

~~3 copies~~

~~Valuation~~

~~1500~~

T 27

'RAHEJA EXOTICA'

WING- 'C'

CAPRI

27
PAH 19/15 20/15
20/15
20/15

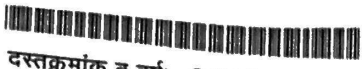
AGREEMENT FOR SALE

FLAT NO. 702

MRS. ARADHANA MAURYA

MR. MAHESH MAURYA

RAHEJA UNIVERSAL LTD.



दस्तक्रमांक व वर्ष: 2800/2011

Wednesday, April 06, 2011

5:05:08 PM

दुय्यम निबंधक: सह दु.नि.का-बोरीवली 6

नोंदणी 63 म

Regn. 63 me

सूची क्र. दोन INDEX NO. II

गावाचे नाव : एरंगळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 5,993,000.00
बा.भा. रु. 2,991,900.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1965/2053 बी/2053 सी/2053 सी-1 वर्णन: सदनिका क्र 702, विंग-सी, कपरी, रहेजा एक्झॉटिका, बिल्डिंग नं-7, मालाड मड रोड, मालाड प मु-6 मजला, एरंगळ
- (3) क्षेत्रफळ कार्यात्मिक स्पेस सहीत (1) 73.33 चौ मी बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) रहेजा युनिव्हर्सल लि.चे व्हाईस प्रेसिडेंट सुधीर ठक्कर तर्फे मुखत्यार रंजन घर/फ्लॅट नं: 294, रहेजा सेंटर पॉईंट, सी एस टी रोड, सांताक्रुझ पू: गल्ली/रस्ता नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम: AABCG7955Q. रतीचे
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) आराधना मौर्या -; घर/फ्लॅट नं: 4, लक्ष्मी दर्शन, बजाज रोड, विलेपार्ले पू: गल्ली/रस्ता: -; ईमारतीचे नांव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AHWPM3503D. पिन
- (2) महेश मौर्या -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACJPM4631C
- (7) दिनांक करून दिल्याचा 25/03/2011
- (8) नोंदणीचा 06/04/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 2800 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 282250.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर

सही प्रत

सह दुय्यम निबंधक, बोरीवली-क-३
मंडई उपनगर जिब्दा.



श्री. आराधना मौर्या
यांना त्यांचे ता. ६/४/११... या अर्जा क्र-
अर्जाबुसार नक्कल दिली.
दि. ६/४/११

सह दुय्यम निबंधक, बोरीवली-क-३

मी. श्री. : अनंत घोषणापत्र

निबंधक बेरी वली-२६ यांचे कार्यालयात २०११ याद्वारे घोषित करतो की,

शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. २६/०८/२०११ दि.

व इतर यांनी दि. १२/१/२०११ रोजी मला

दिलेल्या 'कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे

/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी

कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र

रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती

करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन अनंत आढळून आल्यास, नोंदणी

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव

आहे.

बदर-१२/
२००० १९
२०११

दिनांक : ६/४/२०११

अनंत
कुलमुखत्यारपत्रधारकाचे नावे
व सही

मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष 2011
 जिल्हा मुंबई(उपनगर)
 प्रमुख मूल्य विभाग - 65-एरंगळ (बोरीवली)
 उपमुख्य विभाग - 65/318-भूभाग: पश्चिमेकडे एरंगळ रोडची पूर्वे बाजू, दक्षिणेकडे मढ गावाची उत्तर हद्द, पूर्वेकडे मालाड खाडी व उत्तरेकडे वार्डाची उत्तर हद्द यामधील भूभाग.
 मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 1965
 नागरी क्षेत्राचे नांव मुंबई(उपनगर)
 मिळकतीचे वर्गीकरण बांधीव

दि.नं. 4/6/2011

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	श्रीवादीक
14,600	37,500	49,700	61,600	37,500

मिळकतीचे क्षेत्र	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका	उद्वाहन सुविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	7
		मजला	

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी (Rule 5 or 8)
 = 37,500.00 * 100.00 / 100
 = 37,500.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ (Rule 19 or 20)
 = 37,500.00 * 73.33 * 105.00 / 100
 = 2,887,368.75

बंदिस्त वाहन तळाचे क्षेत्र = 11.15 चौरस मीटर (Rule 17(1))
 बंदिस्त वाहन तळाचे मूल्य = 11.15 * (25.00 / 100) * 37,500.00
 = 104,531.25



एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + शिंपीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जमिनेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 2,887,368.75 + 0.00 + 0.00 + 0.00 + 104,531.25 + 0.00 + 0.00 + 0.00
 = 2,991,900.00

बदर-१२/
 २८०० १९
 २०११

Pay to.	Axis Bank A/c Stamp Duty	
Franking Value	Rs.	282400
Service Charges	Rs.	-
Total	Rs.	282400

Date: 22/03/11

Name of Stamp duty Paying Party:
 Mrs. Aradhana Maurya
 Mr. Mahesh Maurya
 A, Laxm Dasshan, Bajaj
 Vile Parle (W)
 Mumbai

DD / Cheque No. / 0103
 Drawing on / Bank of India

22 MAR 2011

For Bank Use Only

Tran ID
 Franking Sr. No.
 Officer

AXIS BANK LTD. BKG BRANCH . FRANKING DEPOSIT



Authorized Signatory
 BKG Branch

FOR AXIS BANK LTD.

बदर-१२/
 २८००/२
 २०११

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made at Mumbai this 25th day of March 2011,

BETWEEN

RAHEJA UNIVERSAL LTD. (formerly known as RAHEJA UNIVERSAL PVT. LTD.), a Company registered under the Companies Act, 1956 (1 of 1956) having its registered office at Raheja Centre-Point, 294, C.S.T. Road, Near Mumbai University, Off Bandra-Kurla Complex, Santacruz (E), Mumbai 400 098, herein referred to as "the Owner" (which expression shall mean and include its successors and assigns) of the ONE PART:

AXIS BANK LTD.
 Fortune 2000 Building,
 Bandra Kurla Complex,
 Mumbai-400 051.
 D-5/STP(V)/C.R.1044/03/06/71/
 74/2008

भारत 07751
 110459
 MAR 22 2011
 R.0282400/-PB5411
 11.4

AND

MRS. ARADHANA MAURYA & MR. MAHESH MAURYA residing/having its/their Office at 4, Laxmi Darshan, Bajaj Road, Vile Parle (West), Mumbai - 400 056 hereinafter referred to as the said "Flat Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in case of individual/s his/her/their respective heirs, executors, administrators; in case of a partnership firm, the partners for the time being constituting such firm and the survivors of them and the heirs, executors, administrators of the last surviving Partner; and in the case of a limited liability partnership (the successors and permitted assigns) of the OTHER PART:



WHEREAS:

- A. By virtue of two separate Deeds of Conveyance viz. (i) Conveyance dated 9th November 1988 registered at Bandra Sub-Registry under No.9284 of 1988 of Additional Book No.1 page Nos.1 to 9 volume 336 on 3.1.1989 and (ii) Conveyance dated 30th January 1997 registered at Bandra Sub-Registry under No. BIDR-2/452/1997 and both expressed to be made between Mr. Rohinton Framroze Moos and Mrs. Shera Framroze Moos being the trustees of the trust known as "The Trust in respect of Feroze's share" as the Vendors of the one part and the Owner herein as the Purchaser/s of the other part, the Owner became absolutely seized and possessed of or otherwise well and sufficiently entitled to the pieces or parcels of land bearing C. T. S. Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C, situate lying and being at Village Erangal, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, more particularly described in the **First Schedule** hereunder written and delineated on the plan hereto annexed as **Annexure "A"** and thereon shown surrounded in red colour boundary line (herein referred to as "**the Larger Property**").
- B. The Owner has prepared a layout, in respect of the Larger Property, according to which, the portion bearing CTS No.2055C, shown by light green wash on the plan being Annexure "A" hereto, is a designated Private Garden. As per the prevailing policy and as approved, the Owner is entitled

बदर--१२/
२०००/४
२०११

C * *Aravind*

from time to time. The Owner shall be entitled to utilise the “**Maximum FSI/TDR Potential**”, (as defined in recital 'C' hereinabove,) and for the said purpose the Owner shall be further entitled to amend the lay out plans and/or the building plans, as desired by the Owner in its absolute and sole discretion and for the said purpose the Owner also be entitled to shift/remove/modify/reduce the common amenities and facilities to be provided in the said building and/or complex.

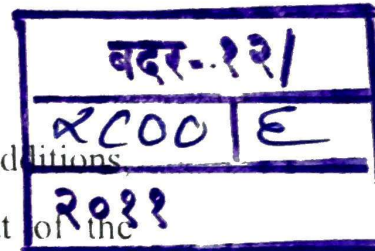
E. The Owner has completed the construction of Phases I & II on portions of the Larger Property as shown on the said plan being Annexure “A” hereto.

F. The Owner has constructed a clubhouse, swimming pool, and other recreational facilities, with landscaped gardens (collectively named “**Club Exotica**”), on the designated Private Garden (mentioned in recital 'B' hereinabove).

G. The Owner has now commenced the construction of Building No. 7 (Phase III) on a portion of the Larger Property. The location of the said Building No. 7 on the larger Property is shown by blue outline on the plan being Annexure “A” hereto.

H. In Phase III of the development of Larger Property, the Owner shall construct one building (Building No.7) , having 3 wings “A”, “B” and “C” , to be named ‘**Amalfi**’, ‘**Sicily**’ and ‘**Capri**’ respectively. All the Wings shall have 2 basements, stilts on the ground floor level and 20 upper floors (hereinafter referred to as the “**Said Building**”). The basements shall be used for parking vehicles, laying services and utilities and for such other purpose/s as may be deemed fit by the Owner.

I. The Owner has reserved to itself, the right to make such additions, alterations, amendments, deletions and/or shifting in the layout of the Larger Property, as may be deemed necessary by the Owner, and also to make such changes in the building plans of the Said Building and/or to construct additional buildings/ wings, without the consent of the Purchaser/s PROVIDED HOWEVER that such change shall not prejudicially affect, in



[Handwritten signature]
* *[Handwritten signature]*

any manner whatsoever, the Flat agreed to be purchased by the Purchaser s under this Agreement.

J. The building plans in respect of the Said Building originally submitted to and approved by the Municipal Corporation of Greater Mumbai (MCGM) under IOD No. CHE/9452/BP (WS)/AP dated 10th December, 2007, were amended from time to time and the latest amended plans were approved by MCGM vide its letter No. CHE/9452/BP (WS)/AP dated 31st July, 2009 and the Commencement Certificate in respect thereof was endorsed on 21st August, 2009. Hereto annexed and marked as **Annexure "B"** is a copy of the Commencement Certificate in respect of the Said Building.

K. The following are the details of the Flats to be constructed in each Wing of the Said Buildings:

a. **Wing "A" ('Amalfi')** shall have -

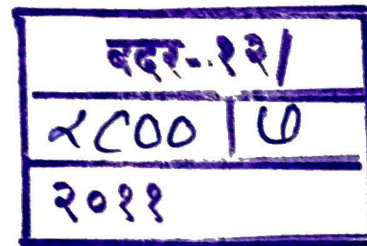
- 1-Room-Kitchen Flats,
- 1 BHK Duplex Flats,
- 2 BHK Duplex Flats,
- 2 BHK Penthouse/s
- 4 BHK Penthouse
- It shall also have refuge areas on the 7th and 15th Floors.

b. **Wing "B" ('Sicily')** shall have 2 BHK Flats,

- 3 BHK Flats,
- It shall also have refuge areas on the 7th and 15th Floors.

c. **Wing "C" ('Capri')** shall have -

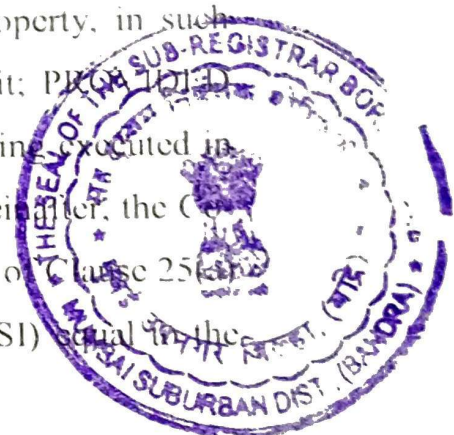
- 1 BHK Duplex Flat
- 2 BHK Duplex Flats,
- 3 BHK Duplex Flats,
- 2 BHK Penthouse/s,
- It shall also have refuge areas on the 7th and 15th floor levels.



[Handwritten signature]
[Handwritten signature]

L. The Owner has reserved the right to amend/alter/ modify the numbers, size, layout and specifications of any of the Flats mentioned above, so long as the Flat agreed to be acquired by the Purchaser hereunder (as hereinafter mentioned) is not prejudicially affected in any manner whatsoever.

M. The Owner has informed the Purchasers and the Purchaser's is are aware, that as the Larger Property is being developed in phases, as a lay out Project, the total built-up area of the Said Building may not be in proportion to the total FSI (including TDR FSI) available, as per the D.C. Regulations of MCGM, in respect of the land underneath the building and the demarcated portion of the surrounding land (i.e. appurtenant land, demarcated for the sake of convenience only), IT BEING THE EXPRESS CONDITION that the 'Maximum FSI/TDR Potential' (as defined in Recital C above) in respect of the Larger Property shall be utilized by the Owner in the construction of the various buildings on the larger property, in such phases, manner and proportion as the Owner may deem fit; ~~PROVIDED~~ HOWEVER that, upon the Lease of the Larger Property being executed in favour of the Apex Body in pursuance of Clause 25 (c) hereinafter, the Co-operative Society of the Said Building (formed in pursuance of Clause 25 (c) hereinafter), shall be entitled to the FSI (including TDR FSI) ~~equal to the~~ total built up area of the Said Building.



N. The Owner will be selling the Flats in the Said Building on what is known as "Ownership basis" under the Maharashtra Ownership Flats (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "said Act") and also allotting car parking spaces to the Flat purchasers; with a view that ultimately, a Co-operative Housing Society of all the Flat Purchasers of the said Building shall be registered under the provisions of Maharashtra Co-operative Societies Act, 1960. ,

बदर-१२/
At COO C
२०११

O. As requested by the Purchaser/s, the Owner has agreed to sell and the Purchaser/s has/have agreed to purchase, on the terms and conditions hereinafter appearing, on what is known as Ownership basis, Flat No. 702 on the 7th floor of the Wing 'C' to be named Capri of the Said Building, more particularly described in the **Second Schedule** hereunder written

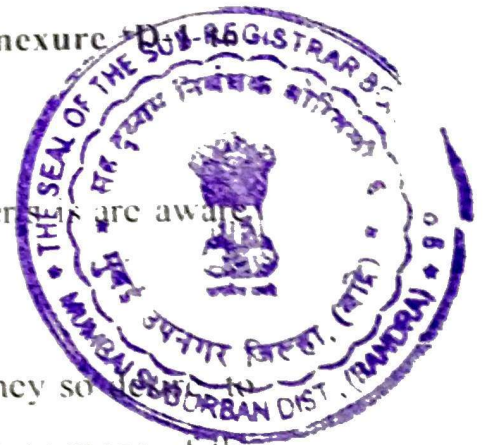
for x *Amang*

(hereinafter referred to as the "Said Flat"), at or for the lump sum consideration of Rs. 59,93,000/- (Rupees Fifty Nine Laes Ninety Three Thousand only); and as incidental thereto, has also agreed to grant to the Purchaser/s exclusive right to use One car parking space/s, in the basement / under the stilts of the Said Building.

P. The Purchaser/s had demanded and the Owner has given inspection to the Purchaser/s of the I.O.D., Commencement Certificate, and such other documents, as are required to be given under the provisions of the said Act and the Rules made thereunder.

Q. A Copy of the Certificate of Title issued by M/s. Kanga & Co Advocates & Solicitors, certifying title of the Owner in respect of the Larger Property is hereto annexed and marked Annexure 'C'. The Property Cards in respect of the Larger Property are hereto annexed and marked Annexure 'D-8'.

R. The Owner has informed the Purchaser/s and the Purchaser/s are aware that



i) the Owner will be entitled to and have a right, if they so desire, to amalgamate the said Larger Property with any one or more of the adjoining properties and to utilise the F.S.I. thereof inter alia on any portion of the said Larger Property and also to sub-divide such amalgamated property and to submit or amend the building and/or layout plans as may be permitted by the BMC and the other concerned authorities;

ii) if any further or other additional F.S.I. is permitted to be utilized on the said Larger Property, whether by acquisition of TDR under the provisions of the Development Control Regulations of the BMC or otherwise howsoever, whether prior or subsequent to execution of the Lease of the Said Building and the land underneath the same, the Owner and/or its nominee/s or assign/s, alone shall be entitled to utilize the "Maximum FSI/TDR Potential", (as defined in recital "C")

बदर-१३/
२०००
२०११

ve) on any portion of the Larger Property and that none of

the acquirers of the Flats in the Said Building, including the Purchaser/s herein, nor the Society of Flat holders, when formed and registered, will be entitled to object to the utilization by the Owner or its nominee/s or assigns, for its benefit, such additional FSI or to claim any benefits arising therefrom.

- iii) The Owner shall have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer, and / or assign all or any of such Floor Space Index, Floor Area Ratio, Development Rights (DR) or Transferable Development Rights (TDR), originating from or arising out of the said Larger Property or any part/s thereof, to or in favour of any person/s whatsoever, for such consideration and on such terms and conditions and provisions as may be desired and deemed fit by the Owner in its sole and unfettered discretion and as may be permitted by law.

S. The parties hereto are entering into this Agreement as required of the said Act.



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

1. The Purchaser/s hereby confirm/s that he/she/it/they has/have fully read and understood the foregoing recitals and has/have agreed that the Owner shall have all the rights in respect of the remaining portion of the Larger Property and the Purchaser/s will not object to the same. The Purchaser/s also confirm/s, agree/s and declares that the consideration agreed to be paid by him/her/it/them to the Owner, is in respect of the Flat hereinafter mentioned and he/she/it/they has/have no right or claim and/or will not make any claim on any other portion of the Said Building or of the said Larger Property.
2. The Owner shall construct the Said Building (Building No.7) , having 3 Wings, "A", "B" and "C" to be named 'Amalfi', 'Sicily' and 'Capri', in accordance with the building plans and specifications approved by MCGM and which have been seen and approved by the Purchaser/s;

बदर-१३/ २०००/१० २०११

f x @ Amanjeet Singh

the acquirers of the Flats in the Said Building, including the Purchaser/s herein, nor the Society of Flat holders, when formed and registered, will be entitled to object to the utilization by the Owner or its nominee/s or assigns, for its benefit, such additional FSI or to claim any benefits arising therefrom.

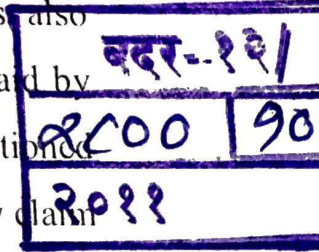
- iii) The Owner shall have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer, and / or assign all or any of such Floor Space Index, Floor Area Ratio, Development Rights (DR) or Transferable Development Rights (TDR), originating from or arising out of the said Larger Property or any part/s thereof, to or in favour of any person/s whatsoever, for such consideration and on such terms and conditions and provisions as may be desired and deemed fit by the Owner in its sole and unfettered discretion and as may be permitted by law.

- S. The parties hereto are entering into this Agreement as required of the said Act.



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

1. The Purchaser/s hereby confirm/s that he/she/it/they has/have fully read and understood the foregoing recitals and has/have agreed that the Owner shall have all the rights in respect of the remaining portion of the Larger Property and the Purchaser/s will not object to the same. The Purchaser/s also confirm/s, agree/s and declares that the consideration agreed to be paid by him/her/it/them to the Owner, is in respect of the Flat hereinafter mentioned and he/she/it/they has/have no right or claim and/or will not make any claim on any other portion of the Said Building or of the said Larger Property.

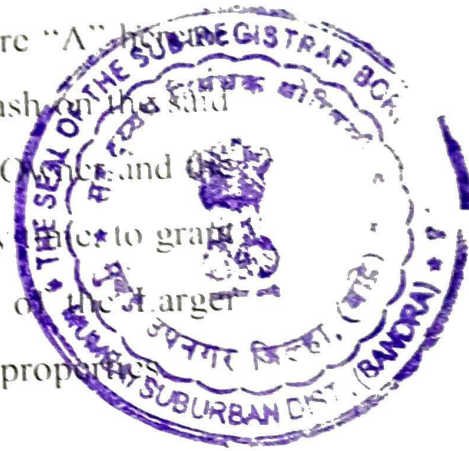


2. The Owner shall construct the Said Building (Building No.7) , having 3 Wings, "A", "B" and "C" to be named 'Amalfi', 'Sicily' and 'Capri', in accordance with the building plans and specifications approved by MCGM and which have been seen and approved by the Purchaser/s;

(Signature)

that

a) The Owner has granted a right of way over the some of the internal roads of the Larger Property, to the Owner of CTS No. 2040 of revenue village Erangal, which lies beyond the Larger Property on the north (heremafter referred to as "Adjoining Property-1"). The Owner shall have the right to alter/ shift the said right of way anywhere on the Larger Property, as the Owner may deem fit. The Owner shall also be entitled to grant right of way over any portion of the Larger Property to the owner of another adjoining property bearing CTS No.2027-A of revenue village Erangal (hereinafter referred to as "Adjoining Property-2"). The Adjoining Property-1 is shown by Orange wash on the plan being Annexure "A" whereas Adjoining Property-2 is shown by Purple wash on the said plan. The Larger Property shall always belong to the Owner and the Owner shall have the absolute right and liberty, at any time to grant right of way of any dimensions, over any portion of the Larger Property, to the owner/s of any of the other adjoining property.



b) The particulars of the Said Building and the Flats therein shall be as set out in Recitals (H) and (K) hereinabove;

c) The Owner shall be entitled to make such changes in the layout of the Larger Property and to construct other multi storied buildings/Villas/Bungalows and/or any one or more of them in such manner and in such phases as the Owner may in its absolute discretion from time to time determine

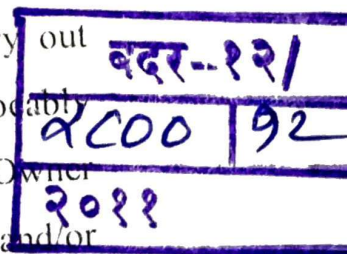
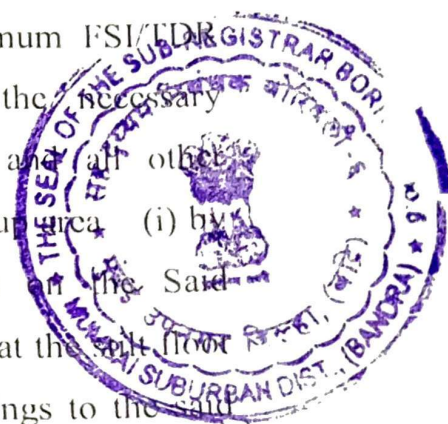
बदर-१२/
२८०० १९
२०११

d) The layout of the Larger Property is presently sanctioned for FSI 1.00. The Larger Property is however eligible for FSI 2.00 by way utilization of additional FSI by paying Premium and/or by utilizing TDR (Transfer of Development Rights) from its own Reservations within the Layout or of any other properties ("Currently Permissible FSI"). The Owner shall be at liberty, at its sole discretion, to subsequently amend the said plans so as to consume the balance of the Currently Permissible FSI and such portion of the

for x *Anamika*

“Maximum FSI/TDR Potential”), as may be permissible under the D.C. Regulations of the MCGM. The Owner shall be entitled to make such amendments, alterations, modifications and/or variations in the building plans in respect of the Said Building, including by providing for construction of such number of additional floors as the Owner may, in its absolute discretion, determine and as may be approved by the MCGM and other concerned authorities, by utilizing any portion of the “Maximum FSI/TDR Potential”), Provided however that, the Owner shall not without obtaining prior written permission of the Purchaser/s, make any changes/alterations in the design and/or area of the Flat agreed to be purchased by the Purchaser/s herein.

- e) The Owner shall be entitled to utilize the “Maximum FSI/TDR Potential”), or any part thereof, subject to the necessary permission/sanction being granted by the BMC and all other concerned authorities, and construct additional built-up area (i) by way of additional Flats and/or additional floors on the Said Building; and/or (ii) by way of construction of Flats at the level of the said building; and/or (iii) additional wings to the building; and/or (iv) additional buildings on any part of the remaining portion of the Larger Property (hereinafter referred to as the “**Balance Property**”). For the purpose aforesaid, the Owner will be entitled from time to time to vary, amend and/or alter the building plans in respect of the Said Building without however, adversely affecting the Flat agreed to be sold hereunder; and to carry out construction work accordingly. The Purchaser/s hereby irrevocably agree/s and gives his/her/its/their express consent to the Owner carrying out amendments, alternations, modifications, and/or variations in the building plans of the said building for the aforesaid purpose or such other purpose as may be deemed fit by the Owner or required by the MCGM and to put up construction accordingly, so long as the total area of the said Flat and the specifications, amenities, fixtures and fittings thereof are not reduced. This consent shall be considered to be the Purchaser/s’ consent contemplated



for * Anamika

under Section 7(1), (ii) of the said Act. The Purchaser/s shall not raise any objection or cause any hindrance in the said development construction by the Owner whether on the grounds of noise or air pollution, inconvenience, annoyance or otherwise or on the ground that light and air and or ventilation to the said premises or any other part of the said Building being affected by such construction. The Purchaser/s hereby agree/s to give all facilities and co-operation as the Owner may require from time to time, both prior to and after taking possession of the said Flat, so as to enable the Owner to complete the development smoothly and in the manner determined by the Owner. It is expressly agreed by the parties that the Owner will be entitled to sell and transfer on Ownership basis or otherwise and for its own benefit the additional Flats/buildings that may be constructed by them as aforesaid.

f) The Larger Property (including the Buildings/Villas/Flats to be constructed thereon) has been mortgaged with HDFC Limited ("HDFC") for the financial facilities granted to the Owner. The Owner shall get the said Flat released from the mortgage prior to handing over possession of the same to the Purchaser in pursuance hereof.



4. The Owner shall construct the said buildings in accordance with the building plans prepared by the Owner's Architect and sanctioned by the concerned authorities as aforesaid, with such modifications and/or amendments thereto, as the Owner may incorporate therein from time to time as aforesaid.

बदर-१२/
२८००/१३
२०११

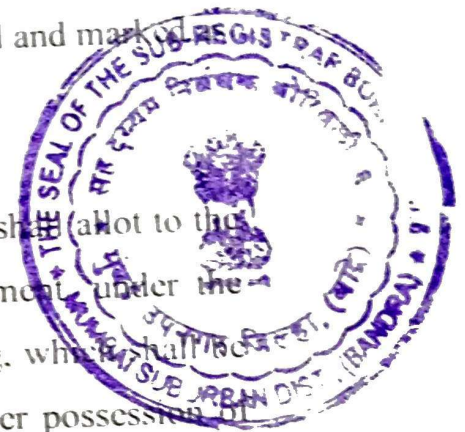
5. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Owner to the said Larger Property described in the First Schedule hereunder written and the right of the Owner to develop the said Larger Property and the Purchaser/s shall not be entitled to further investigate the title of the Owner and no requisition or objections shall be raised upon any matter relating thereto.

g x @Dwamy
happy

6. The Owner hereby agrees to sell to the Purchaser s and the Purchaser s hereby agree s to acquire from the Owner, for the price and on the terms and conditions contained herein.

(a) Flat No. 702 admeasuring 594 sq.ft. i.e., 55.20 sq.mtrs carpet area, 789 sq.ft., i.e., 73.33 sq.mtrs. built up area (inclusive of balconies) (hereinafter referred to as the "Said Flat") on the 7th Floor of Wing 'C' to be named 'Capri' of the Said Building, being constructed by the Owner on a portion of the Larger Property at or for the lump sum consideration of Rs. 59,93,000/- (Rupees Fifty Nine Laes Ninety Three Thousand only) ("Purchase Price"). The said Flat is more particularly described in the **Second Schedule** hereunder written and is shown on the floor plan hereto annexed and marked **Annexure "E"** by red hatched lines; and

(b) as incidental to the sale of the Said Flat, the Owner shall allot to the Purchaser/s, **One** car parking space/s in the basement under the stilts under any of the 3 Wings of the Said Building, which shall be identified by the Owner at the time of handing over possession of the said Flat to the Purchasers.



7. The Said Flat shall have the specifications and amenities set out in **Annexure "F"** hereto. The Purchaser/s has/ have satisfied himself herself itself/ themselves about the design of the said Flat and also about the said specifications and amenities to be provided therein.

8. The Purchaser has, at or before the execution hereof, paid to the Owner a sum of Rs. 8,98,950/- (Rupees **Eight Laes Ninety Eight Thousand** **Hundred Fifty** only) by various cheques drawn in favour of "KR Raheja Exotica A/C bearing Account No.00022320002565, being the Escrow Account of the Owner with HDFC Bank (hereinafter referred to as the said "**Escrow Account**"), as and by way of earnest amount part payment (the payment and receipt whereof the Owner doth hereby admits and acknowledges) and a further sum of Rs.23,148/- (Rupees **Twenty Three Thousand One Hundred Forty Eight** only) being the amount of Service Tax calculated @ 2.5750% on the earnest money/part payment as well as a

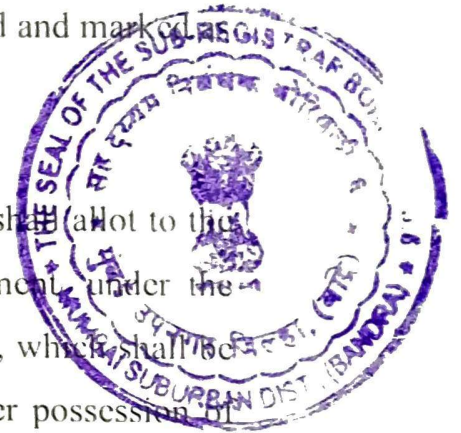
बदर-१२/
२००० १९७
२०११

[Handwritten signatures and initials]

5. The Owner hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agrees to acquire from the Owner, for the price and on the terms and conditions contained herein,

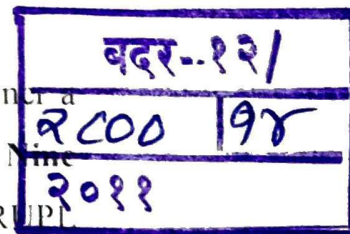
(a) Flat No. 702 admeasuring 594 sq.ft. i.e., 55.20 sq.mtrs carpet area, 789 sq.ft., i.e., 73.33 sq.mtrs. built up area (inclusive of balconies) (hereinafter referred to as the "Said Flat") on the 7th Floor of Wing "C" to be named 'Capri' of the Said Building, being constructed by the Owner on a portion of the Larger Property at or for the lump sum consideration of Rs. 59,93,000/- (Rupees Fifty Nine Lacs Ninety Three Thousand only) ("Purchase Price"). The said Flat is more particularly described in the **Second Schedule** hereunder written and is shown on the floor plan hereto annexed and marked **Annexure "E"** by red hatched lines; and

(b) as incidental to the sale of the Said Flat, the Owner shall allot to the Purchaser/s, **One** car parking space/s in the basement under the stilts under any of the 3 Wings of the Said Building, which shall be identified by the Owner at the time of handing over possession of the said Flat to the Purchasers.



7. The Said Flat shall have the specifications and amenities set out in **Annexure "F"** hereto. The Purchaser/s has/ have satisfied himself/ herself/ itself/ themselves about the design of the said Flat and also about the said specifications and amenities to be provided therein.

8. The Purchaser has, at or before the execution hereof, paid to the Owner a sum of Rs. 8,98,950/- (Rupees **Eight Lacs Ninety Eight Thousand Nine Hundred Fifty** only) by various cheques drawn in favour of "KRIPPA Raheja Exotica A/C bearing Account No.00022320002565, being the Escrow Account of the Owner with HDFC Bank (hereinafter referred to as the said "Escrow Account"), as and by way of earnest amount/ part payment (the payment and receipt whereof the Owner doth hereby admits and acknowledges) and a further sum of Rs.23,148/- (Rupees **Twenty Three Thousand One Hundred Forty Eight** only) being the amount of Service Tax calculated @ 2.5750% on the earnest money/part payment as well as a

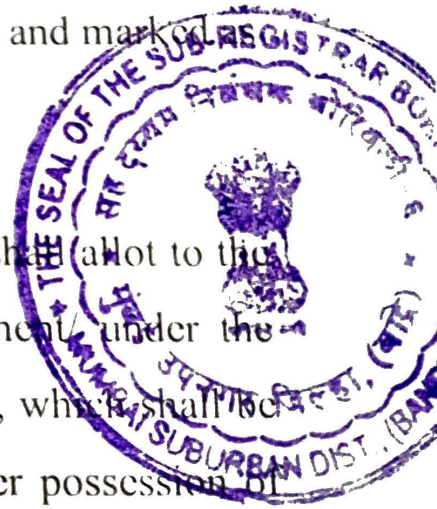


8 x *[Signature]*

6. The Owner hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to acquire from the Owner, for the price and on the terms and conditions contained herein,

(a) Flat No. 702 admeasuring 594 sq.ft. i.e., 55.20 sq.mtrs carpet area, 789 sq.ft., i.e., 73.33 sq.mtrs. built up area (inclusive of balconies) (hereinafter referred to as the "Said Flat") on the 7th Floor of Wing 'C' to be named 'Capri' of the Said Building, being constructed by the Owner on a portion of the Larger Property at or for the lump sum consideration of Rs. 59,93,000/- (Rupees **Fifty Nine Lacs Ninety Three Thousand** only) ("**Purchase Price**"). The said Flat is more particularly described in the **Second Schedule** hereunder written and is shown on the floor plan hereto annexed and marked **Annexure "E"** by red hatched lines; and

(b) as incidental to the sale of the Said Flat, the Owner shall allot to the Purchaser/s, **One** car parking space/s in the basement, under the stilts under any of the 3 Wings of the Said Building, which shall be identified by the Owner at the time of handing over possession of the said Flat to the Purchasers.



The Said Flat shall have the specifications and amenities set out in **Annexure "F"** hereto. The Purchaser/s has/ have satisfied himself/ herself/ itself/ themselves about the design of the said Flat and also about the said specifications and amenities to be provided therein.

(13) the Purchaser's states as under -
i) I **ARADHANA MAURYA**, the Purchaser's within named, am
assessed to Income tax by _____ Ward Circle
and the Permanent Account Number allotted to me
is AIWPM3503D.

X *(Amara)*

ii) I **MAHESH MAURYA**, the Purchaser's within named, am
assessed to Income tax by _____ Ward Circle
and the Permanent Account Number allotted to me
is ACJPM4631Q.

X *(Mahesh)*

IN WITNESS WHEREOF the Owner and the Purchaser's has have hereunto set
and subscribed her his their its hand s and seal the day and year first hereinafter
written

THE FIRST SCHEDULE ABOVE REFERRED TO

(The said larger property)



All those pieces or parcels of land or ground admeasuring in the aggregate
1,23,046.82 sq. meters as per the documents but 1,24,078.40 sq mtrs. as per P.R.
Card and actual survey, or thereabouts, bearing C. T. S. Nos. 1965, 2053B, 2053C,
2053C-1, 2053D, 2053E, 2055B and 2055C, all within the Village limits of
Frangal, Taluka Borivali, District and Registration Sub-District Mumbai Sub-
urban, within Greater Mumbai, Off Malad Madh Road, Malad (West), Mumbai 400
061 and shown by red boundary line on the plan being Annexure 'A' hereto.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said Flat)

बदर--१२/
२०००/४४
२०११

Flat bearing No.702 admeasuring 594 sq.ft., i.e. 55.20 sq.mtrs. carpet area, 789 sq. ft.
i.e., 73.33 sq.mtrs., built up area (including the area of the balconies) on the 7th floor
in Wing 'C' of building No. 7 to be known as Capri shown by red hatched lines on the
plan being Annexure "F" along with **One** car parking space/s under the
basements/stilts level of the said building situate on the property described in the First
Schedule hereinabove written.

X *(Amara)*

SIGNED AND DELIVERED by the
with named owner

RAHEJA UNIVERSAL LTD

formerly known as Raheja Universal Pvt Ltd

to the hand of its ~~Senior~~ Vice President

~~Mr. Anita Kataria~~ Mr. Sudhir Thakker

pursuant to the Resolution passed by the Board

of Directors in their meeting held on 13th day of

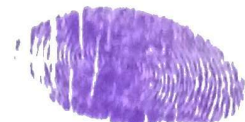
November 2006 read with Board Resolution

dated 07.10.2009 in the presence of 



FOR RAHEJA UNIVERSAL LTD.


SENIOR VICE PRESIDENT



SIGNED AND DELIVERED by the
with named "FLAT PURCHASER S"

MRS. ARADHANA MAURYA

MR. MAHESH MAURYA

in the presence of 






बदर-१२/
२००८५
२०११

RECEIPT

RECEIVED the day and year first hereinabove written of and from the within named Flat Purchaser/s the sum of Rs. **8,98,950/- (Rupees Eight Lacs Ninety Eight Thousand Nine Hundred Fifty only)**, being the amount of earnest money towards purchase of the said Flat, by following "Raheja Exotica Escrow A/C bearing Account No.00600350081641, being the Escrow Account of the Owner with HDFC Bank Limited, and a further sum of Rs. **23,148/- (Rupees Twenty Three Thousand One Hundred Forty Eight only)** being the amount of Service Tax calculated @ 2.5750% of the earnest money by cheque bearing No.039310 dated 15-03-2011 drawn on Corporation Bank in favour of Raheja Universal Ltd as well as a sum of Rs. **59,930/- (Rupees Fifty Nine Thousand Nine Hundred Thirty only)**, being the amount of MVAT calculated @ 1% of the total consideration, by a Cheque No. 792618 dated 05-04-2011 drawn on Bank of India in favour of "RUL".

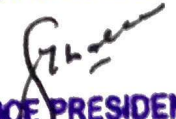
Cheque #	Cheque Date	Drawn On	Branch	Amount
039299	09-10-2010	Bank of India	Andheri (W), Mumbai - 400 058	207000.00
039300	10-11-2010	Bank of India	Andheri (W), Mumbai - 400 058	691950.00
			TOTAL	8,98,950



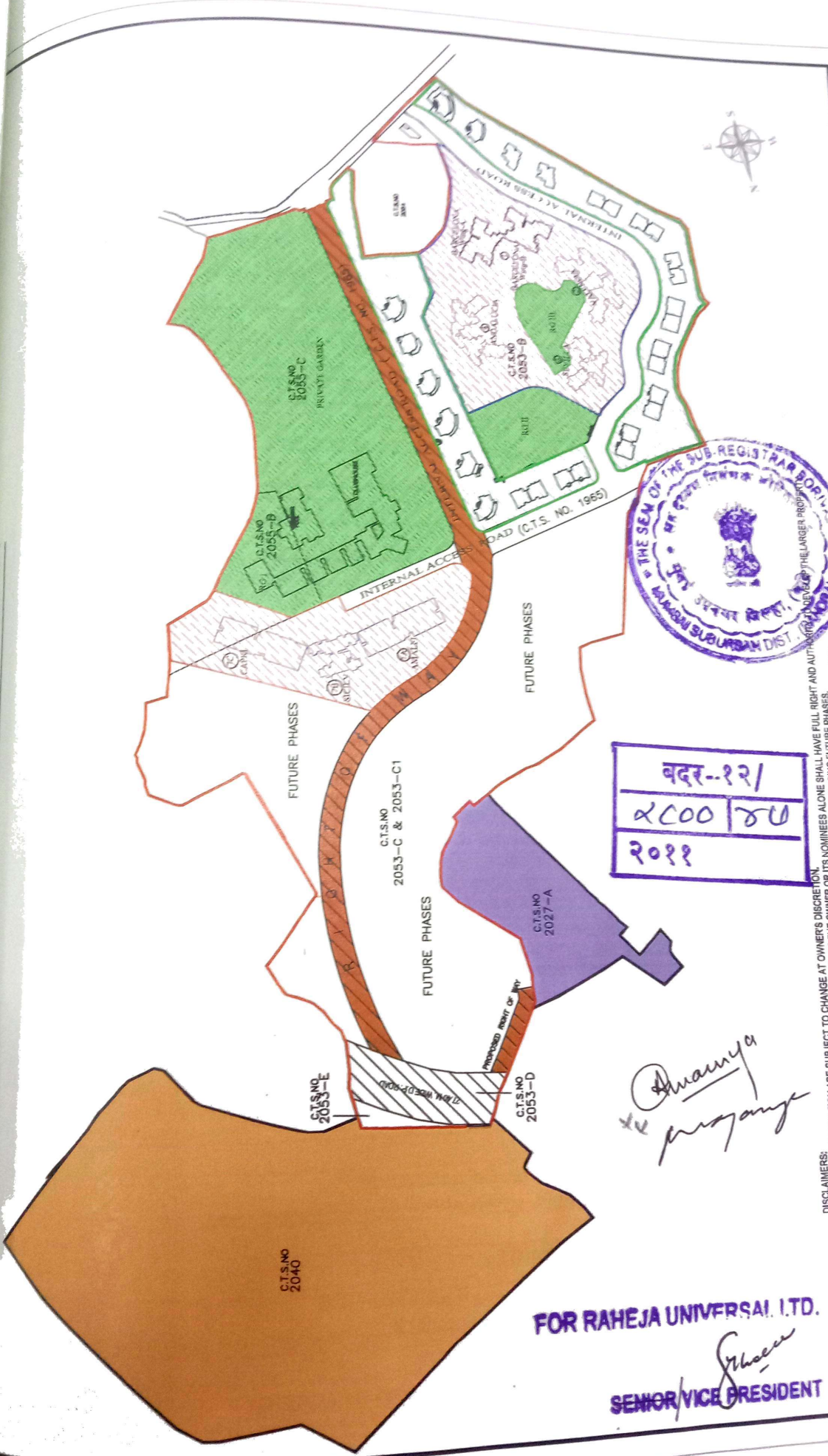
बदर-१२/
२०११

WE SAY RECEIVED

FOR RAHEJA UNIVERSAL LTD.


SENIOR VICE PRESIDENT

ANNEXURE - A



बदर-१२/
२०००/४०
२०११

Ananya Pragnya

DISCLAIMERS:
 1) PLANS & CONFIGURATION ARE SUBJECT TO CHANGE AT OWNER'S DISCRETION
 2) FUTURE PHASES WILL BE AS PER OWNER'S DISCRETION AND THE OWNER OR ITS NOMINEES ALONE SHALL HAVE FULL RIGHT AND AUTHORITY TO VARY THE LARGER PROPERTY INCLUDING FUTURE PHASES.
 3) PLOTS NO. -7 TO SHARE FACILITIES ONLY CLUB HOUSE ALONG WITH REST OF LARGER PROPERTY INCLUDING FUTURE PHASES.
 4) ALL PLANS ARE SUBJECT TO CHANGE INCLUDING AS PER MCGM.
 5) ADJOINING PLOTS, CTS NO. 2027-A & CTS NO. 2040, WILL DERIVE RIGHT OF WAY THROUGH THE LARGER PROPERTY AS MAY BE DECIDED BY THE OWNER.

FOR RAHEJA UNIVERSAL I.T.D.

Senior/Vice President



No. C.C./ 9452 /BP(WS)/AP/AD 9 JAN 2008

COMMENCEMENT CERTIFICATE

M/s. K. Raheja Universal Pvt.Ltd.
Owner

OFFICE OF THE
EX. ENGR BLDG PROVL (WS) R & P WARD
DR. BABASAHEB AMBEDKAR MARKET BLDG
KARNIVAL, LIT, MUMBAI-400007.

Sr. With reference to your application No. 7196 dated 21.07.07 for Development Permission and grant of Commencement Certificate under Section 45 & 49 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building No. 7

C.T.S. No. 1965, 2053B, 2053C, 2053C1, 2053D, 2053E, 2055B, 2055C
premises at Street Malad-Madh Road
Village Erangal Plot No. -
situated at Malad (W) Ward P/North

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

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



बदर-१२/
२००८
२०११

The Municipal Commissioner has appointed Shri V.H. Patil Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Podium level

For and on behalf of Local Authority
Brihanmumbai Mahanagarपालिका

Executive Engineer, Building Proposal (W. S.)

CHE/9452/BP/WS/AP.

3) This C.C is now re-endorsed upto Pocham level as per approved amended plan dt 31.07.

27 AUG 2009

[Signature]
EXECUTIVE ENGINEER,
BUILDING PROPOSAL, (W.S.) P WARD



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

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

Sub: Proposed residential building no. 7/1 and bearing
CTS No. 1908, 2053/B, 2053/C, 2053/C 1,
2053/D, 2053/E, 2053/F, 2053/G of village
Brangal at Malad Madh Road, Malad (W).

Ref: Your letter dated 13.05.2009.

There is no objection to carry out the work as per
plans submitted by you vide your letter
subject to the following conditions :-



1) All the objections of this office Intimation of Dis.
under No. dt. 10.12.2007, shall be applicable and
be complied with.

2) That all the changes proposed shall be shown on the
canvas plans to be submitted at the time of Building
Completion Certificate.

3) That NOC from A.E.W.W. P/N for no dues pending should
be submitted before C.C.

4) That the revised R.C.C. design and calculation should be
submitted.

5) That the Revised Drainage approval shall be obtained
before C.C.

6) That all the payments shall be paid before C.C.

7) That the C.C. shall be re-endorsed for carrying out the
work as per Amended plans.

8) That the Amended layout shall be submitted and get
approved.

बदर-१२/
२८००/५०
२०११

One set of approved/conditioned plan is returned herewith
as a token of approval.

Yours faithfully,

Encl: 1 set of plan

sd/
Executive Engineer (W.S.) P/Ward
(W.S.) P/Ward

No. CHE/9452/BP/WS/AP of

JUL 20 2009
Copy to: 1 Owner - Shri Ashish Raheja,
Director of M/s. K. Raheja Universal
Pvt.Ltd.

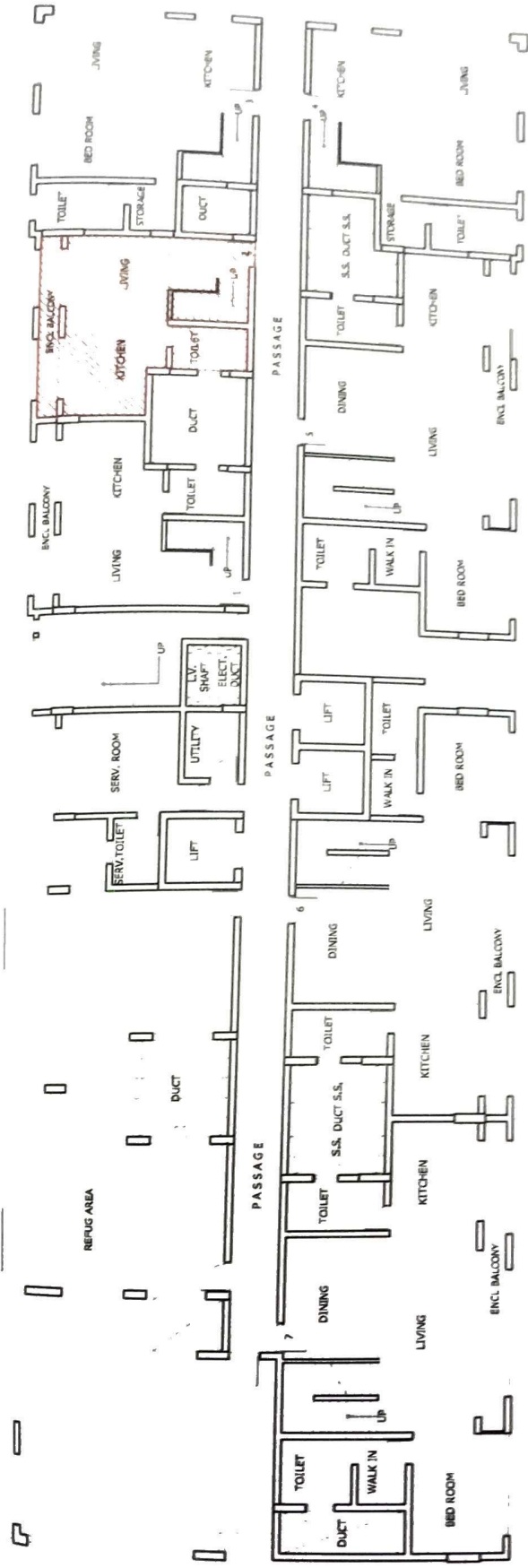
2. Asstt. Commissioner P/N Ward,

3. A.E.W.W. 'P/N' Ward

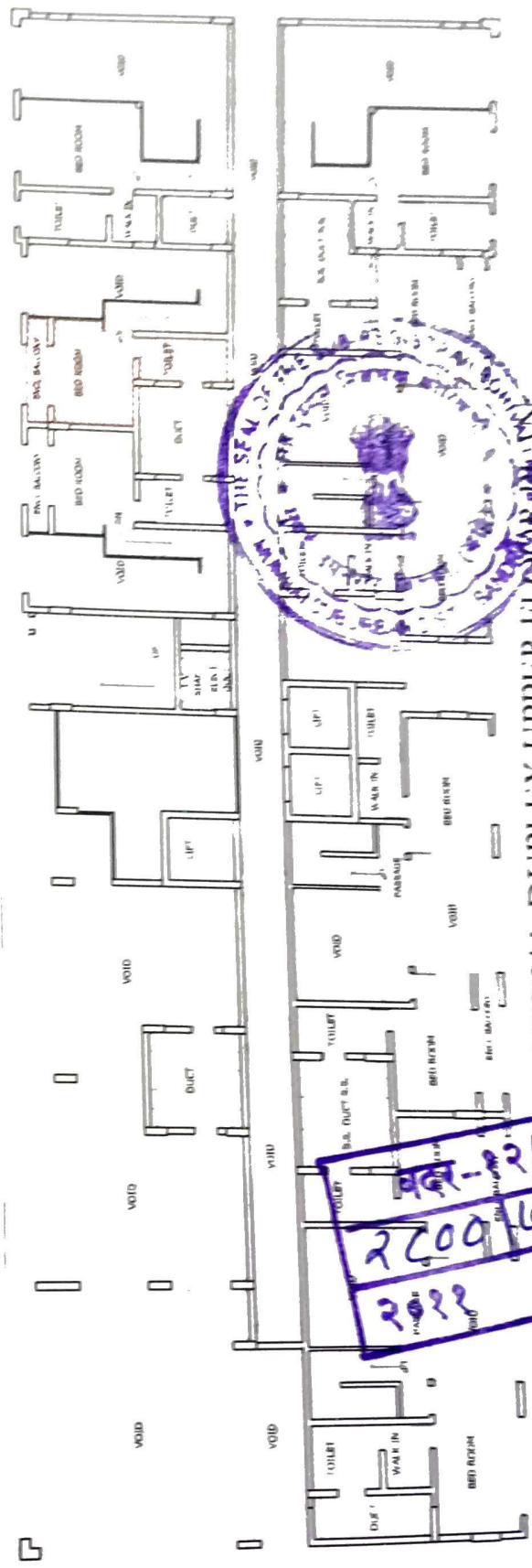
For information please.



sd/
31/7/09



TYPICAL DUPLEX LOWER FLOOR PLAN
(7TH & 15TH FLRS)



TYPICAL DUPLEX UPPER FLOOR PLAN
(8TH & 16TH FLRS)



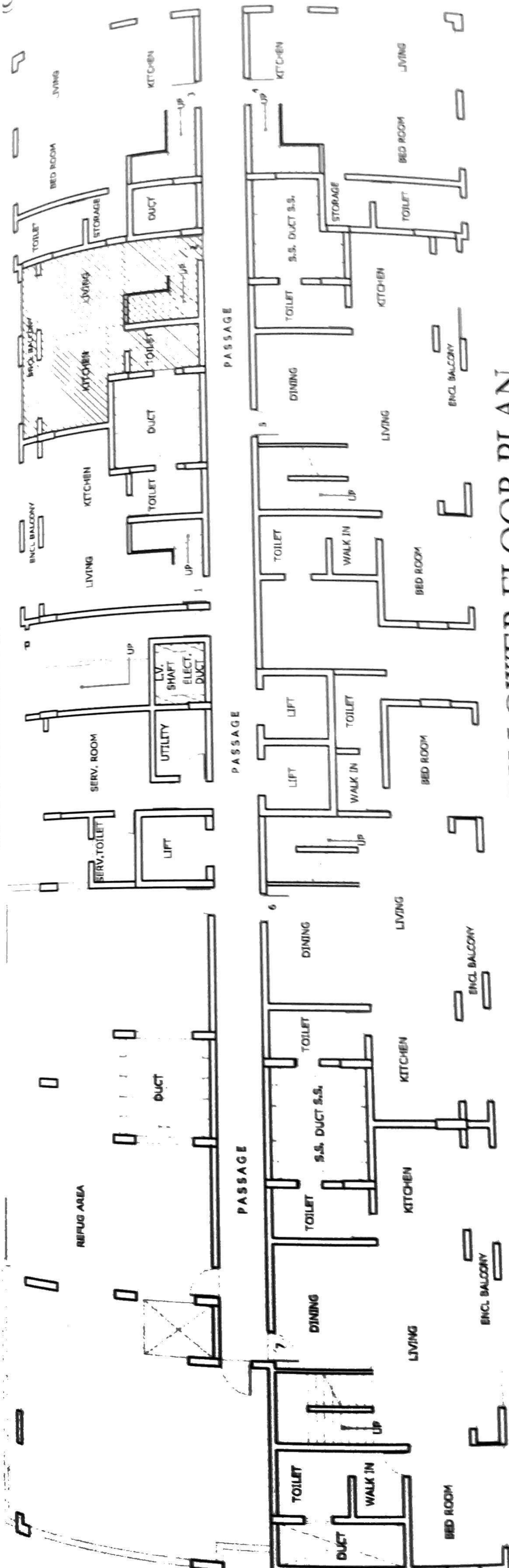
2009/08
2022
2021

FOR RAHEJA UNIVERSAL LTD.

SENIOR VICE PRESIDENT

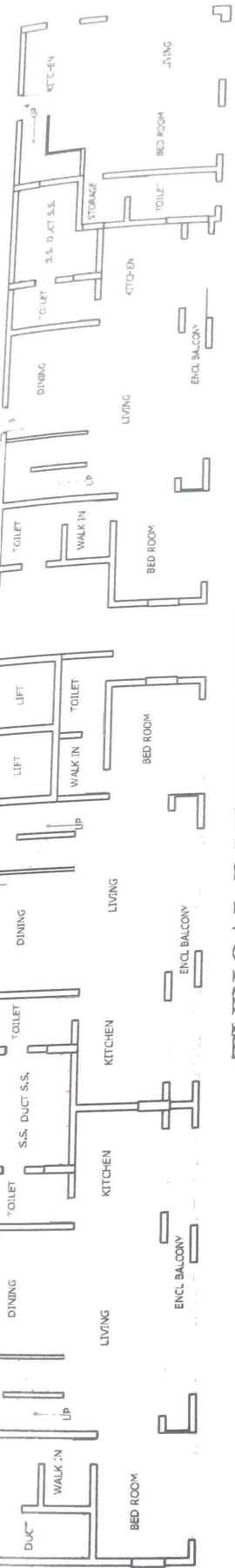
[Handwritten signature]
[Handwritten signature]

PLANNING 702

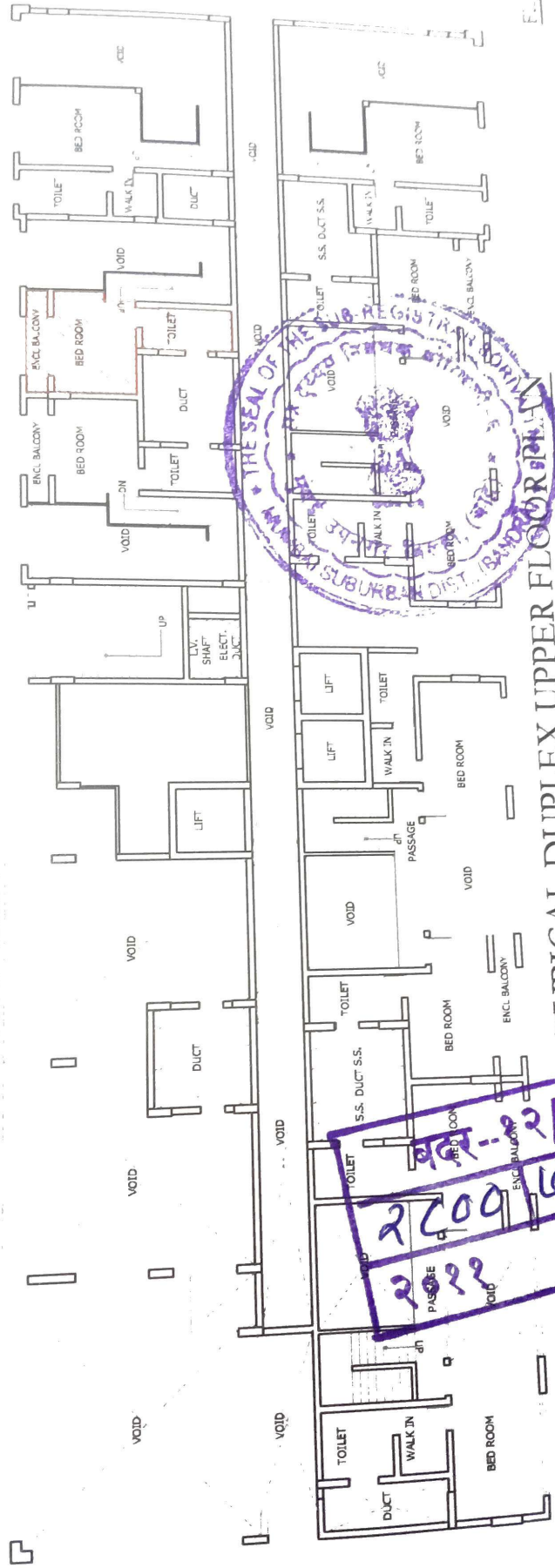


TYPICAL DUPLEX LOWER FLOOR PLAN

(7TH & 15TH FLRS)



TYPICAL DUPLEX LOWER FLOOR PLAN
(7TH & 15TH FLRS)

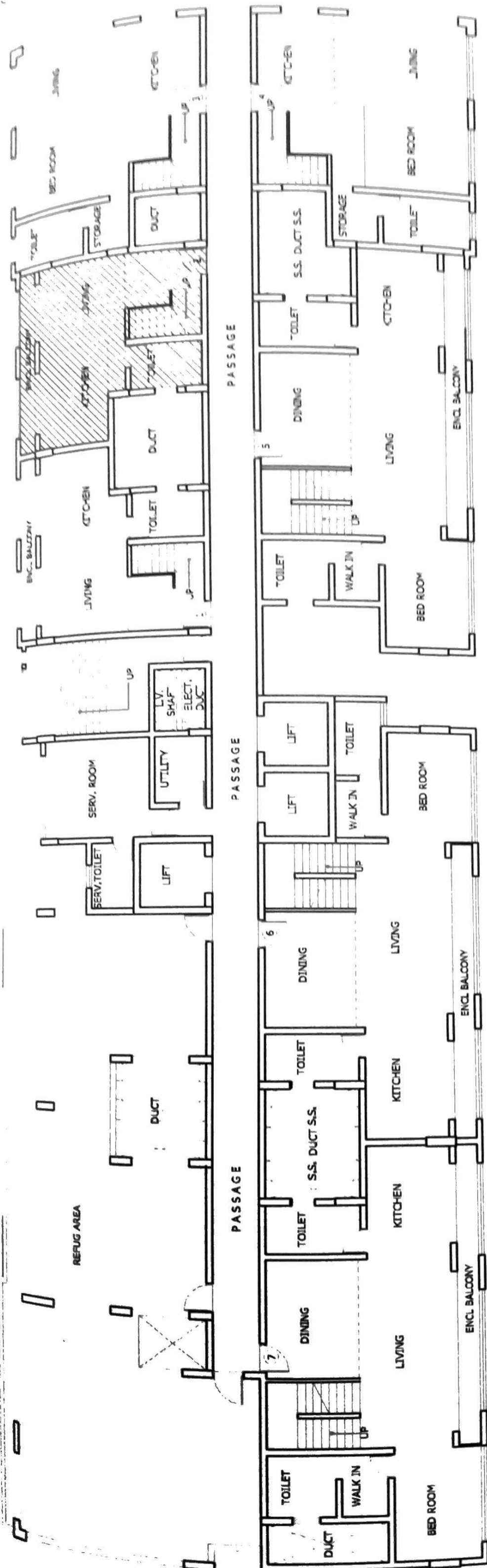


TYPICAL DUPLEX UPPER FLOOR PLAN
(8TH & 16TH FLRS)

FOR RAHEJA UNIVERSAL LTD.

Amrany

PLAN NO. 7C



TYPICAL DUPLEX LOWER FLOOR PLAN

(7TH & 15TH FLRS)

