

IDBI BANK

Customer's Copy Sr.No. **2850**

Deposit Br. Date

Pay to : Acct. No. 00437200010058-Idbi bank A/c stamp duty

Type of Document	Special Adhesive
Type of Stamp	Rs. 63175
Franking Value	Rs. 10
Service Charges	Rs. 63185
Total	Rs. 63185

Name of stamp duty paying party

*Mr. Taha A Parikh
Mr. Mohammed Asif Taha
Parikh*

Cheque / DD. No. **016285**

Drawn on Bank **Central Bank of India**

Signature of Purchaser

(For Bank's Use only)

DC No. Date :

Franking St. No. **N P Branch**
 Franked on **25/12/06**
 Authorized by **05/12/2006**
 (Sign. Name & Date)

From Copy No.
 Please sign the description printed behind

बचक-2
 92904/9
 2006

DEED OF ALLOTMENT

Articles of Allotment made at Mumbai this 7th day of December, 2006 Between **DÉCOR REAL ESTATE PRIVATE LIMITED**, having their address at 100, Sant Savta Marg, Mumbai - 400 010, hereinafter called as "The Owner/Developer" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors and administrators of the ONE PART



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For Industrial Development Bank of India Ltd.
 Authorized Signatory

Industrial Development Bank of India Ltd. Main Court A Wing
 2nd Floor, Nariman Point
 Mumbai-400027
 D-5/STP/V/C. E. 1007/03/05/1029-1032

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 175507
INDIA R. 00631751-P85280
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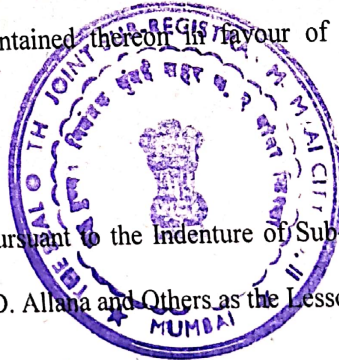
And

DÉCOR REAL ESTATE PRIVATE LIMITED, for Mr. Iqbal A. Parekh

And Mr. Mohammed Asif Iqbal Parekh, both adults, Indians, Inhabitant of Mumbai, residing at 8-Dilshad Bldg., Gr. Flr., R. No. 2, Motlibai Street, Agripada, Mumbai – 400 011, hereinafter referred to as “**The Shareholders/ Allottees**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrations) of the OTHER PART.

WHEREAS pursuant to the Indenture of Lease, dated. 15th April 1915, registered at the Office of the Sub-Registrar of Assurances at Bombay under Serial No. 1483-A, The Secretary of State for India in Council demised all that piece or parcel of Government Land admeasuring 9655 Sq. Yards bearing Collectors New No. 17119 and New Survey No. 3/3508, 3A/3508 and 1B/3509 for a term of 99 years commencing from 4th October 1911 subject to the conditions and covenants contained thereon in favour of one Ramchandra Balaram Nayak.

AND WHEREAS pursuant to the Indenture of Sub-Lease, dated. 26th April 1947, One Fazalbhoy D. Allana and Others as the Lessors demised by



Handwritten signatures and initials: S.A. and P.I.P.

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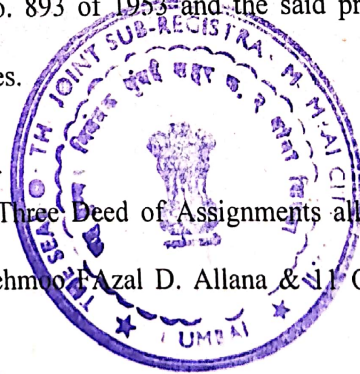
way of Sub-lease unto one Gulamhusein Kassambhao Keshavji and 2 Others a portion of land from estate bearing C. S. No. 1/1900 of Byculla Division for the monthly rent and on the terms and conditions stated therein.

AND WHEREAS pursuant to the Indenture of Sub-Lease, dated. 15th October 1947, One Fazalbhoy D. Allana and Others as the Lessors demised by way of Assignment unto one Gulamhusein Kassambhao Keshavji and 2 Others a portion of land from estate bearing C. S. No. 1/1900 & 2/1900 of Byculla Division for the monthly rent and on the terms and conditions stated therein.

AND WHEREAS a suit has been filed by Fazalbhoy D. Allana and Others against the said Ramchandra Balaram Nayak claiming that they entitled to the leasehold rights and interest in the said property.

AND WHEREAS subsequently the linier descendants of the said Fazalbhoy D. Allana and Others acquired the Leasehold rights in the said property by virtue of the Consent Decree dated. 23rd April 1959, passed by the Hon'ble High Court in the Suit No. 893 of 1953 and the said property was mutually divided amongst themselves.

AND WHEREAS by the Three Deed of Assignments all dated. 15th June 1995, the Assignors Shri. Rehmo of Fazal D. Allana & 11 Others, have



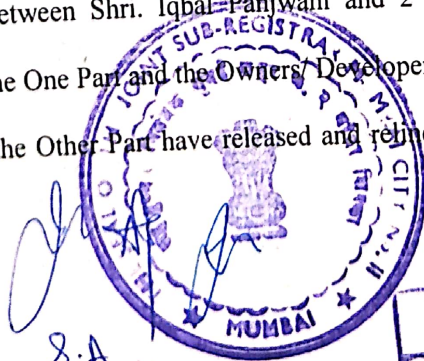
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assigned and transferred to Décor Real Estate Pvt. Ltd., for the consideration mentioned therein their residual leasehold rights in respect of all that piece or parcel of land bearing C. S. No. 1900, 1/1900 & 2/1900 of Byculla Division, situated at Dr. Anand Rao Nair Road, Agripada, Mumbai more particularly described in the First Schedule hereunder written together with the building structure standing thereon in occupation and possession of the tenants/occupants which are duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE/ 3020/ 1995, BBE/ 3021/ 1995, BBE/ 3022/ 1995.

AND WHEREAS by surrender of Sub-Lease dated. 23rd April 2003, made between Shri. Iqbal Panjwani and 2 Others therein called the Releasors of the One Part and the Owners/ Developers herein, therein called the Releasees of the Other Part have released and relinquished all their right, title and interest in the property bearing C. S. No. 1/1900, 2/1900 to the Owners/ Developers for the consideration mentioned therein which is duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE.1/ 3406/ of 2003.

AND WHEREAS by another surrender of Sub-Lease dated. 23rd April 2003, made between Shri. Iqbal Panjwani and 2 Others therein called the Releasors of the One Part and the Owners/ Developers herein, therein called the Releasees of the Other Part have released and relinquished all their right, title



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R.I.P

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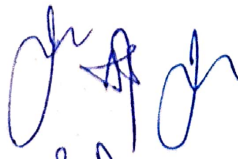


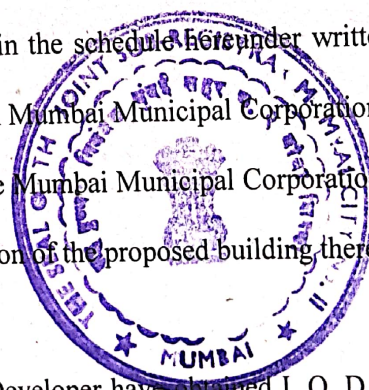
and interest in the property bearing C. S. No. 1/1900, 2/1900 to the Owners/
Developers for the consideration mentioned therein which is duly registered
with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE.1/
3407/ of 2003.

AND WHEREAS by virtue of the said Three Deed of Assignments and
Two Surrender of Sub-Lease the Décor Real Estate Pvt. Ltd., seized and
possessed of or otherwise well sufficiently entitled to all that piece or parcel or
land bearing C. S. No. 1900, 1/1900 & 2/1900 of Byculla Division, situated at
Dr. Anand Rao Nair Road, Agripada, Mumbai together with the building
structure standing thereon in occupation and possession of the tenants/
occupants (herein after referred to as the said property).

AND WHEREAS the Owners/ Developer have decided to develop the
said property more particularly described in the schedule hereunder written as
per the plan to be sanctioned by the Brihan Mumbai Municipal Corporation and
submitted the building proposal plan to the Mumbai Municipal Corporation and
have applied for I. O. D. for the construction of the proposed building thereon.

AND WHEREAS the Owners/ Developer have obtained I. O. D. from
Brihan Mumbai Municipal Corporation on 16/08/2002 bearing No. EEBPC/


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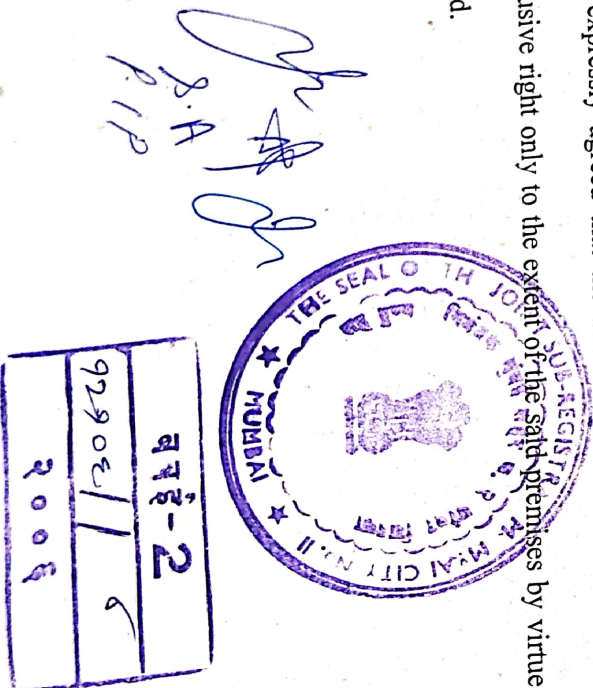


Anandrao Nair Road, Agripada, Mumbai - 400 011, to the Shareholders/
Allotees.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED

BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- 1) Recitals stated hereinabove from an integral part of this agreement as if the same are incorporated herein stratum.
- 2) The Shareholders/ Allottee has/ have been allotted the residential Flat bearing Flat No. 3301 on the 33rd Floor, B Wing, admeasuring about 1600 Sq. Ft. Built Up Area equivalent to 148.6 Sq. Mtrs., (Built Up), in the building known as KLASSIC TOWER, situate at Dr. Anandrao Nair Road, Agripada, Mumbai - 400 011, (herein after referred to as said premises).
- 3) It is expressly agreed that the Shareholders/ Allottee shall have the exclusive right only to the extent of the said premises by virtue of this Deed.



16) The Shareholders/ Allottee hereby declares that he/she/they has gone through the Agreement and all the documents related to the said property and the said premises purchased by the him/her/them and has expressly understood the contents, terms and conditions of the same and the Shareholders/ Allottee after being fully satisfied has entered into this Agreement.

: SCHEDULE ABOVE REFERRED TO :

ALL THE LEASEHOLD right, title and interest as Lessees in all that piece and parcel of Government Lease Hold Land or ground, situate, lying and being at Dr. Anandrao Nair Road, Agripada, Mumbai – 400 011, bearing Cadastral Survey No. 1900 of Byculla Division, admeasuring about 4047.41 Sq. Mtrs., of Government Leasehold tenure within the Registration Sub District and District of Mumbai City and admeasuring about 2358.71 Sq. Mtrs., or thereabouts TOGETHER WITH the Two Buildings standing thereon called as ALLANA MANSION AND ALLANA COTTAGE assessed under the Municipal Ward No. E-4453(3) AND 4454(1) AND E-4454(7) respectively and bounded as follows:-

On or towards East. ∴ By Dr. Anandrao Nair Road,

On or towards West. ∴ By property bearing C. S. No. 2/1888 of Byculla Division,



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346

 in replying please quote No. **Ex. Eng. Bldg. Proposal (City)**
 and date of this letter. **'E' Ward Municipal Offices, 3rd Floor,**
 ----- **10 S.K. Hafizuddin Marg, Byculla,**
Mumbai - 400 008.

88

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

MRPO/8880/S/A. of
 No. E.B./CE/ BS/A

of 2002 - 2003

MEMORANDUM

Municipal Office,
 Mumbai **16/8/02** 200

/s. Deozer Real Estates Pvt.Ltd.
MRS.

With reference to your Notice, letter No. **1433** dated **30.3.2002** and delivered on **30.3.2002** and the plans, Sections Specifications and Description and further particulars and detail of your building at **D.A. A. Nair's Road, G.S.No. 1900 of Byculla, Dn.** furnished to me under your letter, dated **11.1.2002** I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended upto-date; my disapproval by thereof reasons :-

A) THE FOLLOWING CONDITIONS TO BE COMPLETED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.

1. That the Commencement Certificate under Section 44/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding starting the work as per D.C. Regulation No.39(27).
3. That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders etc, and will not be levelled, rolled consolidated and sloped towards road side, before starting the work.
4. That the specifications for layout/D.O./or access roads/development of setback land will not be obtained from B.S. Road Construction (City) before starting the construction work and the access and setback land will not be developed accordingly, including providing street lights and S.V.D. the completion certificate will not be obtained from M.H.(R.O./S.B.(S.V.D.) of City before submitting Building Completion Certificate.
5. That the Structural Engineer will not be appointed. **Supervision done as per Appendix XI (Regulation 5(3)(ix)) will not be submitted by him.**
6. That the structural assignment conditions for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load will not be submitted before 0.0.

I. A. Rarekh

2(a)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/ 888D / E /A of 417/2003

COMMENCEMENT CERTIFICATE

Ex. Eng. Engg. ... Ward Municipal Corp. 3rd Floor, 10 S.K. Halizuddin Marg, Byculla, Mumbai - 400 008

1/15 Deen Road Es/Path PH 228 (Owner) M/s. Saif Saikh Prop. M/s. Saif Saikh Prop. Es/Path Es/Path Es/Path

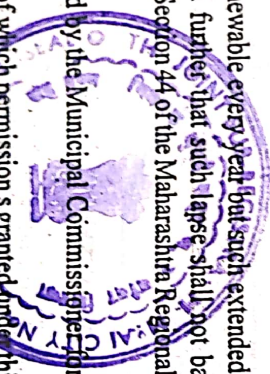
With reference to your application No. 3277 dated 30/9/10

or Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development for

Prop. Sedevapaveni

and building permission under Section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. 16/20-A on Plot No./C.S.No./C.T.S. No. 1900 situated at Road/Street Es/Path Es/Path Es/Path 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 of fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6) This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if:-
a) The development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the conditions of the 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 any person through fraud or misrepresenting and the applicant and every person who has obtained the title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec.43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.



Handwritten signature at the top left.

Handwritten signature 'I.A. Parekh' at the bottom left.

Stamp: 'Certified' with a box containing the number '2' and a date '2009'.

(Gen-983)

7) The conditions of this Certificate shall be binding not only on the applicant by executors, assignees, administrators and successor and every person deriving title under him.

8) The Municipal Commissioner has appointed Shri R. G. Sharma Assistant Engineer, to exercise his powers and functions of the Planning Authority, 44 of the said Act.

9) This C.C. is granted upto Final level of wing A1
This Commencement Certificate is valid upto 23/02/2009

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

RS

Assistant Engineer

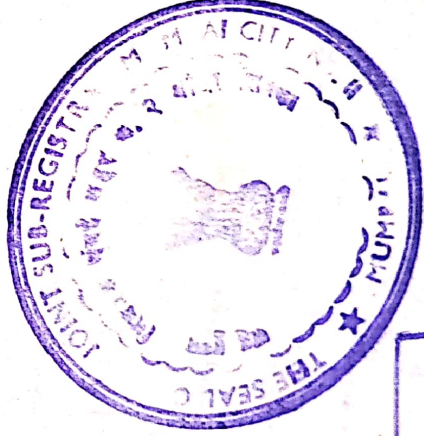
Building Proposal (City)(R&R)
For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

BB/8880/E/A 4/7/2009

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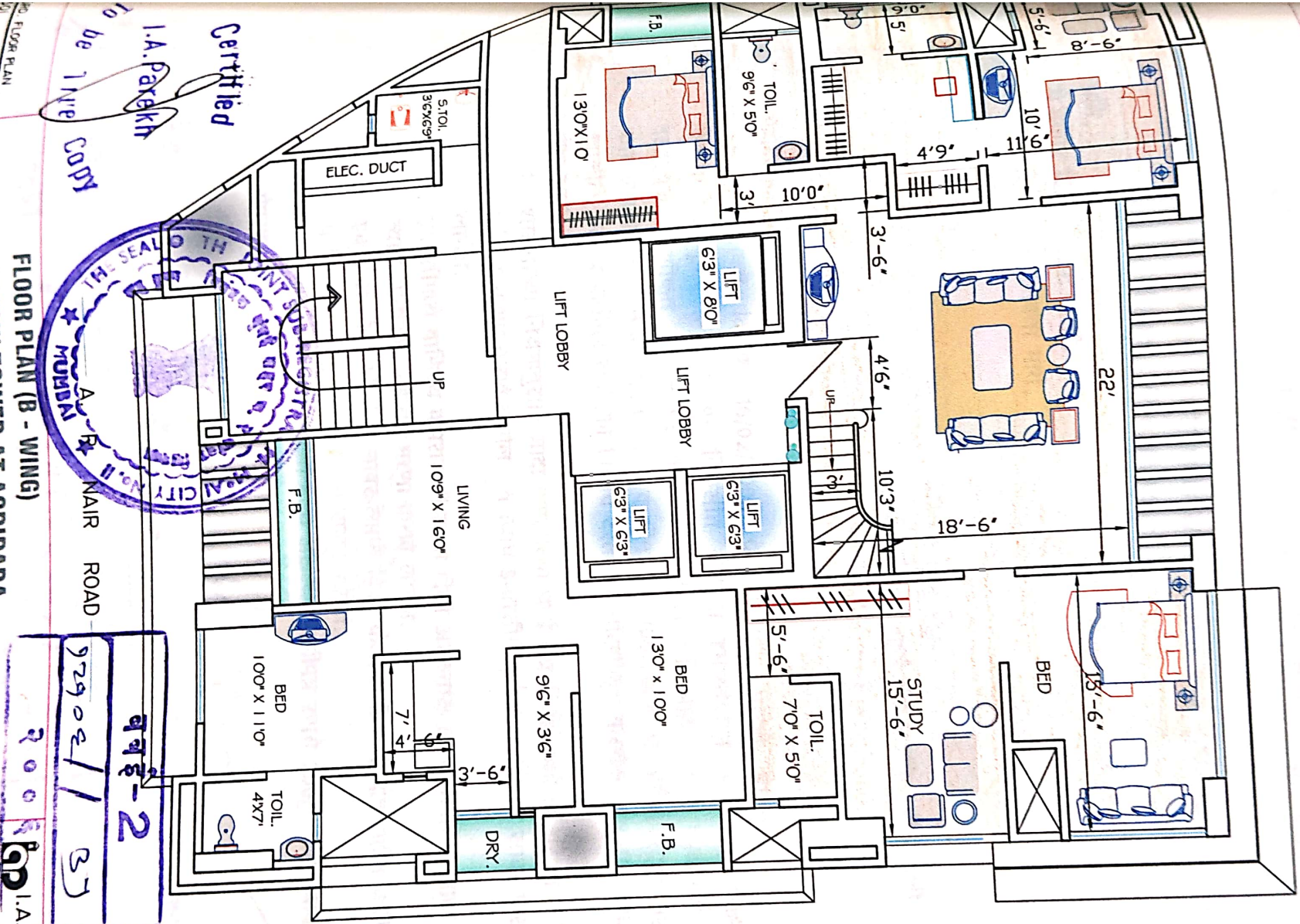
attached

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Assistant Engineer

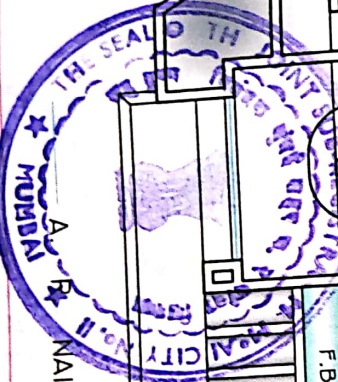


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2009

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Certified
I.A. Parekh
To be 1/100 Copy



FLOOR PLAN (B - WING)

KLASSIK TOWER AT AGRIPADA
PROPERTY C.S.NO. 1900, A.R.NAIR ROAD, MUMBAI.

92902/1/35
92902/1/35

I.A. PAREKH
(ARCHITECT)

BOSSANI SAKTA NARAYAN
KASTURBA BAZAR,
MUMBAI NO. 400 010.

जिल्हाधिकारी मुंबई शहर यांचे कार्यालय

[भूगणन शाखा]

जुने जकात घर, शहीद भगतसिंघ रोड, फोर्ट, मुंबई-400 001

क्रमांक :- सीएसएलआर/मशा-2/टैबल क.2/भू.क.1900/भायखळा /145C
दिनांक :- 16/02/2006

प्रति,
मे.डेकोर रियल इस्टेट प्रा.लि.
गाळा क.100, संत सावता मार्ग,
मुस्ताफा बाजार ,
मुंबई 400 010

विषय :- जमिन : मुंबई शहर
दृश्यम निबंधक मुंबई येथे सदनिकाची नोंदणी
करणेकामी ' ना हरकत प्रमाणपत्र

महोदय,
आपले दिनांक 16/02/2006 चे अर्जाव्ये आपण भायखळा महसूल विभागातील भूकर क.1900 वर विकसीत केलेल्या इमारतीतील सदनिकांचे विक्रीचे दस्तऐवज नोंदणीकृत करणेस परवानगी मागण्यात आलेली आहे. सदर परवानगी या कार्यालयाचे पत्र दिनांक 4/04/2005 व दिनांक 10/05/2004 चे अधिन राहून तसेच स्थालील अटी व शर्तीवर सदनिका विक्रीचे दस्तऐवज नोंदणीकृत करणेस परवानगी देण्यात येत आहे.

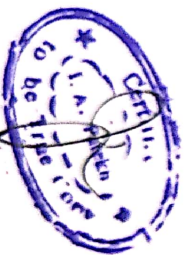
1. शासनाच्या नियमानुसार जादा वापरलेल्या चटई क्षेत्र निर्देशांकाचे अतिरिक्त भूईभाडे भरणा करावे लागेल. व त्याच इमारतीचे पूर्णाव्याचा दाखला सादर करावा लागेल.
2. इमारतीमध्ये वाणिज्य वापरासाठी जागा दिली असल्यास त्याचा तपशिल द्यावा व त्याचे अतिरिक्त भूईभाडे भरणा करावे लागेल.
3. एकूण सदनिका विक्री केले्यावर त्याची विक्री केलेल्याची यादी क्षेत्रासहीत वाणिज्य व निवासी याचा उल्लेख करून सादर करावी.
उपरोक्त अटी व शर्ती मान्य असल्याचे हमीपत्र रुपये 200/- च्या मुद्रांक पेपरवर सादर करावे


जिल्हाधिकारी मुंबई शहर

Certified

I.A.Parkkh

To be True COPY



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Share Certificate No. 84 Member's Regn. No. 84 No. of Shares 20

Share Certificate

(AUTHORISED SHARE CAPITAL OF RS. 1,00,000 DIVIDED INTO 2000 SHARES OF RS. 50/- EACH)

Klassic Tower "B" Wing Co-op. Housing Society Ltd.

DR. A.R. NAIR ROAD, AGRIPADA, MUMBAI - 400011.

Registration No. MUM/WE/HSG/(TC)/9007/2010-2011

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. 84/3301

Date 02/02/2011

This is to certify that Shri/Smt/Ms. IQBAL A. PAREKH.

MOHAMMED ASIF IQBAL PAREKH.

is the Registered Holder of 20 (Twenty) fully paid up share of Rs. FIFTY each numbered from 1661 to

1680 both inclusive, in **KLASSIC TOWER "B" WING CO-OPERATIVE HSG. SOCIETY LTD.,**

Dr. A. R. Nair Road, Agripada, Mumbai - 400 011. subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on

MUMBAI this 2nd day of FEBRUARY 20 11.



Authorised
M.C. Member

Secretary

Chairman

