearing IAO NO. SRA/ENG/2346/KE/PL/AP dated 15.10.2009 and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government/Competent Authority and such statutory bodies.



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The promoters have entered into prescribed agreements with the individual hutment dwellers for providing them alternate permanent accommodation in the form of self contained Flat/s admeasuring 269 sq. ft. and Unit/s/Shop/s as per actual area (Carpet area) and/or 225 sq. ft. carpet area whichever is higher with the amenities agreed to in the said Agreement.

The Promoters with the help of active co-operation of the members of the said proposed society have get the said proposed society registered with the office of the Dy. Registrar of Co-operative Societies under the provisions of Maharashtra Co-operative Societies Act, 1960 under the name and style of Kulshree (SRA) Co-op. Housing Society Limited under Registration No. MJM/SRA/HSG/TC/11810/2010 dated 26<sup>th</sup> May, 2010 (hereinafter referred to as the said society). AND the said society in it's Special General Body Meeting held on \_\_\_\_\_ May, 2010 has unanimously ratified all

*Handwritten signatures and initials:*  
 MSB  
 Arjuns  
 Arjuns

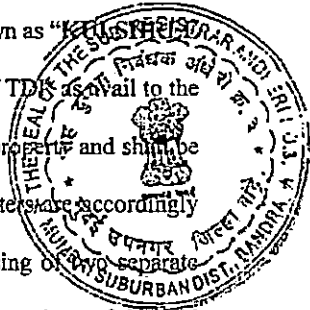




the resolutions passed by the said proposed society and have confirmed all the deeds and documents executed and registered by the promoters of the said proposed society from time to time in respect of the said land and the said property.

The promoters have entered into a prescribed agreement with the Licensed surveyor "Ellora Project Consultant" and also appointed "Ellora Structural consultant" as structural Engineer for preparing structural design and drawings and specifications of the building/s and the flats/Shops/Units purchasers accepts the professional supervision of the said Architect and Structural Engineer till the completion of the building unless otherwise change.

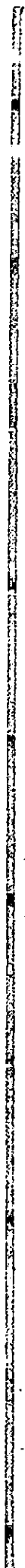
The Promoters are entitled to construct a building to be known as "KULSHREE HEIGHTS" by utilizing the full permissible FSI and FSI by way of TDR as available to the promoters by implementing the said Scheme in respect of the said property and shall be entitled to sell flats, shops, units, hoardings space etc., The promoters are accordingly causing to be construct on the said property of building/s comprising of separate composite wings having ground plus 10 floors exclusively for the members of the said society entitled for premises under the said SRA Scheme and Ground plus 10 upper floors (adjoining wing/building) to sell the flats/shops/units in the open market to the intending purchaser for consideration and to appropriate the said consideration to their own account.



अ. नं. १	
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It is intended that in due course, after the development of the building/s is/are completed and all the Flats/Shops/Units are sold on ownership basis , the said property together with the building/s would be conveyed in favour of the said Kulshree Heights Co-op. Housing Society Limited, as duly formed and registered by the Promoters in association with the members of the said proposed society and all the person/s who purchase the flats/shops/Units and all the purchasers of the said building will be accepted as member thereof as per the Bye-laws adopted by the said society. The flat/Shops/Units purchasers demanded from the promoters and the promoters have given to the flats/Shops/Units purchasers inspection of all the documents of title relating to the said property, Development of the said Property, plans, designs, Specifications and such other documents as are specified under the Maharashtra Ownership Flats

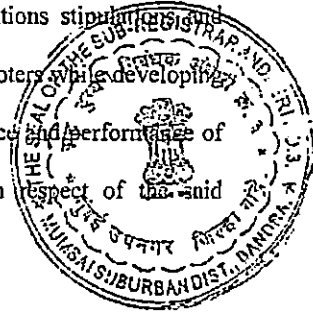
*Handwritten signatures:* [Signature 1], [Signature 2], [Signature 3]



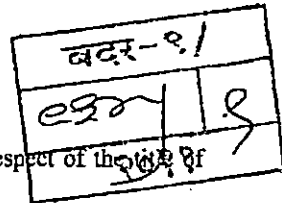
(Regulation of the promotion of construction, Sale, Management and transfer) Act 1963  
( 'the Said Act') and the rules made there under.

A Copy of the Certificate of title issued by Anil Raghunath Dhuri dated 17<sup>th</sup> November, 2008 to the Promoters as well as copy of the property Register Card in respect of the said property and copy of the floor plan of the said flats/shops/units agreed to be purchased by the flats/Shops/Units purchasers approved by the concern local authority have been annexed hereto and marked as Annexure "A", "B" and "C" respectively.

While sanctioning the said Scheme of Development by the competent Authority, the State Government, sanctioning the said plans for the building/s the local authorities and the Corporations have laid down certain terms and conditions stipulating certain restrictions which are to be observed and performed by the promoters while developing the said property and the said building/s and upon due observance and performance of which only the occupation and the completion Certificate in respect of the said building/s shall be issued by the concern authorities.



The promoters accordingly have commenced construction of the said building/s in accordance with the said plans and permissions.



The flats/Shops/Units purchasers being fully satisfied in respect of the title of the promoters to the said property has approached the promoters and applied for purchase of Flats/Shops/Units No. 201 on the 2<sup>nd</sup> floors 'B'WING of the building to be constructed on the said property and known as Kulashree Heights.

The Flats/Shops/Units purchasers has entered into this agreement with full knowledge of all terms and conditions containing the documents , papers, plans, orders, scheme etc; .Relying upon the said applications, declarations and agreement herein contained, the promoters herein agreed to sell the flats / Shops / Units to the flats/Shops/Unit purchasers. The said Flats / Shops / Units at the price and on the terms and conditions hereinafter appearing.

*Ansari*  
*Hansari*

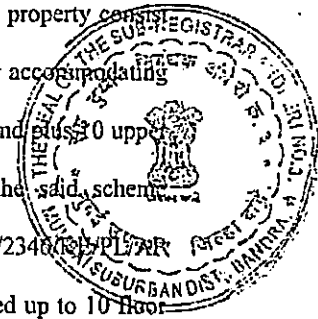


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Prior to the execution of these presents, the flats/Shops/Units purchasers have paid to the Promoters a Sum of Rs. 32,44,000/- (Rupees Thirty Two Lac Forty Four Thousand only) being part payment of the said price of the flat/Shop/Unit agreed to be sold by the Promoters to the Purchasers as advance payment or deposit (the payment and receipt whereof the promoter doth hereby admit and acknowledge) which shall in no event exceed 15% of the sale price of the Flat/Shop/Units agreed to be sold purchaser and the flat/Shop/Unit purchaser has agreed to pay to the promoter balance of the sale price in the manner hereinafter appearing.

The building to be constructed by the promoters upon the said property consist of two composite wings each having ground plus 10 upper floors for accommodating the members of the said society and the adjoining wing will be of ground plus 10 upper floors being the area available to the Promoters for sale under the said scheme according to the Commencement Certificate bearing No. SRA/ENG/2346/15/PL/7/R dated 8<sup>th</sup> September, 2010 issued upto plinth level and further extended up to 10 floor on 2<sup>nd</sup> July 2011 AND the additional wing/s/building/s be constructed upon the portion of the said land adjoining to the said property upon approval of scheme by the SRA. A copy of the said commencement certificate is annexed hereto as Annexure "D"



SRA No. /	
050	30
Date	

Under Section 4 of the said act, promoter is required to execute a written agreement for sale of the said flats/Shops/Units with the Flats/Shops/Units purchasers being in fact, these presents and also to register the said agreement under the Registration Act.

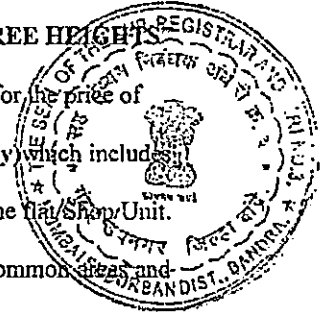
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s upon the said property consist of two composite wings each having ground plus 10 upper floors for accommodating the members of the said society and the adjoining wing will be of ground plus 10 upper floors being the area available to the Promoters for sale under the said scheme AND the additional wing/s/building/s to be constructed upon the portion of the said land adjoining to the said property upon approval of scheme by the SRA.

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2. Purchaser Flat No.201 on 2<sup>nd</sup> floor, 'B' wing admeasuring 376 Sq. Ft. Carpet area. The Flat Purchaser/s has requested the Developers for allotment of the Flat and the flat purchaser hereby agrees to purchase from the promoter and the promoter hereby agrees to sell to the flat purchaser Flat No. 201 on the 2<sup>nd</sup> floor having total Carpet area 376 Sq. Ft. and built up area of 451 Sq. Ft. alongwith one stilt/open Car parking space No. \_\_\_ admeasuring about \_\_\_ Sq.ft. Carpet area in the building proposed to be constructed, by the Developers on the said property (hereinafter referred to as "the said Flat" and more particularly described in the Schedule - II attached hereto) and bounded by Red colour boundary line on the typical floor plan . Hereto annexed and marked as Annexure - "C" in the building to be known as "KULSHREE HEIGHTS" (hereinafter collectively referred to as "The Said Flat/Shop/Unit) at or for the price of Rs.32,44,000/- (Rupees Thirty Two Lac Fourty Four Thousand only) which includes proportionate price of the common areas and facilities appurtenant to the flat/Shop/Unit. The percentage of the undivided interest of the flat purchaser in the common areas and facilities limited or otherwise pertaining to the said flat/shop/Unit shall be in proportion of the area of the flat agree to be sold hereunder to the total area of the said building/s . The nature, extent and description of the common/limited common areas and facilities which are available to the flat purchaser, are more particularly described in the Second Schedule hereunder written.



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3. The flat purchaser hereby agrees to pay to the promoter the said purchase price of Rs.32,44,000/- (Rupees Thirty Two Lac Fourty Four Thousand only) in the following manner:-

Sr.No	Percentage	Stage
1.	11%	On booking of the flat
2.	11%	On completion of the plinth
3.	11%	First Slab
4.	11%	Third Slab
5.	11%	Fifth Slab
6.	11%	Seventh Slab
7.	11%	Ninth Slab
8.	11%	Eleventh Slab
9.	12%	On possession

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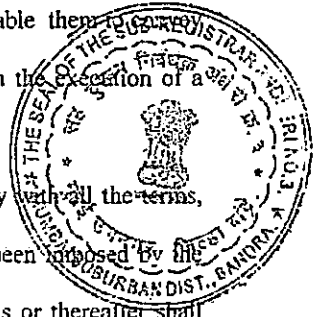




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4. The promoters hereby agree that they shall before handing over the possession of the flat/shop/Unit to the flat purchaser as also before execution of the conveyance of the said property in favour of the said Kulashree (SRA) Co-operative housing society Limited formed by the Promoters and the members of the said society and the purchaser/s of flat/shop/unit in basement stilt/open car parking space in the building to

be constructed on the said property be accepted as members of the said society (hereinafter referred to as "The said Society") make full and true disclosure of the nature of the title to the said property as well as encumbrances if any including any right, title and interest or the claim of any party in or over the said property and shall, as far as practicable, ensure that the said property is free from all encumbrances and that they have clear and marketable title to the said property so as to enable them in favour of the said Society such clear and marketable title on the Execution of a Conveyance.



5. The promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter shall before handing over possession of the flat/shop/Unit to the flat purchaser obtained from the concerned local authority, occupation and/or completion certificate in respect of the flat/shop/Unit.

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6. The promoter hereby declares that no part of FSI available in respect of the said property more particularly described in the second Schedule hereunder written has been utilised by the promoter elsewhere for any purpose whatsoever. The promoter hereby declare that while developing the said property the promoter has utilized FSI and will be utilizing TDR to the maximum as may be permissible as per rules and any other FSI by amalgamating the adjoining property.

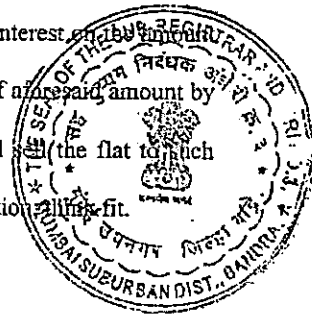
7. The Flat/Shop/Unit purchaser agree to pay to the promoter interest at 9% per annum on all the amounts which become due and payable by the flat purchaser to the promoter under the terms on this agreement on the date of the said amount is payable by the flat/shop/Unit purchaser to the Promoter.

9. On the flat/Shop/Unit purchaser coming default in payment on due date of any amount due and payable by the flat purchaser to the promoter under this agreement (including his/her/their proportionate share of taxes levied by concerned local

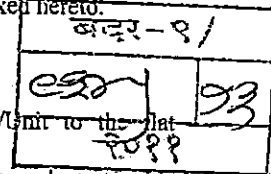
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authority and other outgoings) and on the flat purchaser committing breach of any of other terms and conditions herein contained, the promoter shall be entitled, as its own option, to terminate this agreement. Provided always that the power of termination hereinbefore contained shall not be exercised by the promoter unless and until the promoter shall have given to the flat purchaser fifteen days prior notice in writing of its intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the flat purchaser in remedying such breach or breaches within a week after giving of such notice. Provided further that upon termination of this agreement as aforesaid, the promoter shall refund flat purchaser, the installment of sale price of the flat which may till then have been paid by the flat purchaser to the promoter but the promoter shall not be liable to pay the flat purchaser any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the promoter, the promoter shall be at liberty to dispose off and sell the flat to such person and at such price as the promoter may in its absolute discretion think fit.

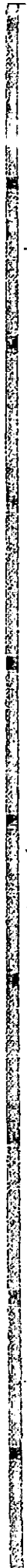


10. The fixtures, fittings, amenities to be provided by the promoter in the said building/s and the flat are those that are set out in Annexure "E" annexed hereto.

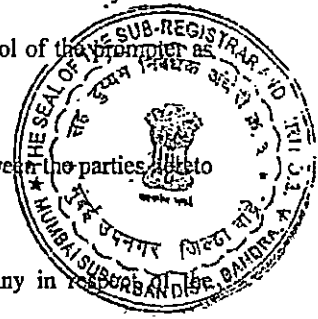


11. The Promoter shall give possession of the said flat/Shop/Unit to the flat purchaser on or before 31<sup>st</sup> December 2012. If the promoter fails or neglects to give possession of the said Flat to the flat purchaser on the aforesaid date and/or on such date as may be extended by mutual consent then the promoter shall be liable on demand to refund to the flat purchaser amounts already received by them in respect of the said flat alongwith simple @ 9% per annum from the date of the receipt of the respective amounts by the promoter till the entire amount alongwith interest thereon is refunded by the promoter to the flat purchaser, the same there shall be a charge on the said property and the construction if any thereon in which the flat is or was to be constructed, to the extent of the amount due but subject to prior encumbrances. It is agreed that upon the termination of this agreement by the flat purchaser, the claim of the flat purchaser shall be restricted to refund of monies paid with simple interest @ 9% per annum thereon and that the flat purchaser shall not be entitled to claim for loss

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 [Initials] *Dasgupta* *Kangra*



and/or damages and/or mental trauma or otherwise howsoever. The amount so refunded shall be in full and final satisfaction and final settlement of all the claims of the flat purchaser under this agreement. The promoter shall handover possession of the said flat as stated hereinabove but subject however to the availability of steel, cement and other building materials and grant of necessary electric and water connections or supply and other building materials and also subject to any war, civil, commotion, riots or act of God such as earthquake flood or other natural calamities and also subject to the government restrictions and/or enemy action, war, strike or any notice, order, rule, notification of the Government and/or other public or competent authority or any cause beyond the control of the promoter or any other reasonable cause and the Flat purchaser agrees to ignore reasonable delay in getting possession due to any of the abovementioned reasons and/or for any reason beyond the control of the promoter as per the provisions of section 8 of the said act.



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

a) The entire unconsumed and residual F.S.I./FSITDR if any in respect of the said property, and the entire increased, additional and extract of which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D.P. Plan, rules & Regulations and bye/laws governing the F.S.I as also the FSI which may be available after execution of the Deed of Conveyance, or any other vesting document in respect of the said property or any part thereof, together with the said building unto and in favour of the said Association of purchasers acquirers of flat, premises etc. in the said building to be constructed on the said property, on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to the promoter, free of all costs, charges and payments and neither the flat purchaser herein, nor the said Association shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity.

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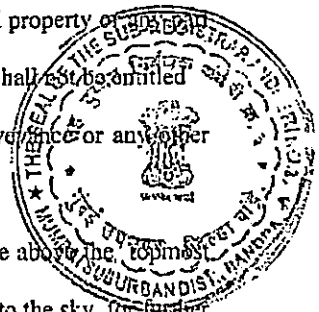
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b) The said promoter alone shall have the full right, absolute authority and unfettered discretion to use, utilise and consume the aforesaid FSI and T.D.R.

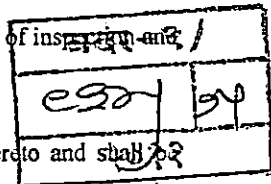
respectively for construction on any property in Greater Bombay as may be permitted by law, including the said property for the purpose of extending the building thereon, and/or for constructing any new and additional structures and floors thereon and/or otherwise howsoever, as the Promoter may desire and deem, fit and proper.

c) The Promoter alone shall also be entitled to use, utilise and consume the TDR obtained or to be obtained by them from any other outside property for construction on the said property in any manner they deem, fit and proper and as may be legally permitted, whether now or at anytime in future including after execution of the Deed of Conveyance or any other vesting documents in respect of the said property or

thereof as aforesaid and the flat purchaser and/or the said Society shall not be entitled to use or consume the same at any time after execution of Conveyance or any other documents vesting the title of the said Association.



d) The lift room and water tank shall be located on the terrace above the topmost floor of the said building, the said terrace is agreed to be left open to the sky for further and additional constructions thereon by the promoter in future at any stage and/or time in terms of this clause neither the flat purchaser nor the said Society /Association nor its members will have any right to use or have any claim right title or interest of whatsoever nature in the said terrace, save and except for the purpose of inspection and maintenance of lift, lift room and water tanks.



e) The Promoter shall be entitled to construct flat attached thereto and shall be entitled to sell the same on ownership basis and/or otherwise dispose off the same. The flat purchaser and/or purchasers of other flat and premises shall not be entitled to raise any objection of whatsoever kind of any nature and shall not have any claim, right title or interest therein and shall not be entitled to the use of such terrace or garden or open space sold and/or allotted and/or earmarked by the promoter to the purchaser/s of such terrace flat and/or garden or open space unless the flat purchaser himself / herself / themselves is / are such purchasers and the purchaser/s or allottees of such terrace flat or garden flat shall be exclusively be entitled to the use of the terraces or garden or

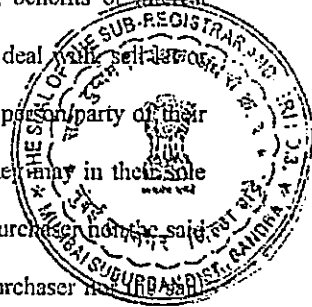
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open spaces sold and/or allotted to him/her/them. Provided however that the said terrace and/or garden space shall not be enclosed by the flat purchaser till the permission in writing is obtained from the concerned local authority and the promoter or the said Society as the case may be.

f) The said Society shall admit as its members all purchasers of such new and additional premises/tenements/flat whenever constructed on the said Building. All such new and additional tenements, flat premises, floors extensions, building and structures shall absolutely and exclusively belong the promoter and neither the flat purchaser herein nor the said Society shall have or claim any right, title, benefits or interest whatever in respect thereof and the promoter shall be entitled to deal with, sell, lease or otherwise dispose off and transfer the same in any manner to any person or party of their choice, for such consideration on such terms and conditions as they may in their sole and absolute discretion deem, fit and proper and neither the flat purchaser nor the said Society shall raise any dispute or objection thereto and the flat purchaser hereby grants his/her/their irrevocable consent/s to the same.



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The Purchaser alongwith other purchasers of such new and additional premises/tenements/flats/shops whenever constructed on the building known as "KULSHREE HEIGHTS" or any other building/s on the said plot of land shall join in forming and registering a separate Society as may be decided by the Promoters to be known by such name as the Promoters may decide and which will be approved by the Registrar of Co-operative Societies and for this purpose also from time to time sign and execute the application for registration and for membership and other papers and documents necessary for the formation and registration of the society and for becoming a member, including adoption of bye-laws of the proposed society and shall duly fill in, sign and return them to the Promoters within seven days from the same being forwarded by the Promoters to the Purchaser/s, so as to enable the Promoters to register the organization of such Purchaser/s, under Section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules 1964. No objection shall be

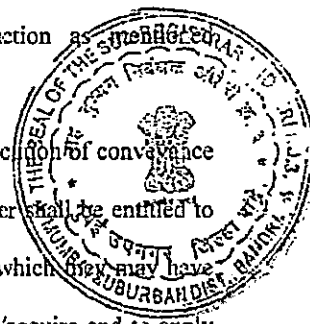
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taken by the Purchaser if any changes or modification are made in the draft bye-laws as may be required by the Registrar of a Co-operative Societies or any other competent authority.

g) The Purchaser shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this clause, or to the promoter exercising their respective rights as mentioned herein nor shall they, claim any abatement or reduction in the purchase price due to the same nor shall they claim any compensation or damages from the promoter due to the same on any ground whatsoever, including on the ground of any inconvenience or nuisance which may be caused by the promoter putting up and effecting such new and additional construction as mentioned hereinabove.

h) It is agreed and understood that at any time before the execution of conveyance of the said property in favour of the said association, the promoter shall be entitled to amalgamate the said property with any other adjacent property which may have already purchaser/acquired or which they may hereafter purchase/acquire and to apply for and obtain the necessary sanctions, permissions, orders, N.O.C' s approvals, etc for such amalgamation and to develop the said property in acceptance therewith. The flat purchaser shall not raise any objection or dispute in such amalgamation of the said property by the promoter and;



j) The provisions of this clause shall always be of the essence of this agreement and shall run with the land.

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It is expressly clarified, agreed and understood between the parties hereto that if the said property is effected by any reservation, acquisition and/or requisition proceedings whether presently or at any time hereafter, including after the conveyance/transfer of the said building and the said property in favour of the said Society, then the promoter shall have the sole, absolute and unconditional right and authority and it alone shall be entitled to receive all the benefits which may be granted by the concerned government bodies and authorities in respect thereof, including monetary benefits and compensation and the TDR and/or additional FSI and neither the flat purchaser herein nor the said Association shall raise any objection, dispute or claim in respect thereof.

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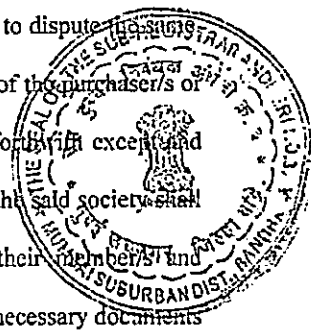
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13. It is expressly and specifically clarified agreed, understood and confirmed by and between the parties thereto that the unsold flat premises, car parking space in the basement in the compound, etc in the said building shall at all time, even after the conveyance/transfer of the said building and the said property in favour of the said Society, be and remain the absolute property of the promoter and the promoter may if they so desire, become members of the said Society in respect thereof and the promoter shall have full right, absolute power and authority and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose off the same in any manner and for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem, fit and proper to any person or party of their choice and neither the flat purchaser herein nor the said Society shall object or to dispute the

On the Promoter intimating to the said Society the name or names of the purchaser/s or acquire/s of such unsold flat premises etc the said Society shall forthwith except and admit such purchaser/s and acquire/s of such unsold flat premise, the said society shall forthwith accept and admit such purchaser/s and acquire/s as their member/s and shareholder/s and shall forthwith issue share certificate/s and other necessary documents



in their favour, without raising any dispute or objection to the same, and without charging/recovering from them any premium, fees donation or any other amount or whatsoever nature in respect thereof. The promoter shall not be liable to pay any maintenance charges etc. in respect of the unsold flat premises etc. save and except the municipal taxes with effect from the date of grant of occupation / completion certificate.

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Provided however in the event the promoter, occupy or permit occupation of any flat such occupant or promoter as the case may be shall be liable to pay the maintenance charges etc in respect thereof.

14. The flat purchaser shall take possession of the flat within 7 (seven) days of the promoter giving written notice to the flat purchaser intimating that the said flat are ready for use and occupation. Provided that if within a period of one years from the date of handing over the said flat to the flat purchaser, the flat purchaser bring to the notice of the promoter any defect in the said flat or the said building in which the said flat is situated or the material used therein or any unauthorized change in the construction of

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so paid by the flat purchaser to the said society , shall not carry any interest and remain with the said society and credited to the accounts maintained by the said society for the purchaser. The flat purchaser further agrees that till the flat purchaser's share is so determined the flat purchaser shall pay to the Society provisional monthly contribution of Rs. 6000/- (Rupees Six Thousand only) per month towards the outgoings.

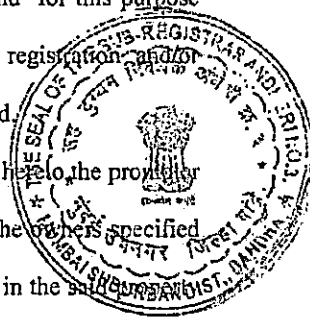
The amount so paid by the flat purchaser to the society shall not carry any interest and remain with the society and after adjustments and necessary/balance amount credit be given in books of account of the said society. The flat purchaser undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any

the said building then, wherever possible such defects or unauthorized changes shall be rectified by the promoter at its own cost and in case it is not possible to rectify such defects or unauthorized changes, then the flat purchaser shall be entitled to receive from the promoter reasonable compensation for such defect or change.

15. The Flat purchaser shall use the said flat or any part thereof or permit the same to be used only for the purpose for which it is allotted. The Flat purchaser shall use the garage or parking space only for the purpose of keeping or parking the flat purchaser/s own vehicle/s.

16. The flat purchaser/s alongwith other purchasers of flat/shop/unit in the said building shall apply and accept membership of the said society and for this purpose also from time to time, sign and execute the application for registration and/or membership and other papers and documents necessary in that regard.

17. Unless it be otherwise agreed to by and between the parties hereto, the promoter shall transfer to the said society all the right, title and interest of the promoters specified under the Development Agreement dated 25<sup>th</sup> June, 2007 promoter in the said building together with the building/s by obtaining or executing the necessary conveyance/lease of the said property and the said building in favour of the said society pursuant to the said scheme and the rules as directed by the SRA and/or under provisions of the relevant laws such conveyance/lease shall be in keeping with the terms and provisions of this agreement.



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18. Commencing a week after notice in writing is given by the promoter to the flat purchaser that the said flat is ready for use and occupation, the flat purchaser shall be





20. At the time of registration the flat purchaser shall pay to the promoter the flat purchaser's share of stamp duty and registration charges payable, if any by the said society on the conveyance or any document or instrument of transfer in respect of the said property or the building/s to be executed in favour of the society.

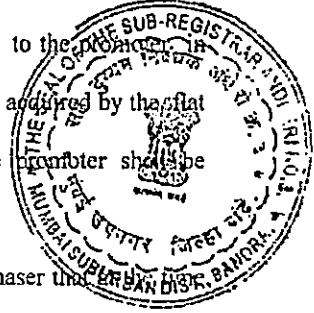
21. The Flat purchaser hereby agrees that in the event if any amount by way of premium or security deposit as fire cess is paid to the BMC or to the State Government or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or repayment of a similar nature becoming payable by the promoter the same shall be reimbursed by the flat purchaser to the promoter in proportion of the salable area of the said flat/shop/unit agreed to be acquired by the flat purchaser and in determine such amount, the decision of the promoter shall be conclusive and binding upon the flat purchasers.

22. It is further agreed between the promoter and the flat purchaser that on the date of execution of conveyance in favour of the said society the flat purchaser and/or the said society shall reimburse to the promoter all the IOD deposits and other refundable deposits paid by the promoter in respect of the said building.

23. The Unit/Flat Purchaser has taken inspection of all relevant documents and is satisfied himself fully in respect of the Promoter's title to the said property described in the First Schedule hereunder written prior to the execution of this Agreement and doth hereby accept the same and agrees not to raise any requisition or objection/s relating thereto at any stage.

24. The Flat purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the flat may come, doth hereby covenant with the Promoter as follows:-

a) To maintain the flat at the flat purchaser's own cost in good tenantable repair and condition from the date of possession of the flat is taken and shall not do or suffer to be done anything in or to the said building/s in which the flat is situated staircase or any passages therein which may be against the rules, regulations or bye/laws or concerned local or any other authority or change/alter or make additions in or to the said building and in which the flat is situated itself or ay part thereof.



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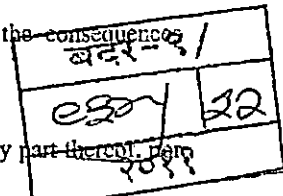
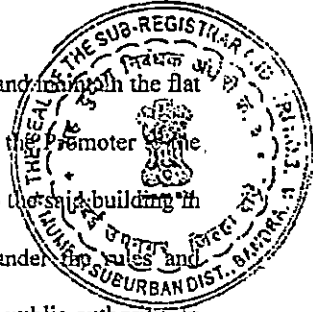


b) Not to store in the flat any goods which are of hazardous combustible or dangerous nature and are so heavy as to damage the construction or structure of the said building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority save and except the goods/materials/equipments required in the normal course of household/trade and business as permissible under the concerned enactments and in case any damage is caused to the said building/s in which the flat is situated on account of negligence or default of the flat purchaser in this behalf, the flat purchaser shall not encroach upon the passage/fire passage as marked in the plan hereto or use the said space for any use / occupation / storage of any material / articles / goods. The flat purchaser shall ensure that none of the doors of the flat open towards/on the passage and all doors should be so affixed so that the same open inside the flat/shop.

c) To carry all his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the promoter. The flat purchasers shall not do or suffer or to be done anything in or to the said building in which the flat is situated or the flat which may be governed under the rules and regulations and Bye/laws of the concerned local authority or other public authority. In the event of the flat purchaser committing any act in contravention of the above provision, the Unit purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the said flat or any part thereof. Nor at any time make or cause to be made any addition or alterations of whatever nature in or to the said flat or any part thereof nor any alteration in the elevation and outside colour scheme of the said building in which flat is situated and shall keep the portion, sewers, drains and pipes in the said flat and appurtenance thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the said building in which the flat is situated and or in any other manner damage the columns, beams, walls, slabs or RCC or other structural members in the said flat without the prior written permission of the promoter and/or the said society.

e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the said building in which flat is



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situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said property and the said building in which flat is situated.

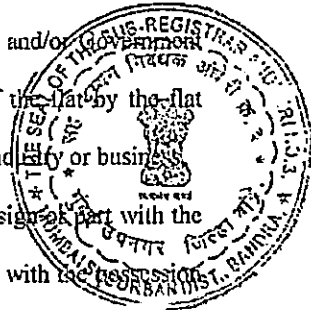
g) Pay to the Promoter within seven days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the said building in which the flat is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or other public authority on or account of change of user of the flat by the flat purchaser viz; user for any purpose other than for carrying on any industry or business.

i) Flat/Shop/Unit purchaser shall not let, sub-let, transfer, assign or part with the flat purchaser/s interest or benefit factor of this agreement or part with the possession of the said flat until all the dues payable by the flat purchaser to the promoter under this Agreement and fully paid up and only if the flat purchaser had not been guilty of breach of or non observance of any of the terms and conditions of this Agreement and until the flat purchaser has intimated in writing to the promoter.

j) The flat purchaser shall observe and perform all the rules and regulations which the said society may adopt as its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flat therein and for the observance and performance of the building Rules, Regulations and Bye/laws for the time being of the concerned local authority and/or government and other public bodies. The flat purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of this Agreement.

k) Till a conveyance of building in which Flat is situated is executed by the PROMOTER the flat purchaser shall permit the promoter and their Surveyors and agents, with or without workman and others, at all reasonable times, to enter into and



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*Handwritten signatures and initials:* AED, Durgam, Hanuman



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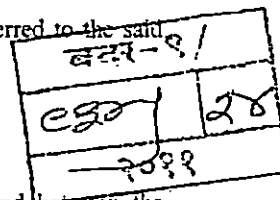
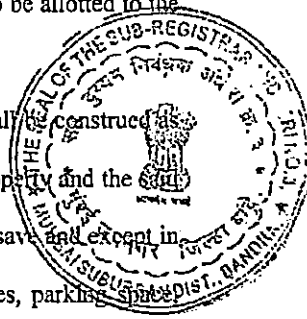
2

upon the said property and building/s or any part thereof to view and examine the state condition thereof.

25. To Promoter shall maintain a separate account in respect of sums received by the Promoter from the flat purchaser as advance or deposit, sums received on account of share capital towards membership of the Co.-Operative Society or towards the outgoings, legal charges and shall utilise the amount only for the purpose for which they have been received AND shall submit the statement of account to the said society for each member.

26. For any amount remaining unpaid by the flat purchaser under this Agreement, the Promoter shall have first lien and charge on the said flat agreed to be allotted to the flat purchaser.

27. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the said property and the building/s or any part thereof. The flat purchaser shall have no claim save and except in respect of the said flat agreed to be sold to him and all open spaces, parking, lobbies, staircases, store(s) in the basement/ for the children etc. remain the property of the promoter, until the said property and the said building/s is transferred to the said society as hereinabove mentioned.



28. It is further expressly clarified, agreed and understood by and between the parties hereto that the terrace above the topmost floor of the said building, shall always absolutely and exclusively belong to the promoter and the Promoter, have full right, absolute authority, and unfettered discretion to use the same in any lawful manner, including for putting up and displaying hoarding/advertisements thereon, or putting up AC Plant/BMS Rooms, any overhead water tank/s thereon to store and supply water to the occupants of the said building. The promoter shall not be liable to pay any compensation, amount or charges whatsoever in respect of the same to the flat purchaser, or the said Society and neither the flat purchaser nor the said Association shall at any time raise any dispute or objection in this regard. Use of the said terrace above the topmost floor may also be allowed to install Dish Antenna/s Relay Station/s for Cellular and Satellite Communications etc. It is hereby expressly agreed that in case of vertical expansion of the said building by way of additional floor/s, the promoter

*Handwritten signatures:*  
Aed  
Angam  
Kamgama



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shall be entitled to shift the water tank/s Dish Antenna/s, Relay Station/s for Cellular and Satellite, Communication etc; either over and above, the additional floor/s and/or extension or such other place/s as may be Government to the Promoter and the flat purchaser and/or the said Society shall not be entitled to raise any objection and/or create any hindrance in any manner whatsoever. The flat purchaser will permit the authorised representative/s deputed by the Promoter/said Society to go to the said terrace to install, check up and/or service, Dish Antenna and/or any other electronic gadgets etc and for repairs and maintenance of the tank/s and/or such other common facilities, at all reasonable times.

29. The Promoter have informed the flat purchaser and the flat purchaser hereby confirms that the promoter are entitled to.

- a) Put up hoarding and display advertisements with any of the various devices including electric, laser and/or neon sings, etc on any of the external dead walls of the said building and/or on the said terrace above the topmost floor of the said building.
- b) Use the said terrace of the said building for erecting and installing Cellular



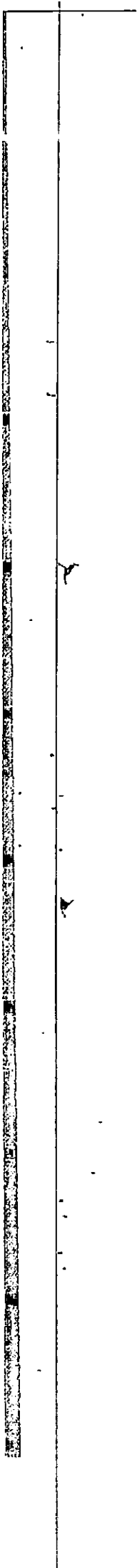
Telecommunication Relay Station, Radio Paper Relay Station, Communication Relay Stations etc and/or for any other purpose.

Satellite and /	
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c) Erect and install and/or allow installation of Antenna/s, boosters and other equipment lay cables from ground level to the level of the terrace above the topmost floor for facilitating relay of Cellular Communications, Radio pager services and Satellite and other Communications, provide Cable New work Services for Television and other communications by any and all means and devices so as to exploit the same commercially for their own benefit.

d) Enter into suitable arrangement/s or agreement/s with any person/s and allot to such person/s the right to put up hoarding, install Relay Station/s for Cellular Telecommunication, Radio Pagers, Satellite and Communication channels etc. on such terms and conditions as the Promoter deem, fit and to receive/Collect such contract monies/rents as consideration thereof from such person/parties/allottees, who will be permitted at all times to bring in and install equipment, ancillaries, facilities and also separate electric and other meters, lay cables, carry out fabrication work, civil work and

*Net*  
*Amojin*  
*Vijayaram*



other things necessary for such installation but entirely at their own cost, risk and expenses.

30. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time of the flat purchaser by the Promoter shall not be construct as a waiver on the part of the Promoter of any breach or non compliance of any of the terms and conditions of this agreement by the flat purchaser not shall the same in any manner prejudice the rights of the Promoter.

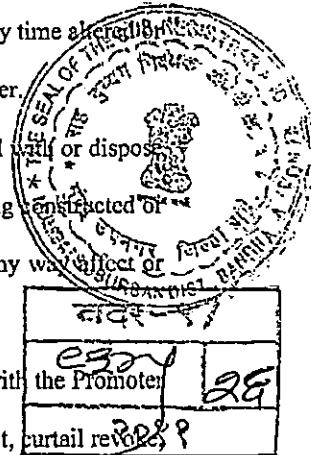
31. The Building to be constructed by the Promoter on the said property shall at times be named "KULSHREE HEIGHTS" and this name shall not any time altered or changed without the prior written consent and permission of the Promoter.

32. The Promoter shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title and interest in the said property and the said building hereinafter to be erected thereon provided that the Promoter do not in any way affect or prejudice the right hereby granted in favour of the flat Purchaser.

33. The Flat Purchaser hereby agrees, undertake/s and covenant/s with the Promoter that neither he, nor the said Association shall at any time thereafter limit, curtail, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to the Promoter under this Agreement or any other deed, document or writing that may be entered into and executed between the parties hereto or those of the Promoter as mentioned herein, and flat purchaser and the said Association shall be bound and liable to render to the Promoter, all necessary assistance and Co-operation to enable them to exercise and avail of the same.

34. The Flat purchaser shall present this agreement as well as conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908, and the Promoter will attend such office and admit execution thereof.

35. The flat purchaser hereby agrees that save and except the common areas and facilities described in the "E" Schedule hereunder written and the fixture, fittings and amenities set out in Annexure "F", the flat purchaser shall not have any right, title or interest in any other common areas and facilities, fixtures, fittings and amenities.



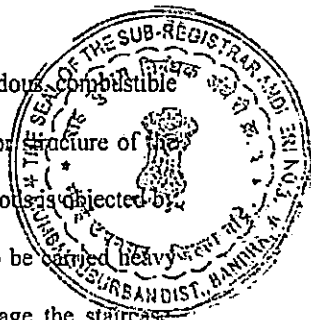
*Handwritten signatures:* A.S., Divyanshu, Hanumanth



40. The Purchaser himself with intention to bind himself and all persons into whomsoever hands the said premises come and his/her/theirs successors-in-title doth hereby covenant with Promoters as follows :-

(a) To maintain the said premises at purchaser's cost in good and tenantable repair and condition from the date of possession of the said premises being taken by him and shall not do or allow or suffer to be done anything in and or to the staircase or any passage or compound wall of the building or any part of the building in which the said premises are situated which may be against the rules, regulations, or bye-laws of the concerned local or any other authority or change, alter or make addition in and or to the buildings in which the said premises are situated.

(b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises are situated or storing of which goods are objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or lift or any other structure of the buildings in which the said premises are situate including entrances of the building and in case of any damage caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable to pay or make good the damage incurred or caused due to the default of the Purchaser whatsoever.



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(c) To carry out at his/her/their own cost, all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which they were delivered by the Promoters to the Purchaser and in tenantable repair and shall not do or allow or suffer to be done anything in the said premises or to the building in which the said premises are situate, or carry out the repairs and changes in the said premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority which may endanger the premises above or below the said premises. In the event of the purchaser committing any act in contravention of the above provisions the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority.

(d) Not to demolish or cause to be demolished the said premises or any part thereof

*[Handwritten signatures]*



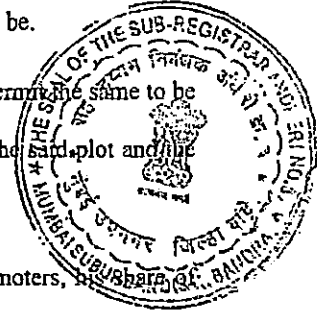
nor at any time make or cause to be made any addition or alteration of whatever nature in or to the premises or any part thereof nor any alteration in the elevation, and outside colour scheme of building in which the said premises are situated and shall keep the premises, sewers, drains, pipes in the said premises and appurtenances thereto in good and tenantable repair and conditions so as to support, shelter and protect other parts of the building in which the premises are situated and shall not chisel or in any other manner damage columns, beams, walls, slabs or RCC parts or other structural members in the premises without prior written permission of the Promoters and/or society or the limited company or the local authority as the case may be.

(e) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said plot and the building in which the said premises are situate.

(f) Pay to the Promoters within 7 days of demand by the Promoters, Security Deposit demanded by the concerned local authorities or Government for giving water, electricity or any other service connection to the building in which the said premises are situate.

(g) To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned Local authority, and/or Government and/or other public Authorities on account of change of user of the said premises by the Purchaser or otherwise.

(h) The Purchaser shall not let, sublet, transfer, assign or part with Purchaser's interest or benefit factor of this Agreement or of the said premises or part with possession of the said premises or any part thereof until all the dues payable by the Purchaser to the Promoters under this Agreement are fully paid up and only if the purchaser has not been guilty of breach or non observance of any of the terms and conditions of this agreement and until the Purchaser has obtained specific permission in writing of the Promoters for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Promoters and not otherwise.



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NSA  
*[Signature]*  
*[Signature]*



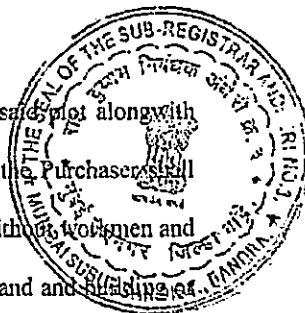
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(i) The Purchaser hereby undertakes that Purchaser will not carry on any illegal business/profession in the flat agreed to be purchased and further agrees and undertakes that he himself or through his nominee/tenant/occupier shall not carry on any such business/profession which may be illegal/antisocial/anti-national etc., which may tarnish the reputation of the PROMOTERS and cause nuisance to neighbouring flat holders. It is understood that in the event of the Purchaser carrying on any such illegal business/es in the said flat whether directly or indirectly through his/her/their agent or tenant, the PROMOTERS shall be entitled to cancel this agreement in the interest of public, peace and tranquility and have the Purchaser evicted from the flat.

(j) Till the deed of conveyance or deed of assignment of the said plot along with building in which the said premises are situated is executed, the Purchaser shall permit the Promoters and their Surveyors and Agents with or without workmen and others at all reasonable times, to enter in to and upon the said land and building or any part thereof to view and examine the state and conditions thereof or to repair and remove any disrepair.



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(k) The Purchaser shall observe and perform all the rules and regulations which the society/limited company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules and regulations and bye-laws for the time being of the concerned local authorities and Government and other public bodies. The Purchaser shall also observe all the stipulations and conditions laid down by the society/limited company regarding the occupation and use of the premises in the building and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by him in accordance with the terms of the agreement.

41. All out of pocket costs, charges and expenses including the stamp duty, registration charges of and incidental to this agreement and service tax (if applicable) shall be borne and paid by the Purchaser. If due to any changes in Government Policy and by virtue of the same if any additional stamp duty, registration charges and/or any other taxes/rates are levied the same shall be also paid by the Purchaser.

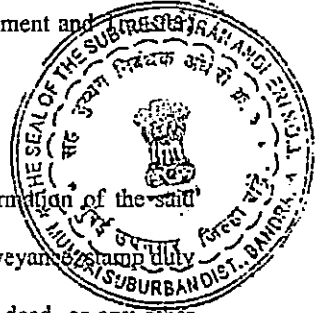
*[Handwritten signatures]*



42. The Purchaser hereby declares that he has gone through the Agreement and all the documents related to the said property and the premises purchased by the Purchaser and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this agreement.

43. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Maintenance) Act, 1963.

44. All costs, charges and expenses in connection with the formation of the said Association as well as the costs of preparing and engrossing the conveyance and registration charges thereof and all other agreements, transfer deed, or any other documents required to be executed by the Promoter as well as the entire professional costs of the Attorney of the Promoter for preparing and approving all such documents shall be borne and paid by the said Society or proportionately by all the holders of flat in the said building. The share of the flat purchaser in such costs, charges and expenses shall be paid by him/her/them immediately on demand.



45. At the time of registration the flat purchaser shall pay to the Promoter the flat purchaser's share of Stamp duty and Registration charges payable, if any, by the said Society on the conveyance or any document or instrument of transfer in respect of the said property or the building/s to be executed in favour of the Society

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing the day and the year first hereinabove written.

**THE FIRST SCHEDULE**

ALL THAT piece and parcel of land or ground along with Chawl/structures constructed thereon total plot area admeasuring about of 1227 Sq. Meters or thereabouts including area under access road situated at CTS No. 368/295-A, Village Mogra, Taluka Andheri, Mumbai, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Andheri and in the Registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Andheri and more particularly falls within the limited of "K/E" ward of Municipal Corporation of Greater Mumbai.

*MS*      *Dangam*      *Kangam*



THE SECOND SCHEDULE

ALL THAT new residential Flat no. 201 on 2<sup>nd</sup> floor B wing admeasuring about 376 Sq.ft. Carpet area alongwith one stilt/open Car parking space No.      admeasuring about ~~376 Sq.ft. Carpet area~~, in the said new building will be constructed on the plot of land or ground bearing CTS No. 368/295-A, Village Mogra, Taluka Andheri, Mumbai, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Andheri and in the Registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Andheri and more particularly falls within the limited of "K/E" ward of Municipal Corporation of Greater Mumbai.

①

SIGNED AND DELIVERED By.the )  
Withinamed "PROMOTER" )  
M/s. AJANTHA BUILDCON PVT. LTD.)

For AJANTHA BUILDCON PVT. LTD



*Neeta Dewoolkar*

Director



In the presence of..... )  
..... )

*B.*

②

SIGNED SEALED AND DELIVERED )  
By the withinamed "PURCHASER" )  
MRS. ANITA ANANT JANGAM )



*Anita*



③

MR. YOGESH ANANT JANGAM )

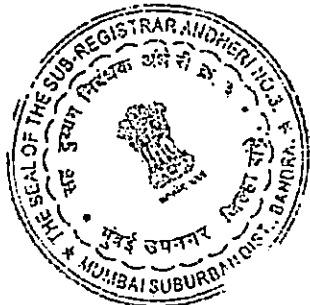


*Yogesh*



In the presence of..... )  
..... )

① *K*  
② *B.*



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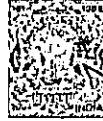
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RECEIVED of and from the within named "PURCHASERS/S the sum of Rs.2,70,000/- (Rupees Two Lac Seventy Thousand Only )being the part payments paid by them to us as per the) details of payments enclosed herewith.

Rs.2,70,000/-

WE SAY RECEIVED

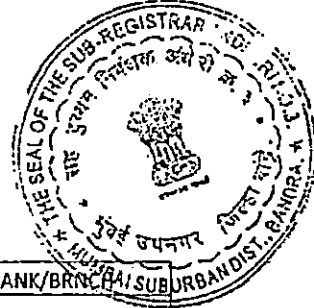
For AJANTHA BUILDCON PVT. LTD



*[Signature]*  
Director

For M/s. AJANTHA BUILDCON PVT LTD

Director



DETAILS OF PAYMENT RECEIVED:-

SR NO	CHEQUE NO	DATED	Amt	DRAWN ON BANK/BRNCH
1	283918	12/08/2010	70,000/-	Dena Bank, Jogeshwari Br.
2	713803	04/09/2010	2,00,000/-	Dena Bank, Jogeshwari Br.

Witness

1. *[Signature]*

2. *[Signature]*

बंदर-९/  
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ANNEXURE 'A'

Anil Raghunath Dhuri  
B. Com., LL.B

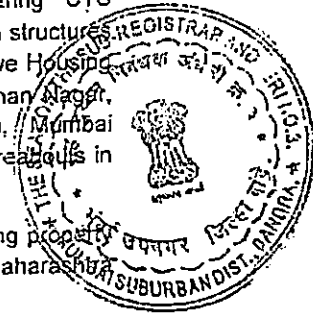
ADVOCATE HIGH COURT

Correspondence Add.:  
31, Dhuri House,  
Behind Akshay Bldg.,  
Shivaji Nagar,  
Vile Parle (East),  
Mumbai - 400 057.  
Tel.: 2664 2530

Off.:  
04/B, Ground Floor,  
11, Laxmi Krupa Co-op. Hsg. Soc. Ltd.,  
Old Dhobi Ghat, Near Shivaji Chowk,  
Shahaji Raje Road, Vile Parle (E),  
Mumbai - 400 057.  
E-mail: aneaidhuree@rediffmail.com

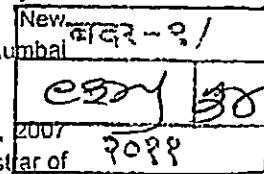
To  
Slum Rehabilitation Authority  
5<sup>th</sup> Floor, MHADA Building,  
Bandra (East), Mumbai 400051.

Ref: All those piece and parcel of land bearing CTS No.368/295A (pt), Mogra Village, Taluka Andheri with structures standing thereon and situated at Kulashri Co-operative Housing Society SRA (proposed), previously known as Gulshan Nagar, Jijamata Chowk, Sher-E-Punjab, Andheri (West), Mumbai 400062 admeasuring 1227.00 square meters or thereabouts in the registration District and Sub-District of Mumbai.



I have perused the documents produced before me including property card, Development Agreement dated 25<sup>th</sup> June, 2007 and Maharashtra Government Order dated 10<sup>th</sup> November, 2008.

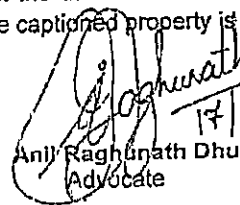
Whereas as the property card dated 10<sup>th</sup> October, 2007 the property under caption is standing in the name of Sher-E-Punjab Co-operative Housing Society Ltd., and under provisions of Maharashtra Slum Areas (Improvement, Clearance And Redevelopment) Act, 1971 Maharashtra Government Order dated 10<sup>th</sup> November, 2008 vide gavasus 2008, File No.75/zopasu/1 have given consent to declare the same property as Slum and ordered Additional Collector, Western Suburbs, Mumbai Administrative Building, Government Colony, Bandra (East), Mumbai 400051 to proceed further in this regards and intimate.

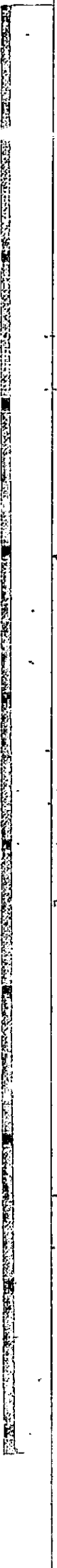


Under the registered Development Agreement dated 25<sup>th</sup> June, 2007 and registered under Sr. No. BDR/8835/2006 with the Sub-Registrar of Assurances at Bandra by Secretary, Chairman and Managing Committee member on behalf of Sher-E-Punjab Co-operative Housing Society Ltd., authorized in this regards by there Annual General Body granted the development rights for the slum development of the said property to M/s. Ajantha Buildcon Private Limited. The consent of the occupants / slum dwellers in this regard is also obtained by the Developers.

Under the circumstances it is certified that the title of Sher-E-Punjab Co-operative Housing Society Limited to the captioned property is clear and marketable.

Dated this 17<sup>th</sup> day of November, 2008.

  
17/11/08  
Anil Raghunath Dhuri  
Advocate







1

### मालमत्ता पत्रक

जिल्हा - मोगरा

तालुका/म.मु.भा.का. - न.मु.ज.ज.पेरी

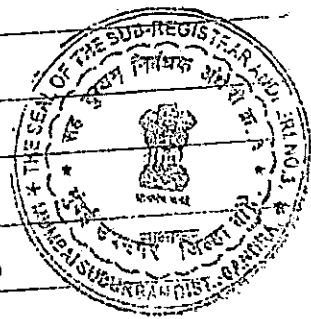
जिल्हा - मुंबई उपनगर जिल्हा

मालमत्ता विवरण  
 क्र.सं. टाइट नंबर प्लॉट नंबर क्षेत्र  
 चौ.फी. धारक/प्राधिकार

मालमत्ता विवरण  
 तपसवीन अर्थीय त्वाफ्या फार मालमत्ताची दिवस वारता

क्र.सं.	टाइट नंबर	प्लॉट नंबर	क्षेत्र	धारक/प्राधिकार	मालमत्ता
			६४६४.६	क	१०० चौ.फी.र.रु.०.२७ दि.१.१२ रु.६५ पासू
			५६०२.६		१०० चौ.फी.र.रु.०.२० दि.१.०६ पासू
			८१२.०		१०० चौ.फी.र.रु.०.३० दि.१.०७ पासू

मालमत्ता  
 कर्ता मुल अधिक्ता  
 श्री पेजाव को.ओ.हाऊसिंग सोसायटी लिमिटेड  
 विभागाध्यक्ष



क्र.सं. व्ययहार खंड क्रमांक नविन धारक (भा) पहिला (पा) किंवा गार (भा)

क्र.सं. १२८३  
 न.मु.ज.ज.पेरी यांचे कर्डील आदेश क्र. न.मु.ज.ज.पेरी दि.१५/३/८९ व चौक्याचे वेळी विलेखन निस्कारणामधील येथे क्षेत्र ९.० चौ.फी.वर रमला मालमत्ता

(E)  
 श्री.नाथू यादव  
 इ.मालक

क्र.सं. १२८७  
 मा.अध्यक्ष उप-जिल्हाधिकारी अंधेरी यांचे आदेश क्र.ADC/LND/E/१२१९ दि.२८/१/८९ व न.मु.ज.ज.पेरी यांचे कर्डील आदेश क्र.३६०/४/८७ दि.१२/१/८७ ने समिती करणाने पॉट मालमत्ता माली न.मु.ज.ज.पेरी दि.१५/३/८९ क्षेत्र ५६४७.६ चौ.फी व न.मु.ज.ज.पेरी दि.१५/३/८९ क्षेत्र ६४६४.६ चौ.फी व नविन मालमत्ता पत्रिकेने उपक्रम

क्र.सं. १२८८  
 मालमत्ता विवरण परमाणु व विलेखन क्र.म.सू.१/१०८७/२५.००.२.८६.५३.००.०० दि.२०/१०/२००१ चे आदेशामधील म.सू.वि.सं.आफसर्गाची नविन येथली मालमत्ता ९.८ २००१ ते ३१/३/२००६

बंदर-१/  
 ६३७/३६  
 १०११

अ.क्र. १०८८

मालमत्ता विवरण	मालमत्ता क्रमांक	क्षेत्र चौकी	धारक
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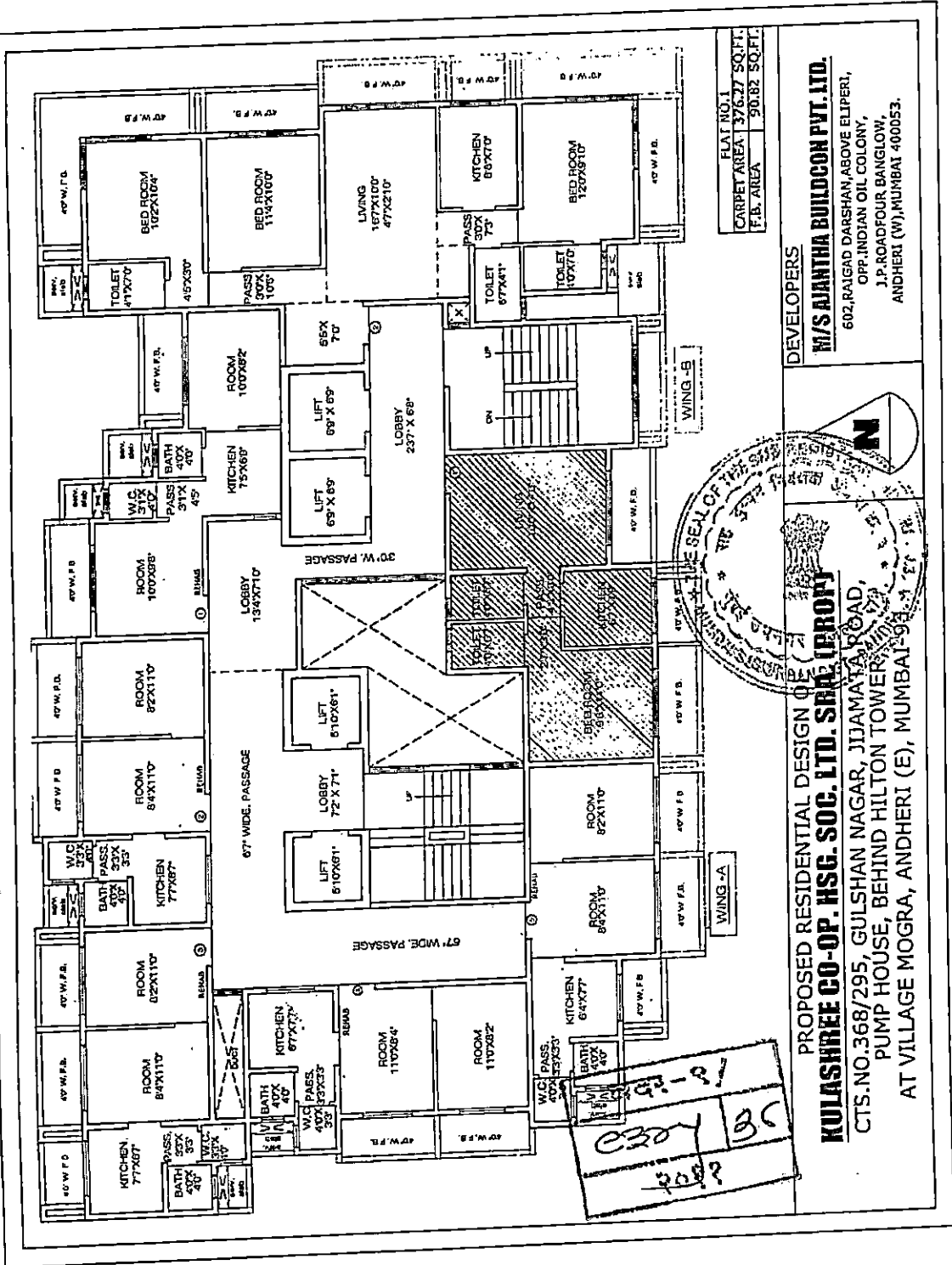
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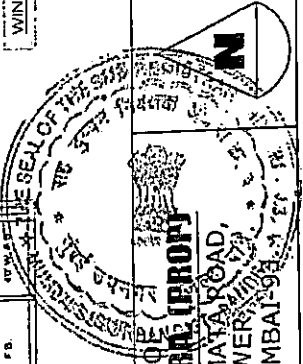
# ANNEXURE 'C'



FLAT NO.1	
CARPET AREA	376.27 SQ.FT.
F.B. AREA	90.82 SQ.FT.

**DEVELOPERS**  
**M/S AJANTHA BUILDCON PVT. LTD.**  
 602, RAIGAD DARSHAN, ABOVE ELIPERI,  
 OPP. INDIAN OIL COLONY,  
 J.P. ROAD FOUR, BANGLOW,  
 ANDHERI (W), MUMBAI 400053.

**PROPOSED RESIDENTIAL DESIGN OF**  
**KULASHREE CO-OP. HSG. SOC. LTD. SRM. (PROJ)**  
 CTS. NO. 368/295, GULSHAN NAGAR, JIJAMATA ROAD,  
 PUMP HOUSE, BEHIND HILTON TOWER,  
 AT VILLAGE MOGRA, ANDHERI (E), MUMBAI-93



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**SLUM REHABILITATION AUTHORITY**

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV  
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA/ENG/.....2346/KE/PL/AP **15 JUN 2010**

COMPOSITE BUILDING

To,

M/s. Ajantha Build Co. Pvt. Ltd.  
602, Raigad Darshan, Industrial Colony,  
J.P. Road, Four Bungalow,  
Andheri (W), Mumbai-400 053.

With reference to your Notice, letter No. 6363 dated 19/12/09 200 and delivered  
on 21/12/2009 200 and the plans, Sections, Specifications and Description and further particulars

and details of your building at Composite Building on plot bearing CTS No. 368/295A(pt.)  
of village Mogra, Andheri (E), Mumbai.

furnished to me under your letter, dated \_\_\_\_\_ 200 I have to inform you that the proposal  
of construction of the building or work proposed to be erected or executed is hereby REJECTED under  
section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up to date, subject to the  
following conditions :

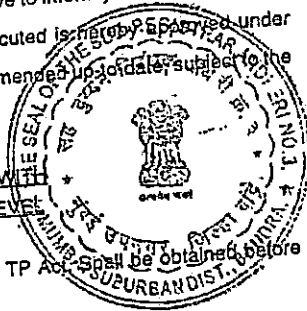
A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH  
BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, shall be obtained before  
starting the proposed work.

A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned  
authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water  
from the adjoining holding, to prove possession of holding before starting the work as per D.C.  
Regulation No. 38 (27)

A.3) That the structural Engineer shall be appointed, and the Supervisor's memo as per Appendix X of D.C.  
Regulation 5(3) (ix) shall be submitted by him.

A.4) That the Structural design and calculations for the proposed work accounting for system analysis as  
per relevant I.S. code along with plan shall be submitted before C.C.



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- IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (1) Under Section 151 & 152 of M.R. & T.P. Act 1966, as amended the Chief Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
  - (2) Proposed date of commencement of work should be communicated to this office.
  - (3) One more copy of the block plan should be submitted to the Collector, Mumbai Suburban District as the case may be.
  - (4) Necessary permission for Non-agricultural use of the land shall be obtained from Collector, Mumbai / Mumbai Suburban District before the work is started. The agricultural assessment shall be paid at the rate 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 approval.

**SPECIAL INSTRUCTIONS**

Executive Engineer, (S.F.)

*(Handwritten signature)*

Your attention is drawn to the special instructions and notes accompanying this intimation of approval.

In force.

the said Act as amended as aforesaid of any rule, regulations or bye-law made under that Act at the day of 14.6.2010 but not so as to contravene any of the provisions meet by requirements. You will be at liberty to proceed with the said building or work at anytime before subject to your so modifying your intention as to comply the aforesaid mentioned conditions.

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15 JUN 2010

ANNEXURE 'D'

SLUM REHABILITATION AUTHORITY  
5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2346/KE/PL/AP  
COMMENCEMENT CERTIFICATE

8 SEP 2010

To,  
M/s. Ajantha Build Co. Pvt. Ltd.,  
602, Raigad Darshan, Industrial Colony,  
J.P. Road, Four Bunglow, Andheri (W),  
Mumbai-400 053.

COMPOSITE BUILDING

Sir,  
With reference to your application No. 6363 dated 19/12/09 for Development. Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No.          C.T.S. No. 368/295A (pt. of village Mogra T. P. S. No.          ward K7E situated at Andheri (E), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/2107/KE/PL/LOI dt. 08/12/2009 IOA U/R No: SRA/ENG/2346/KE/PL/AP dt. 15/06/2010 and on following conditions.

1. The land vacated in consequence of endorsement of the setback, line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI J.V. PATGAONKAR, Dy. Chief Engineer

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

This C.C. is granted for work up to plinth level only

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Dy. Chief Engineer  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

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Executive Engineer  
Slum Rehabilitation Authority

*[Signature]*  
30/6/11

SRAT Envt. Eng. / SE / P / AP  
2 JUL 2011  
This C.I. is now extended for entire work  
ke. on (P) + 10 upper floors for the composite  
building as per amended plans dt. 09/6/2011.

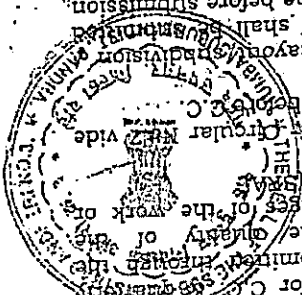


- 5) That the minimum pinth height shall be 30.00 cm. above the surrounding ground level or in areas subject to flooding the height of pinth shall be at least 60.00 cm. above the high pinth level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders etc. and shall be levelled, rolled, consolidated and sloped towards road.

- 7) That the regular/sanctioned/proposed lines and reservation shall be got demarcated at site through A.E. Survey/ E.E. (T & C)/E.E. (D.P.) of M.C.G.M./D.I.T.R. before applying for C.C.
- 8) That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.
- 9) That the certified true copy of the agreements with the photographs of the eligible slum dwellers or general body resolution of registered society shall be submitted before C.C.

- 10) That the existing structure proposed to be demolished shall be demolished with necessary phase programme with agreement of affected slum dweller, shall be submitted and got approved before C.C.

- 11) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. The Architect/Structural Engineer certifying the quality of the work or construction work carried out at various stages of the work or whenever demanded by the Executive Engineer shall be submitted in the requisite premiums/deposits as per Circular No. 2272 vide SRA/1372/dated 25-11-97 etc. shall be paid before C.C.



- 12) That the true copy of the revised sanctioned layout/sanctioned amalgamation along with the T & C there of shall be submitted before C.C. and compliance thereof shall be done before submission of B.C.C.

- 14) That the N.O.C. from A.A. & C K/E shall be submitted before O.C.C.

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15 JUN 2010

No. SRA/ENG/2345/KE/PL/AP

4) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer and periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.

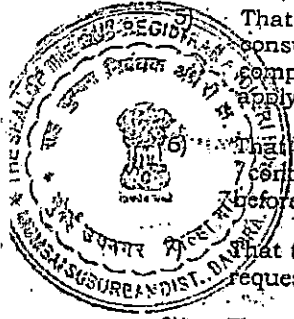
**C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.**

- 1) That the some of drains shall be laid internally with C.I. pipes.
- 2) That the specifications for layout access/D.P. Road/setback land shall be obtained from E.E. (Road construction) & E.E. (SWD) & or access/setback road shall be constructed in W.B.M./before starting the construction work. And the access and setback land shall be developing accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) before submitting building completion certificate.
- 3) That the dustbin shall be provided as per requirement of this office.
- 4) That carriage entrance shall be provided before starting the work.

That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.

That the requirements from the M.T.N.L./ Reliance Energy concerned electric Supply Co, shall be obtained and complied with before asking occupation permission.

That the Architect shall submit the debris removal certificate before requesting for occupation permission.



- 8) That 10'-0" wide paved pathway up to staircase shall be provided.
- 9) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 10) That the name plate/board showing Plot No, Name of the Bldg. etc. shall be displayed at a prominent place.

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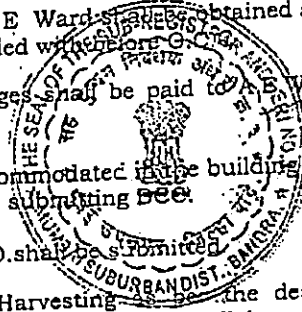
- 3) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 2) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked from the sub. Engineer (S.R.A.).
- 1) That N.O.C. from Civil Aviation Department shall be obtained for the proposed height of the building.
- B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:-
- 32) That the society of slum dwellers shall be got registered.
- 31) That you shall submit the Indemnity Bond under the following conditions:  
 (1) A.A. & C.K/E Ward  
 (2) H.E.  
 (3) C.F.O. NOC  
 (4) Dy. Ch. Eng. (S.W.D) W.S.  
 (5) Dy. Ch. E. (S.P.) (P & D)  
 (6) Dy. Ch. Eng. (Roads) W.S.  
 (7) P.C.O.  
 (8) Civil Aviation Authority  
 (9) B.S.E.S./Reliance Energy  
 (10) M.T.N.L. - Mumbai
- 30) That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority.  
 (Suburbs) per sq.mt.) towards Infrastructural development charges.  
 the authority and total amount of Rs. 10,16,500/- (i.e. Rs. 560/- to be kept with SRA at the rate of 20,000/- per t/s. as decided by
- 29) That you shall pay total amount of Rs. 9,80,000/- towards deposit
- 28) That the Registered Undertaking shall be submitted by developer for not misusing stilt.
- 27) That you shall appoint the PMC for the scheme and you shall submit quarterly progress report to the Slum Rehabilitation Authority before issue of plinth C.C.
- 26) That you shall appoint Third Party Quality Auditor with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for implementation / supervision of S.R. Scheme.





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- 11) That the completion certificate of E.E.T.C. & E.E: (SWD) shall be obtained & submitted before applying for occupation/B.C.C.
- 12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 13) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit shall be submitted.
- 14) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 15) Specific clearance from Add. Collector (Enc.)/concerned Asstt. Commissioner of MCGM certifying that all eligible slum dwellers are rehabilitated shall be submitted before asking occupation certificate for sale/composite building.
- 16) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- 17) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 18) That the single P.R. cards for the amalgamated plot shall be submitted.
- 19) That layout R.G. shall be developed as per D.C. Regulation, 1991.
- 20) That the N.O.C. from the A.A. & C. K/E Ward shall be obtained and the requisitions, if any shall be complied with before G.C.C.
- 21) That extra water and sewerage charges shall be paid to the W.W. K/E Ward of M.C.G.M. before O.C.C
- 22) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting B.C.C.
- 23) That completion certificate from C.F.O. shall be submitted.
- 24) That the provision of Rain Water Harvesting the design prepared by the approved consultants in the field shall be made before asking occupation of sale building.



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<i>AKHILA BUILD CO. PVT. LTD.</i>	



Executive Engineer (III)  
Slum Rehabilitation Authority

*AKHILA*  
*11/6/2010*

3. That office of CEO (SRA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of slum Redevelopment Scheme.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until occupation Certificate for equivalent Rehabilitation area is granted.
1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.

**NOTES:**

- 1) That certificate under Section 370A of B.M.C. Act shall be obtained from H.E.'s department regarding adequacy of water supply.
- D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE R.C.C.

No. SRA/ENG/2346/KE/PL/AP

*11 5 JUN 2010*

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) 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 Chief Engineer (SRA) is satisfied with the following :
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot 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 for the alternative accommodation in the proposed structure.
  - (iii) Plans showing the phase 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.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to Bedrock.
- (25) The positions of the nahanls and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer, Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with tight fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

*sd*  
 H. R. R. R. R.  
 14/6/10  
 Executive Engineers, (S.R.A.) 14

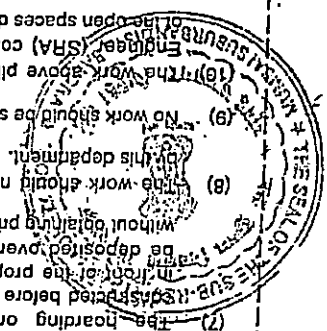
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- Forwarded to
- 1) Lic Surveyor
  - 2) Owner
  - 3) Asstt Munc. Comm. ( ) ward
  - 4) A.D. D.C.B.S.D./Sub Divisional Officer
  - Tahsildar ( ) S.D./Dy. Coll. (SRA)
  - 5) Dy. Ch. E. ( ) Ward
  - 6) A.E.W.W. ( ) Ward
  - 7) A. A. & C. ( ) Ward

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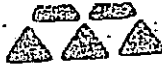
*sd*  
 H. R. R. R. R.  
 14/6/10  
 Executive Engineer  
 Slum Rehabilitation Authority

- (1) The work should not be started unless objections \_\_\_\_\_ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. 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. Falling this, it will be presumed 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 erected before starting any work even though no materials may be expected to be stabled in front of the property. The scaffolding, bricks, metal, sand, props, debris etc. should not be deposited over footpaths or public street by the owner/contractor/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of above said conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) 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 of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/amalgamation under No. \_\_\_\_\_ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Restoration ground or already open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission 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 broken glass pieces at the rate of 0.125 cubic metres per 10 Sq. Mtrs below pavement.



NOTES

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15 JUN 2010



**Slum Rehabilitation Authority**  
 5th Floor, Griha Nirmān Bhavan,  
 Bandra (East), Mumbai - 400 051 Fax : 022-26590490/0457  
 Tel: 022-26590519 / 0405 / 1879 / 0993  
 E-mail: info@sra.gov.in

No.:SRA/ENG/2107/KE/PL/LOI  
 Date: - 8 DEC. 2009

To, Lic. Surveyor

Shri Jitendra Dewoolkar  
 of M/s. Ellora Project Consultants,  
 1st floor, 'C' Wing, Riddhi-Siddhi Complex,  
 Kariraj Nagar, Goregaon (W),  
 Mumbai-400 062.

2. Developers : M/s. Ajantha Buildcon Pvt.Ltd.  
 602, Raigad Darshan, Indian Oil Colony,  
 J.P. Road, Four Bunglow, Andheri (W),  
 Mumbai-400 053.

3. Society : Kulshri CHS (Prop.)  
 Gulshan Nagar, Near Sher- E-  
 Andheri (E), Mumbai-400 066

Sub: Proposed slum Rehabilitation Scheme on plot bearing  
 CTS No. 368/295A(pt.) of village Mogra, Andheri  
 Mumbai.

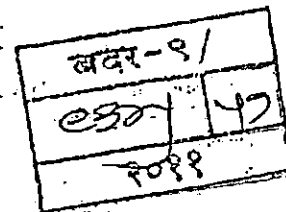
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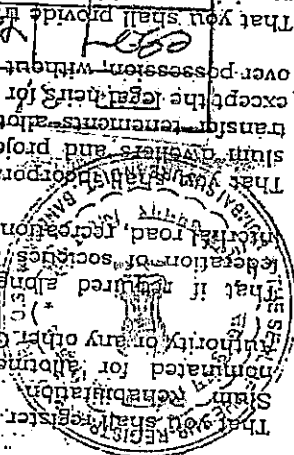
Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 368/295A(pt.) of village Mogra, Andheri (E), Mumbai, this office is pleased to inform you that this Letter of Intent is considered and principally approved for the sanctioned FSI of 2.95 (Two Point Nine Five) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of maximum FSI of 3.00 shall be allowed to be consumed on the plot, subject to the following conditions.

1. That you shall hand over Nil number of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost.



1. The PAP tenements shall be marked as a PAP tenement on deeds prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.
2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
3. That the Amenity Tenements i.e. 01 Balwadi, 01 Welfare Centre, 01 Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall rehouse the eligible slum dwellers as per the list certified by the Addl. Collector (Enc./Rem.) W.S. by allotting them residential tenements of carpet area of 25 sq.mt. and / or residential-cum-commercial of carpet area of 25 sq.mt. and / or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq.mt, whichever is less, free of cost and constructing the same as per building specifications/norms/building bye-laws.
5. That you shall register society of all slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority.
6. That if required along with the other societies, you shall form a federation of societies, so as to maintain common amenities such as electrical road, recreation ground, street lights etc.
7. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession without prior permission of the CEO (SRA).
8. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required for construction of proposed building till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.
9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with their existing huts shall be submitted before asking C.C. for Composite Building.



That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.

11. That you shall submit layout and get the same approved before obtaining Commencement Certificate of Composite building.
12. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted alongwith layout plan or before issue of C.C. for Composite Bldg.
13. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
14. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/subdivided plots before obtaining C.C. for last 25% of built-up area.
15. That you shall get D. P. Road/set-back land demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of said built up area approved in the scheme.
16. That you shall handover the buildable reservation and/or built up amenity structure to MCGM and/or user department free of cost before granting CC to the last 25% for Sale BUA of sale buildings in the scheme and separate P.R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M. / user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.
17. That necessary concurrence from concerned department of MCGM and/or other user department shall be obtained for planning of buildable reservation and/or amenity open space before asking for approval of IOA of the respective building.
18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

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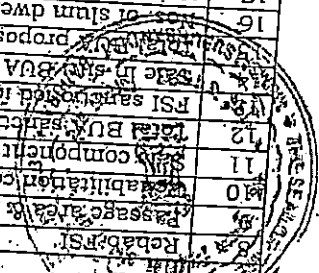
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The salient features of the scheme are as under:

Sr. No.	Description	Area in Sq. mtr.
1	Area of slum plot (As per Annexure-II)	909.00
2	Deduct:	318.00
3	Net plot area	NH
4	Add:	909.00
5	Plot area for RSI	NH
6	Less: RSI permissible on plot	909.00
7	Net BUA permissible on plot	3.00
8	Less: BUA permissible on plot	2727.00
9	Rehab RSI	3045.00
10	Passage area & Amenity structure area	1405.67
11	Rehabilitation component (8+9)	577.28
12	Net BUA sanctioned for project	1982.95
13	RSI sanctioned for Project	3388.62
14	Less: BUA proposed	1635.84
15	Net BUA proposed in situ	3041.51
16	Less: of slum dwellers to be re-accommodated	47 Nos.
17	Nos. of PAP generated in the scheme	NH
18	Area of unbuildable reservation/road to be surrendered	NH
19	Area of buildable reservation to be handed to MCGM free of cost	NH

19. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to provide possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C. of sale wing of Composite Building.
20. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
21. That you shall get the plans approved for each building separately with due mention of the scheme of rehabilitation of plot under D.C. Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected.

Handwritten signature: *Sh. Tebb*

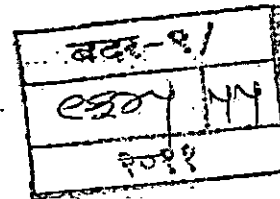




27. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared. Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale wing of Composite Building.
28. That the lease agreement with the land owning Authority shall be executed before obtaining for occupation permission to sale building in the scheme.
29. That the rehabilitation component of scheme shall include.
- a) 47 Numbers of Residential tenements
  - b) Nil Numbers of Commercial tenements
  - c) Nil Numbers of R/c.
  - d) Nil Numbers of Existing office
  - e) 01 Numbers of Balwadi
  - f) 01 Numbers of Welfare Centre
  - g) 01 Numbers of Society office
  - h) Nil Numbers of PAP

Amenity tenements to be handed over to Society and Society for specific purpose only.

30. That the layout Recreation Ground shall be duly developed before obtaining occupation of sale wing of Composite building.
31. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.
32. That separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.F. reservation/net plot shall be obtained and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme.
33. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of any deviation in the area of the plot during plot demarcation by D.D.L.R. / City Survey Office, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 3.00.

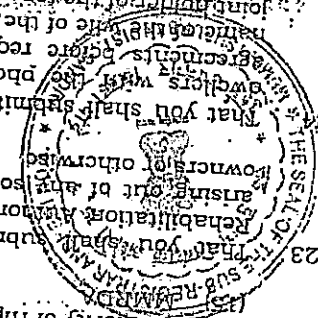


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26. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A. & C. of concerned ward to assess the property tax.

25. That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.

23. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the tenements to be allotted in the rehabilitation building. You shall also submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim of any sort of litigation with the slum dwellers / property owners of otherwise.



- (1) H.E. A.A. & C./E/ Ward.
  - (2) H.E. C.F.O.
  - (3) Tree Authority.
  - (4) Dy. Ch. Eng. (S.W.D) E.S./W.S./City.
  - (5) Dy. Ch. E. (S.P.) (P & D)
  - (6) Dy. Ch. Eng. (Roads) E.S./W.S./City
  - (7) P.C.O.
  - (8) Civil Aviation Authority
  - (9) B.S.E.S./Reliance Energy
  - (10) M.T.N.L. - Mumbai
  - (11) Railway Authority
  - (12) Authority of Defense Dept.
  - (13) Authority of High Tension Power Transmission Line
  - (14)
22. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)

affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Concerned Authority.

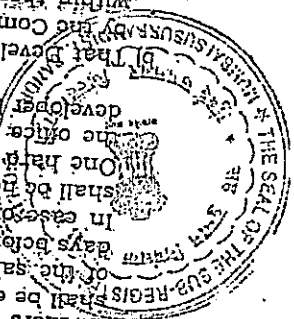
That necessary formality for executing lease agreement shall be initiated by MCGM/MHADA/COLLECTOR/CONCERN AUTHORITY for leasing the plot and lease documents shall be executed.

35. This Letter of Intent gives no right to avail of extra FSI granted under D.C. Regulation 33 (10) upon land, which is not your property.
36. That the Arithmetical error if any revealed at any time shall be corrected on either side.
37. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
38. That you shall pay total amount of Rs. 9,80,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 10,16,500/- (i.e. @ Rs. 560/- (Suburb) per sq.mt.) towards Infrastructural Development charges.
39. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R. & T.P. Act.
40. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
41. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
42. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and slum dweller of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in the composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
43. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.

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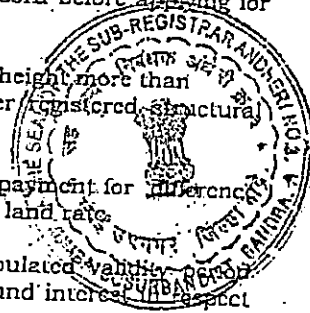
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44. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
45. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
46. That the rain-water harvesting system should be installed/provided as per the direction of U.D.D. Govt. of Maharashtra under No. TPB/432001/2133/CR-230/OI/UD-11DTPD:10/03/2005 and the same shall be maintained in good working conditions all the time, falling which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
47. a) That copy of Annexure - II shall be displayed by the society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection. Intimation of the same shall be given to the office of Dy. Collector (SRA) three days before the date of display.  
 In case of non-compliance of above condition the Society/Developer shall be held responsible and liable for suitable action as deemed fit. One hard copy and soft copy of Annexure - II shall be submitted to the office of Dy. Collector (SRA) by the Co-operative Housing Society / developer before display of Annexure - II on site.  
 b) That Developer shall ensure that any slum dwellers held not eligible within the months of issue of the Letter of Intent to the appellate authority with supporting documents.  
 c) That you shall give wide publicity for the approval of S. R. scheme in atleast one local Marathi & English newspaper and proof thereof shall be submitted to this office.  
 d) That the certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above conditions shall be submitted before requesting for plinth C.C. to the first rehab building plans.  
 48. High Rise Rehab Building :  
 a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.



No. SRA/ENG/ 2107/KE/PL/LOI E 8 DEC 2009

- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.  
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building. Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
49. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
50. That if the IOA/CC are not obtained within stipulated period then the developer/society is liable to pay compound interest @ 10% on amount payable.
51. That the conditions mentioned in certified Annexure II issued u/no. Aji/Ati.Ni/Pa-2/Kaksh-6/33(10)/SR-3/09 dtd. 24/08/2009 shall be complied and compliances thereof shall be submitted to this office.
52. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (SRA)/CEO (SRA) for supervision/completion of rehab and sale bldg. in S.R. Scheme.



L.R. ALMULYANI/MLT/18 - 04/01/18/18/18

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No. SRA/ENG/2107/KB/PL/LOI  
8 DEC 2009

53. That you shall appoint Third Party Quality Auditor with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for implementation / supervision of S.R. Scheme.

54. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.

55. The separate mutation entry for the right of way shall be reflected in the R.R. Card before obtaining C.C. for the Composite Bldg.

56. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be furnished for development under SRA.

That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/06/2008 before issue of IOA of Composite building.

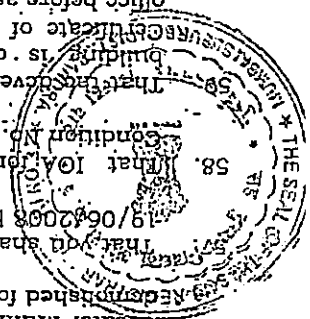
58. That IOA for Composite Building will be granted after compliance of Condition No. 47 A.

The developer shall ensure that water connection to the composite building is obtained within one month from date of occupation. Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.

Yours faithfully,  
*[Signature]*  
Deputy Chief Engineer  
Slum Rehabilitation Authority

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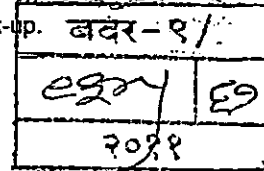
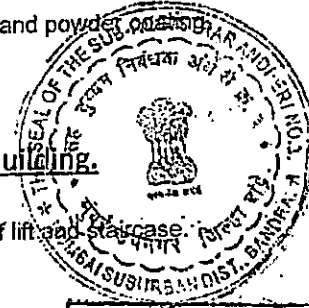
## ANNEXURE "E" AND "F"

### (A) Amenities and specifications of flats.

1. Vitrified floor tiles 24" x 24" in entire flat.
2. Granite kitchen platform with S.S. Sink with glazed tiles 4'.0 above Platform.
3. Ceramic flooring and designer glazed tiles upto to door level in bathroom.
4. Concealed ISI marked copper wiring with adequate points and Romal/ equivalent modular switches.
5. Concealed plumbing with UPVC/CPVC pipes and jaquar CP fitting
6. Instant geysers in all bathrooms
7. Plastics/ luster paint inside entire flat
8. Provision for exhaust fan in kitchen and bathrooms
9. Granite frames for WC both door
10. Flush doors veneer finished for main door and oil painting for internal doors with frame fitting.
11. French aluminum sliding windows with clean glass and powder coating.
12. Storage RCC loft above bathroom.

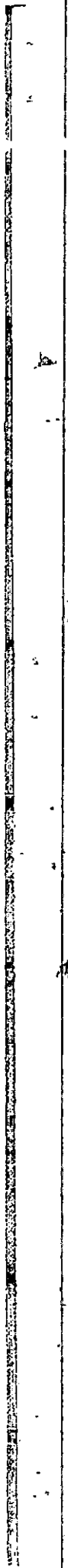
### (B) Common facilities in the building.

1. Decorative entrance lobby in ground floor in front of lift and staircase.
2. Name board with flat nos. on the ground floor.
3. Fire fighting system as per municipal norms.
4. Otis or equivalent quality elevators with generators back-up.
5. Acrylic paint for exterior building.
6. Decorative compound wall with lighting.
7. Compound paving with paver blocks/checkered tiles.
8. M.S. main gate as per design.
9. RCC U.G. water tank, fire fighting tank as per BMC requirement.
10. Provision of gas connections for each flat if available in the area



### (C) Specifications of civil works.

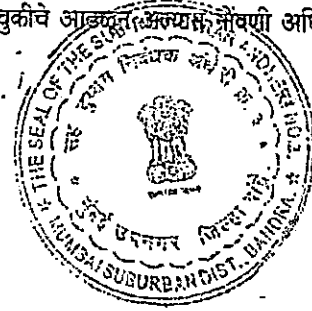
1. Earthquake resistant RCC frame structure.
2. 6" brick masonry for external wall and 4 1/2" brick masonry for internal wall.
3. Waterproofing treatment for W.C/BATH & terraces.





## घोषणापत्र

मी राम के. पुजारी इच्छारे घोषित करतो की, दुय्यम  
निबंधक बिहेरी नं. 3 यांच्या कार्यालयात कटाळा या शिर्षकाचा दस्त  
नोंदणीसाठी सादर करण्यात आला आहे. सिना झार. दे. 5/10/11 व इ. यांनी  
दि. 15/10/2011 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त  
नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी  
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा  
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून  
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळल्यास कोणत्याही अधिनियम १९०८ चे  
कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



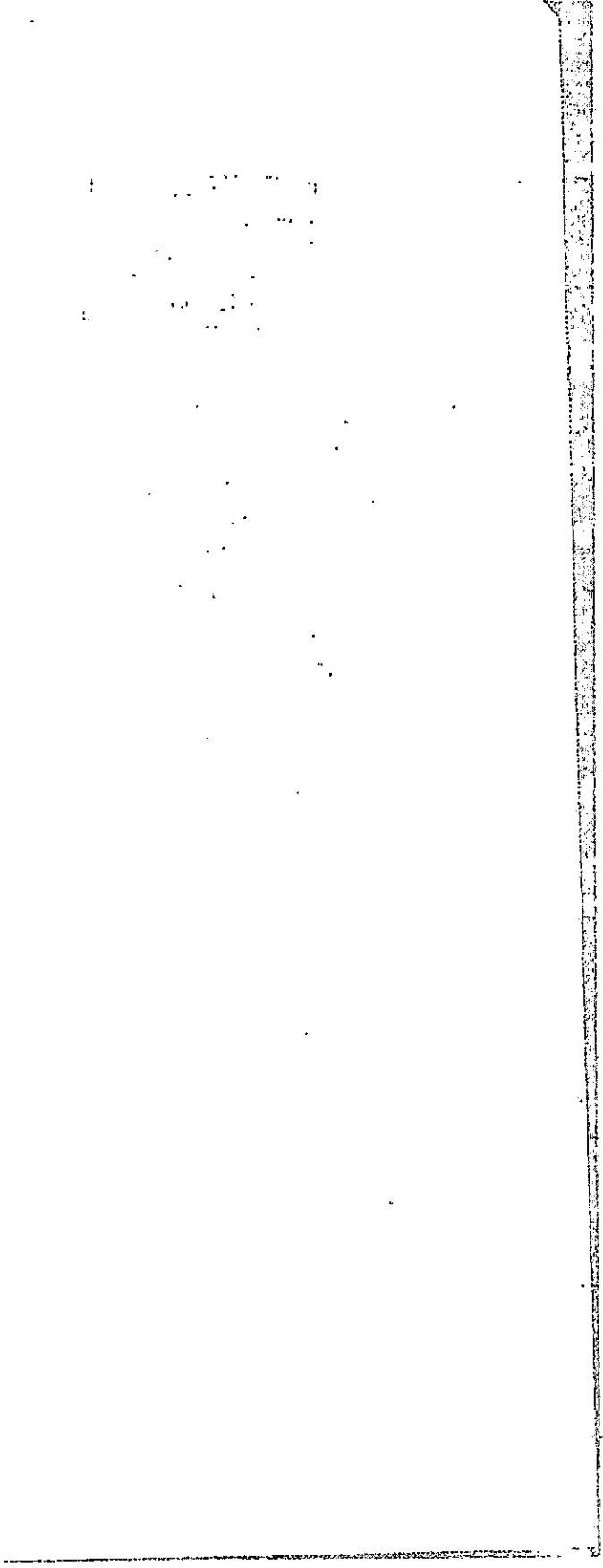
दिनांक : 18/10/2011

R. K. Poojary

कुलमुखत्यारपत्रध्याग्राहक नव  
वे मही

18/10/2011

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पावती क्र.

नोंदणी ३९ म.  
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक १५/१०/२०११ सन २०

दस्तावेजाचा प्रकार-

सुरपत्त्यारनामा अधिप्रमाणन

सादर करणाराचे नाव-

श्रीम. निसा देऊळकर

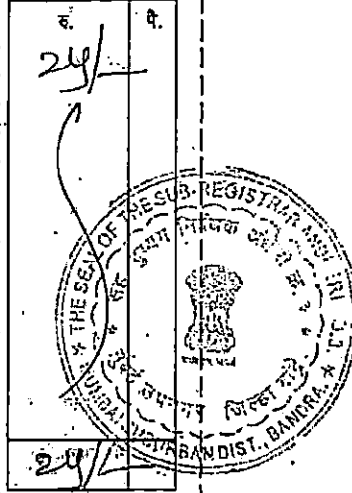
खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोसिओ)
- पृष्ठांकनाची नक्कल फी
- टपालवर्ष
- नफला किंवा शापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोसिओ)
- इतर फी (भागील पानावरील) बाब क्र.

नोंदणी

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बंदर-१५/१०/११



दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकने पाठवला जाईल.

या दिनांकापासून देण्यात येईल.

सिद्ध झाल्याने निबंधक अधिसूची-४

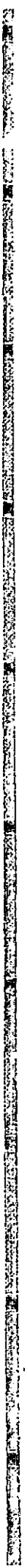
दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

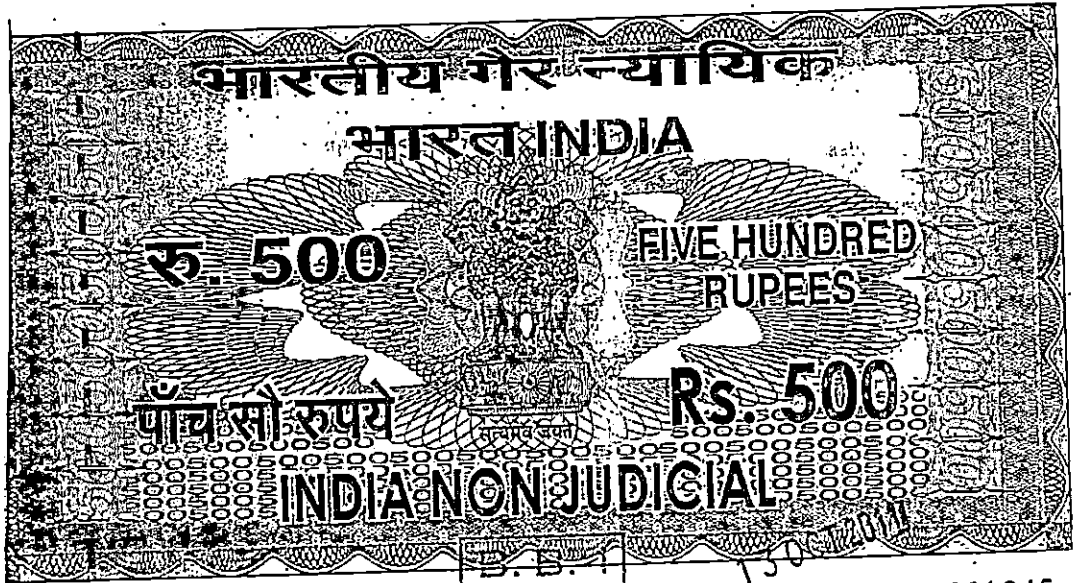
नावे नोंदणीकृत बाबे धड्डेसुनगर जिल्हा

हवाली करावा.

वे.का.पु-५,००० रु. (१०० पाने)-१-२०१०-सीएच-४(एच) १७७

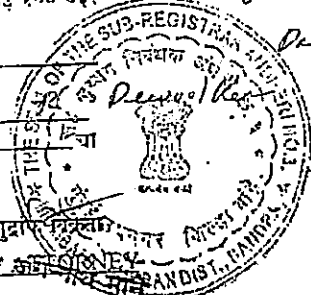
बंदर-१/
२३१५
२०११





**महाराष्ट्र MAHARASHTRA**  
 Central Stamp Office, Mumbai  
 No. 694  
 23 SEP 2011  
 HRI K. R. MADGE

दि. महात्मापु मंत्रालय अन्तर्गत अलाईड ऑफिसर  
 को. ऑप. चेंक लि., भंडालय. मुंबई ४०० ०३२  
 एल. एस. डी. क्रमांक:- ६९४  
 क्रमांक:- ११ दिनांक:-  
 राधा शम्भा. राध (पु), मुंबई.  
 सचि/श्री/श्रीमती Neeta  
 राधा न्यायतर भुद्रांक रु  
 विकला.



L 801045  
 G.2 Rajraj  
 Darshan. J.  
 rad by Bua  
 Ardhani  
 (w/11)

**SPECIFIC POWER OF ATTORNEY**  
**TO PRESENT DOCUMENT FOR REGISTRATION**

TO ALL TO WHOM THESE presents shall come, I, Mrs. NEETA  
 RAJENDRA DEWOOLKAR, adult, Indian Inhabitant, residing at 602,  
 Raygarh Darshan, J.P Road, Four Bungalows, Thheri (W), Mumbai  
 400053, do hereby SEND GREEN  
 WHEREAS

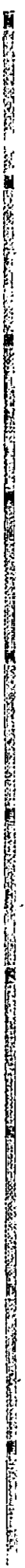


बदर-१/  
 २३/९/११  
 २०११

A) I am Director of M/s. AJANTHA BUDON PVT. LTD. And in  
 course of my business I am required to execute various types of  
 Agreement, Conveyances, Agreement for Permanent Alternate

M/s

Permanent Alternate

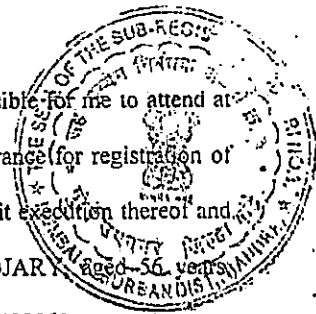


Accommodation, Undertakings, Power of Attorneys, Lease Deed, Agreement for Sale, Sale Deeds, and Declarations, Leave and License Agreement, Release Deed, Gift Deed, Cancellation Deed, Rectification Deed, Confirmation Deed, Leave and License Agreement, in the name of my proprietorship firms and in my individual capacity.

B) Aforesaid Agreements are required to be registered before concerned Sub-Registrar of Assurances and to admit execution of various Agreements before concerned Sub-Registrar of Assurances.

C) I am busy in my business and it is not possible for me to attend at all the times the offices of Sub-Registrar of Assurance for registration of the various agreements as stated above and to admit execution thereof and for that purpose, I appoint Mr. RAMA K. POOJAR, aged - 56 years, residing at 41, Shastri Nagar, Bandra (E), Mumbai 400051, as my Attorney in my name and on my behalf to do the following acts, deeds and things

that is to say:



बदर-१/	
२३/१	२३/१
२०११	

1. To appear before Registrar or Sub-Registrar of Assurance and to present various types of Agreement for Sale, Deeds, Conveyances, Agreement for Permanent Alternate Accommodation, Undertakings, Power of Attorneys, Lease Deed, Transfer Deeds, Sale Deeds and Declaration Deed, Deed of Lease/Rent & Leave and License, Release Deed, Gift Deed, Cancellation Deed etc. which I execute and may execute in course of carrying on business in my capacity as Director of M/s. Ajantha Buildcon Pvt. Ltd and to admit the execution thereof and to do all acts and things necessary for the Registration of the various all types of Agreement for Sale, Deeds, Conveyances, Agreement for Permanent Alternate

MA



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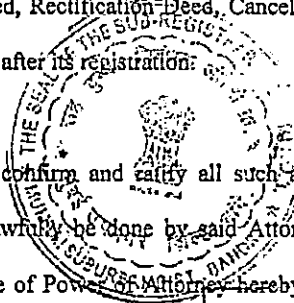
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Accommodation, Undertakings, Power of Attorneys, Lease Deed, Transfer Deeds, Sale Deeds and Declaration, Lease Deed/Rent & Leave and License, Release Deed, Gift Deed, Rectification Deed, Cancellation Deed etc. and to receive back the same after its registration:

2. AND I hereby agree to confirm and carry all such acts, things, deeds or proceedings as may lawfully be done by said Attorney on my behalf and in my name by virtue of Power of Attorney hereby given and the same shall be binding on me and be in full force and effect.



बदर-१/  
२३/११

IN WITNESS WHEREOF I, Mrs. NEETA DEWOOLKAR have executed this Power of Attorney on this 13th day of October, 2011 at Mumbai.



For AJANTHA BUILDCON

SIGNED AND EXECUTED by the

Withinamed Executrix )  
Mrs. NEETA R. DEWOOLKAR )

EXECUTRE

Director



I agree to work as Attorney

(RAMA K. POOJARY)

Attorney



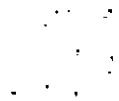
B. B. 1

दि. महाराष्ट्र मंत्रालय अन्तर्गत अलाइंड ऑफिसर को. ऑफ. चॅक लि. मंत्रालय, मुंबई ४०० ०३२  
एल. एस. क्रमांक:- ६०४ दिनांक:- 13 OCT 2011  
क्रमांक:- दिनांक:-  
यांद्रा शास्त्रा. चांद्र (पुत्र), मुंबई.  
सर्वेत्री/श्री. श्रीमती Neeta R. Dewoolkar (2) R. R. Bhatnagar  
यांना न्यायनर मुद्रांक रु १००/- चा विकला.

Handwritten signature

मुद्रांक विक्रेता  
सागर जगन्नाथ माने





बदर-१५/१००६/२०११

मुख्यस्थारनामा लिख्न देणार

१) new car

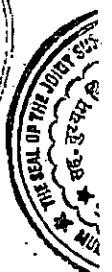


मुख्यस्थारधारक

१) R.K. Poojary



बदर मुखस्थारनामा क्र.म. निता राजेंद्र देवकर  
 पत्ता:- ६६२, सायबाग, दक्षिण मुंबई  
 बदर-सायबाग, दक्षिण मुंबई  
 यांनी माझ्या समक्ष जाण दि. १५/१०/२०११ तेव्हा  
 निष्पादीत केला आहे. स.स. १३३३३३  
 १) श्री. स्वप्न निरंजन कन्नड  
 २) श्री. योगेश १०३३३३  
 यांनी माझी खात्री पदांत स.स. १३३३३३  
 ही क. २५/१०/२०११  
 बदर मुखस्थारनामा नमुना "ग" मधील  
 गोंधळीत अनुक्रमांक बदर-१५/१००६/२०११ वर बाब  
 दि. १५/१०/२०११ रोजी अधिमार्गित/सहस्रीत केला.



सह. मुख्यम निबंधक अंधेरी-४  
मुंबई उपनगर जिल्हा.

ओळख देणाऱ्यांची स्वाक्षरी

१)

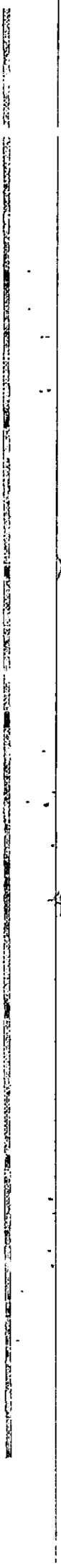
२)



टिप:- सदर मुखस्थारनामाचा कुठल्याही प्रकारची चुकटुकी या खाश्याखेड नाही

बदर-१/
६५०/ ६०
२०११

सह. मुख्यम निबंधक अंधेरी-४  
मुंबई उपनगर जिल्हा.





# Ajantha

**BUILDCON PVT LTD**

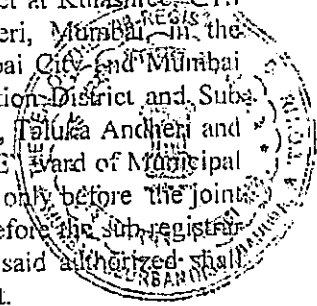
Raigad Darshan, Above Eliperi opp. Indian oil colony, J.P. Road, Four Banglow, Andheri (W), Mumbai 400 053. Phone: 2639 5355 / 2639 6171

Date: \_\_\_\_\_

EXTRACT FROM MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF Ajantha Buildcon Pvt Ltd. on 4<sup>th</sup> October 2011 at 6 p.m. AT REGISTERED OFFICE AT 602 Raigad Darshan CHS Ltd, Opp.Indian Oil Colony, Four Bungalow, Andheri W, Mumbai 400053.

Resolved that MR.RAMA K POOJARY, AGE 56, ADD: 41 SHASTRI NAGAR, BANDRA E, MUMBAI 400051 is hereby authorized.

1. To present the Agreement for sale of the project at Kulashree-CTS No. 368/295A, Village Mogra, Taluka Andheri, Mumbai in the Registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Andheri and in the Registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Andheri and more particularly falls within the limited of "K/E" ward of Municipal Corporation of Greater Mumbai, for registration only before the joint sub registrar office and to execute the thereof before the sub-registrar office or all acts deed and things which may said authorized shall considered necessary for effectually in all respect.
2. Generally to do all such act and things as may be necessary and expedient in connection with all legal formalities including stamps duty for Registration of the Agreement for sale for office purpose.

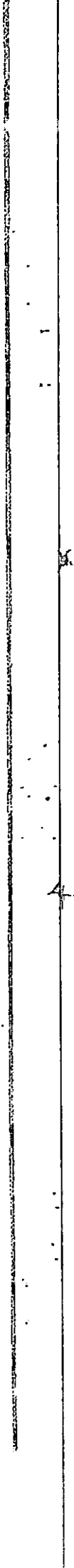


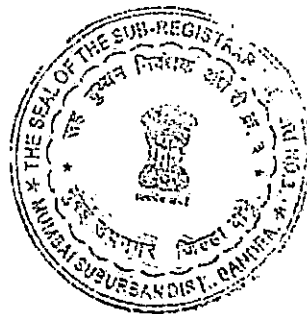
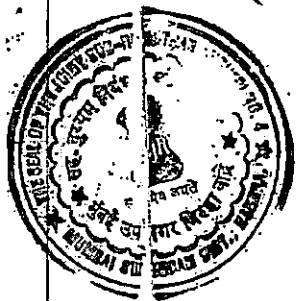
For Ajantha Buildcon Pvt Ltd  
For AJANTHA BUILDCON PVT. LTD

*NR Dewoolkar*  
Director

Managing Director

वदर-९/	
२३०५	६६
२०११	





बदर-९/	
०२०१	६९
२०११	

आयकर विभाग  
INCOME TAX DEPARTMENT  
AJANTHA BUILDCON PRIVATE LIMITED  
20/09/2006  
Particulars Account Number  
AAGCA1185F

भारत सरकार  
GOVT OF INDIA  
मुंबई  
MUMBAI



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दुय्यम निबंधकः अंधेरी ८ (अंधेरी)

दस्तावेज क्रमांक व वर्ष: 8835/2008

पंजी ८३ नं.

Thursday, October 13, 2011

सूची क्र. दोन INDEX NO. II

Regn. 83 m.s.

4:48:24 PM

गावाचे नाव : मोगरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मान्यता पत्र व बाजारभाव (भाडेपट्ट्यांच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00 वा.मा. रु. 1.00

- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्षागा जमीन व बांधकाम विकास धक्का 98/2008 अ. मोगरा खिलेज येथील मिळकत क्षेत्र 1227 चौ. मी. मुंब दस्त 23/6/73 वा निभादीत केला अडीजे /अ / 3751/08

- (3) क्षेत्रफळ (1)

- (4) आकारणी किंवा जुडी देण्यात (1)

- (5) दस्तऐवज करून देण्याचा (1) शेर-अ - पंजाब को. ऑ. झो. लि. वरान सुमारे 13: 4: 2008 पक्षकारांचे व संपूर्ण पत्ता नाव किंवा घर/प्लॉट नं. - 53, रायमंड दर्शन चार वेगला अंधेरी ८ म, 53; मल्ल/रस्ता - ; टालुका - ; पिन नं. - ; दिवाणी न्यायालयाचा हुकूमनामा नाव - इमारत नं. - पेट/पसाहत - ; शहर/गाव - ; तालुका - ; पिन नं. - ; किंवा आदेश असल्यास, प्रसिवादीचे घर/प्लॉट नं. - ; मल्ल/रस्ता - ; इमारतीचे नाव - ; इमारत नं. - ; पेट/पसाहत - ; शहर/गाव - ; नाव व संपूर्ण पत्ता

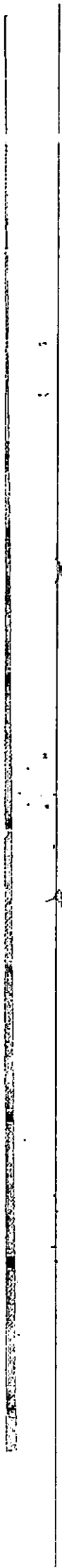
- (6) दस्तऐवज करून घेण्याचा (1) अर्जाद्वारे विलेखाने या लि.चे संचालक मिना राजेंद्र वं ऊलकर - - - घर/प्लॉट नं. - 53, रायमंड दर्शन चार वेगला अंधेरी ८ म, 53; मल्ल/रस्ता - ; टालुका - ; पिन नं. - ; पक्षकाराचे नाव व संपूर्ण पत्ता नाव - इमारत नं. - पेट/पसाहत - ; शहर/गाव - ; तालुका - ; पिन नं. - ; किंवा आदेश असल्यास, बादीचे नाव व संपूर्ण पत्ता

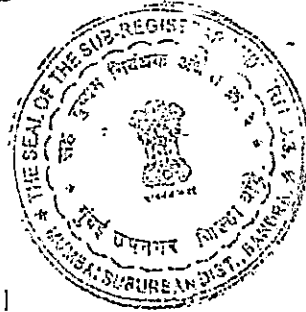
- (7) दिनांक करून दिल्याचा 01/10/2008
- (8) नोंदणीचा 03/10/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 8835/2008
- (10) बाजारभावाप्रमाणे भुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



खंड-९/  
९२०५/८०  
२०११







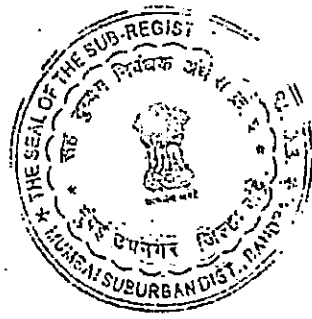
आयकर विभाग      भारत सरकार  
 INCOME TAX DEPARTMENT      GOVT. OF INDIA  
  
 RAVI NIKAM  
 NAND KUMAR BHAGURAM NIKAM  
 01/03/1985  
 Permit/with Account Number:  
 AEJEN71033

बदर-१/	
६३४	७७
२०१३	



11

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA  
AJANTHA BUILDCON PRIVATE LIMITED  
20/09/2006  
Permanent Account Number  
AAGCA1955




बदर-९/	
९२०५	७२
२०१९	

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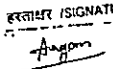
स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
 ABRPJ1727D



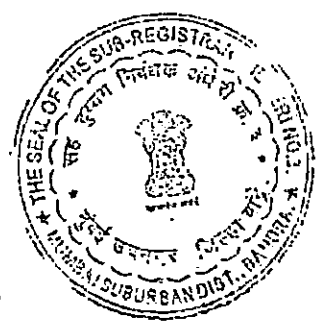
नाम / NAME  
 ANITA ANANT JANGAM

पिता का नाम / FATHER'S NAME  
 JAYARAM SAKHARAM JANGAM

जन्म तिथि / DATE OF BIRTH  
 04-12-1961

हस्ताक्षर / SIGNATURE  


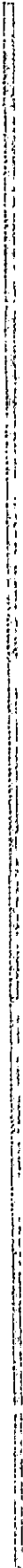
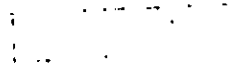
अधिकारी का पता (कम्प्यूटर सेल)  
 Commissioner of Income-tax (Computer Cell)



बंदर-९/	
९२२	७३
२०११	



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

YOGESH ANANT JANGAM  
ANANT YASHWANT JANGAM

17/06/1983  
Permanent Account Number  
ALEPJ4894N

Signature



बदर-९/
०९०७/०८
२०१३

*In case this card is lost / found, kindly inform / return to :*  
 Income Tax PAN Services Unit, UTIISL  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.  
 इस कार्ड के खोने/पाने या कृपया सूचित करें/वापस करें :  
 आयकर पैन सेवा यूनिट, यू टी आई एस एल,  
 प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
 नवी मुंबई-४००,६१४.

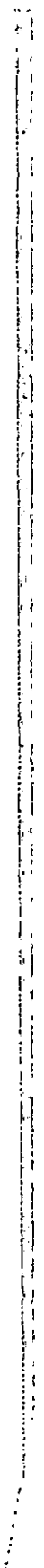


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आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA

RAVIN NIKAM  
NANDKUMAR BHAGURAM NIKAM  
01/05/1985  
Permanent Account Number  
AEPN7103G

वत्स-९/	
९३७	७५
२०१९	



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16/10/2011 1:06:20 pm

16/10/2011

दुय्यम निबंधकः

अंधेरी 3 (अंधेरी)







दस्त गोषवारा भाग-1

बदर 9

दस्त क्र 9345/2011

दस्त क्रमांक : 9345/2011

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नामक अनिता अनंत जंगम -- पत्ता: घर/फ्लॅट नं: श्री स्वामी साई कृपा वि, 204, रोड नं 5 नटवर नगर जोगेश्वरी पु मुं 60 गल्ली/रस्ता: - ईमारतीचे नाक: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- ताल	लिहून घेणार वय 48 सही		
2	नामक योगेश अनंत जंगम -- पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाक: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: ALEPJ4694N	लिहून घेणार वय 27 सही		
3	नामक मे अर्जला बिल्डकॉन प्रा लि चे संचालक निता राजेंद्र देकलकर तर्फे मुखत्यार रामा के पुजारी -- पत्ता: घर/फ्लॅट नं: 602 रायगड दर्शन को ऑप हो सौ लि, 4 बंगला अंधेरी प मुं 53 गल्ली/रस्ता: -	लिहून घेणार वय - सही		



बदर-९/  
९३४५/१९  
२०११



दस्त क्र. [बदर9-9345-2011] चा गोषवारा  
बाजार मुल्य :2440500 भोवदला 3244000 मरलेले मुद्रांक शुल्क : 144800

पावती क्र.:9357 दिनांक:18/10/2011  
पावतीचे वर्णन  
नांव: अनिता अमृत जंगम - -

दस्त हजर केल्याचा दिनांक :18/10/2011 12:58 PM  
निष्पादनाचा दिनांक : 18/10/2011  
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी  
1540 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 18/10/2011 12:58 PM  
शिवका क्र. 2 ची वेळ : (फी) 18/10/2011 01:05 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 18/10/2011 01:06 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 18/10/2011 01:06 PM

31540: एकूण

डु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

दस्त नोंद केल्याचा दिनांक : 18/10/2011 01:06 PM.

ओळख :

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

1) रोहीत बहोरीटाक - - ,घर/फ्लॅट नं: 6-886 बांद्रा ; 51

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तासुका: -

पिन: -

2) रवि निकम - - ,घर/फ्लॅट नं: सदर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

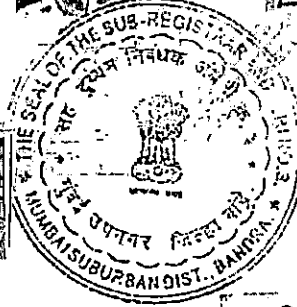
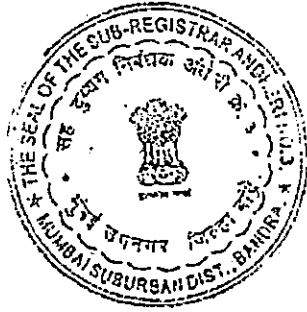
पेठ/वसाहत: -

शहर/गाव:-

तासुका: -

पिन: -

डु. निबंधकाची सही  
अंधेरी 3 (अंधेरी)



प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण... (A.D.)...पाने आहेत.

सह दुय्यम-निबंधक, अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा.

बदर-९/  
पुस्तक क्रमांक १, क्रमांक.....वर  
गोंदला.  
दिनांक : 18 OCT 2011

सह दुय्यम निबंधक, अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा



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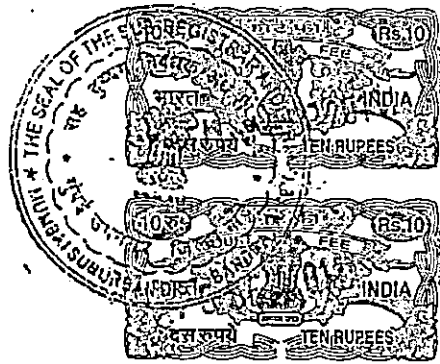


## गावाचे नाव : मोगरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,244,000.00  
वा.वा. रु. 2,440,500.00
- (2) भू-सापन, पोटहिस्सा व घरकरमांक (असल्यास) (1) सिटिएस क्र.: 368/295/ ए पार्ट वर्णन: सदनिका नं 2C1, 2 रा माळा कुलश्री हाईटस् वी दिग , कुलश्री (एस आर ए) ऑप ही सो लि , जिजामाला रोड, शेरे ए पंजाब कॉलनी , गुलशन नगर , अंधेरी पू मुं 93.---
- (3) क्षेत्रफळ (1) 41.93 चौमी बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा पक्षकाराचे नाव व संपूर्ण पत्ता किंवा द्यावणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे अजंठा विल्डकॉन प्रा. लि.चे संचालक निता राजेंद्र देकलकर तर्फे मुखत्यार रामा के पुजारी - ; घर/प्लॉट नं: 602 रायगड दर्शन को ऑप ही सो लि , 4 बंगला अंधेरी प मुं 53 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नमबर: AAGCA1195F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा द्यावणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अनिता अनंत जंगम - ; घर/प्लॉट नं: श्री स्वामी साई कृपा वि . 204, रोड नं 5 नटवर नगर जोश्वरी पू मुं 60 ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नमबर: ABRPJ1727D.  
(2) योगेश अनंत जंगम - ; घर/प्लॉट नं: सदर ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नमबर: ALEPJ4894N.
- (7) दिनांक करून दिल्याचा 18/10/2011
- (8) नोंदणीचा 18/10/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 9345 /2011
- (10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 144800.00-
- (11) बाजारभावप्रमाणे नोंदणी रु 30000.00-
- (12) शेरा



सुरी प्रत

सह. दुय्यम निबंधक अंधेरी-३,  
मुंबई उपनगर विभाग.

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24/01/2024

सूची क्र.2

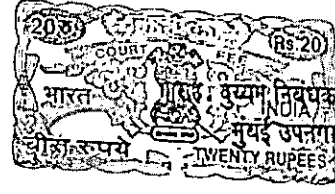
दुयम नियंत्रक : मह. दु.नि. अंधेरी B

दस्ता क्रमांक : 1069/2024

नोंदणी :

Regn 63m

गाणाने नाव : मांगरा	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10800000
(3) बाजारभावाचा (पावेपट्ट्याच्या वादविषयक आकारणी देतो की पट्टेदार ते मसुदा करतावे)	8381320.7
(4) प्रमाणपत्र, पोटदिरसा व परकामांक (असल्यास)	1) पाकिसेचे नाव: मुंबई मजला इतर वर्गन : सदनिका नं: सदनिका नं.201, माळा नं: 2 रा मजला, विंग बी, इमारतीचे नाव: सुसंधी हार्ददा को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पूर्व, मुंबई 400093, रोड नं: शेर-ए-पंजाब गुमगन नगर, हनुमान टेम्पल जवळ PUI: KE0910642880003 (( C.T.S. Number : 368/285-A : ))
(5) क्षेत्रफळ	1) 41.03 चौ.मीटर
(6) पत्रकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिता अनंत जगम बय:-02; पत्ता:-प्लॉट नं: सदनिका नं.201, माळा नं: 2 रा मजला, बी विंग, इमारतीचे नाव: सुसंधी हार्ददा को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: शेर-ए-पंजाब गुमगन नगर, हनुमान टेम्पल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400093 फोन नं:-ABRPJ1727D 2): नाव:-योगेश अनंत जगम बय:-40; पत्ता:-प्लॉट नं: सदनिका नं.201, माळा नं: 2 रा मजला, बी विंग, इमारतीचे नाव: सुसंधी हार्ददा को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: शेर-ए-पंजाब गुमगन नगर, हनुमान टेम्पल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400093 फोन नं:-ALEPJ4894N
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधास कुमार चौधरी बय:-34; पत्ता:-प्लॉट नं: सदनिका नं.33, माळा नं: 3 रा मजला, प्लॉट नं.220, इमारतीचे नाव: कोलोन हाऊस, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: शेर-ए-पंजाब सोसायटी, महाकाळी केम्पस रोड, महाराष्ट्र, मुंबई. पिन कोड:-400093 फोन नं:-AKYPC5309G 2): नाव:-श्रीती कुणाम चौधरी बय:-30; पत्ता:-प्लॉट नं: सदनिका नं.33, माळा नं: 3 रा मजला, प्लॉट नं.220, इमारतीचे नाव: कोलोन हाऊस, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: शेर-ए-पंजाब सोसायटी, महाकाळी केम्पस रोड, पिन कोड:-400093 फोन नं:-CDRPP8785R
(9) दस्तऐवज करून दिव्याचा दिनांक	23/01/2024
(10) दस्त नोंदणी केव्याचा दिनांक	23/01/2024
(11) प्रतुक्रमांक, खंड व पृष्ठ	1069/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	648000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) मसुदा	



अंधेरी क.-६,  
मुंबई उपनगर जिल्हा.

दुयमनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना नियमसेसा अनुच्छेद :- (1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सहायीकरण  
दस्तऐवज नोंदणीसाठी मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे बिबरण पत्र ई-मेल द्वारे मुहमुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily  
It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transaction have been forwarded by Email ( dated 23/01/2024 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

सु. दुयम नियंत्रक, अंधेरी क.-६,  
मुंबई उपनगर जिल्हा.

