Wednesday, June 27, 2007

11:03:43 AM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 4510

गावाचे नाव दिंडोशी

दिनांक 27/06/2007

दस्तऐवजाचा अनुक्रमांक वदर2 - 04454 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:ब्रिजेश परनामी - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (52)	:-	1040.00
एकूण	रु.	31040.00

DELIVERED

आपणास हा दस्त अंदाजे 11:18AM ह्या वेळेस मिळेल

दुय्यम निबंधक
बोरीवली 1 (मालाड)

बाजार मुल्य: 3481842 रु. मोबदला: 10328250रु.
भरलेले मुद्रांक शुल्क: 499100 रु.

सह. दुय्यम निबंधक बोरीवली-१.
मुंबई उपनगर जिल्हा.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: सेच्युरियन बँक ऑफ पंजाब लि ;
डीडी/धनाकर्ष क्रमांक: 312252; रक्कम: 30000 रू.; दिनांक: 22/06/2007

DELIVERED

FRANKING DEPOSIT SLIP

ICICI Bank

Customer Copy

Deposit Br. Goregaon (E) Date: 23/06/2007

Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	4,99,100/-
Service Charges	Rs.	10/-
Total	Rs.	4,99,110/-

Name of Stamp duty paying party : MR. BRIJESH PARNAMI

Received With Thanks Rs. 4,99,100/- towards Payment of Stamp Duty

DD / Cheque No. 312253

Drawn on Bank Centurion Bank of Punjab Limited

(For Bank's Use only)

Tran ID

Franking S.No. 90622

Officer

THE SUB REGISTRAR BORIVALI OF THE MUMBAI SUBURBAN DIST. (BANDRA)

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Mumbai this 23rd day of **June** in the Christian year Two Thousand and Seven between **M/s. CONWOOD CONSTRUCTION & DEVELOPERS PVT. LTD.** formerly known as **ADITYA CONSTRUCTIONS & DEVELOPERS PVT. LTD.**, a Company registered under the Companies Act, 1959 and having its registered office at Conwood House, Yashodham, Gen. AK. Vaidya Marg, Goregaon (East), Mumbai - 400 063 hereinafter referred to as the "Developers" (which expression shall unless repugnant to the context or meaning thereof deem to mean and include its successors and assigns) of the First Part; AND **MR.BRIJESH PARNAMI** having address at **EMP, 50/102, Thakur Village, Kandivali (E), Mumbai 400 101** hereinafter referred to as the "Purchasers" (which expression shall so far as the context admits be deemed to mean and include (i) his/her/their respective heirs, executors and administrators and/or persons deriving title under or through him/her/them and his/her/their permitted assigns in case of individuals and (ii) partner or partners for the time being and from time to time of the firm and survivor or survivors of them and the heirs, executors and administrators of the last survivor in case of partnership firm and permitted assigns and (iii) successors and permitted assigns in case of incorporated body or a company) of the SECOND PART;

I.C.I.C.I BANK LTD., Shagun Mall, Film City Road, Goregaon (E), Mumbai - 400 063 D-5/S (P)V/C.R.1011/14/2005/ 728 to 731

भारत 90622 115695 SPECIAL ADHESIVE महाराष्ट्र JUN 23 2007 11:31 Rs 4,99,100/- PB5362 INDIA STAMP DUTY MAHARASHTRA

Rs Four Lakh Ninety Nine Thousand Only

बदर - २ 23/6 2007

WHEREAS:

a. Pursuant to the Certificate of Purchase dated 22.06.1977 issued by Tahsildar of Borivali as per letter No.TNC/APPEAL/T-6/74 and 17/74 in accordance with the provisions of section 32M of the Bombay Tenancy and Agricultural Land Act, 1948 and registered with the Sub-Registrar of Assurances at Bandra at Page No. 290 of 1977 Additional Book No.1, Page No. 71 20137, the Land Holder Mr.Raghunath G. Karmarkar was declared to be the Purchaser of the property admeasuring 46 Acres 14 Gunthas and 8 anas or thereabout, more particularly described in the First Schedule hereunder written & and hereinafter referred to as the said "Larger Property". Under the provisions of the said Act, the said Certificate of Purchase dated 22.6.1977 is a conclusive evidence of the purchase of the said Larger Property by the Land Holder Mr.Raghunath Gopal Karmarkar.

b. Out of the said Larger Property an area admeasuring 6 Acres 14 Gunthas and 8 Anas including property bearing Survey No.31 Hissa No.3 admeasuring 2 Acres 33 Gunthas and 8 Anas or thereabout was under acquisition proceedings by the State of Maharashtra.

c. On application made by the Land Holder for exemption of the aforesaid Land under acquisition, the Housing and Special Assistance Department by its Order dated 13.12.1989 bearing Ref. No. ULC-1082/73/(44)/D.XIII exempted an area admeasuring 9508 sq.mtrs. or thereabout comprised in Survey No.31 Hissa No.3, which was still in possession of the Land Holder, on the terms and conditions set out therein.

d. The award for withdrawal of the land from, acquisition under Section 48(2) of the Land Acquisition Act, 1894 was granted on 9.3.1990 by the S.L.A.0(4) B.S.D. subject to Nil compensation for damages.

e. By an Order dated 29.10.1994 bearing Ref. No.DLN/TNC/SR-14/94, the Sub-Divisional Officer, B.S.D. granted permission to sell the land exempted from the Acquisition proceedings as aforesaid.

f. By a Corrigendum Order dated 6.12.1994, the 8(4) Order in respect of the holding of the Land Holder was corrected in respect of the said Released Land to 9,799.60 based on P.R Cards bearing CTS No.103/A and 103/C for 8,012.30 sq.mtrs. and 1,787.30 sq.mtrs. respectively. Accordingly by corrigendum order dated 9.3.1995 the exempted area under Section 20 was also corrected to 9,799.60 sq.mtrs.

g. Further corrigendum to the 8(4) order was issued on 13.3.2000 bearing Ref.

No.C/ULC/6(i)/SRO-IX-308 in respect of the total holdings of R. G. Karmarkar. In pursuance to the statement finalised & as per the revised corrigendum order dated 13.3.2000 under Section 8(4) of the ULC Act as aforesaid, the land bearing Survey No.31 Hissa No.3, CTS No.103/A and 103/C admeasuring 9,799.60 sq .rotrs. situate at Village Dindoshi, hereinafter referred to as "the said Property" and more particularly described in the Second Schedule hereunder written, was declared as non-surplus vacant land and the exemption order under Section 20 was withdrawn and the Land Holder is permitted to develop "the said Property" as per the D.C. Regulations of M.C.G.B. Location plan of the said Property is annexed hereto and marked as Annexure 'I'. The said Property is shown thereon as bounded in Red colour boundary line.

h. The validity of the sale permission under Bombay Land and Agricultural Tenancy Act is extended by Order bearing Ref. No.DLN/TNC/SR-14/94 dated 9.5.2000 issued by the Sub-Divisional Officer.

i. By Order dated 24.11.1994 bearing Ref. No.C/DESK-VIIA/LND/NAP/ SR-4292 the user of said Property is converted to N.A, on the terms and conditions set out therein.

j. Out of the said Property area admeasuring 8012.30 sq.mtrs. is situate on North of Goregaon Mulund Link Road (Gen.A.K. Vaidya Marg) and area admeasuring 1787.30 sq .mtrs. is situate on South of Goregaon Mulund Link Road (Gen.AK. Vaidya Marg).

k. The joint development of the portion of the said Property bearing CTS No.103A situate North of Goregaon-Mulund Link Road, is permitted alongwith remaining properties of the Land Holder situate on North of Goregaon Mulund Link Road (Gen. AK. Vaidya Marg) in accordance with the layout plan approved by the Municipal Corporation of Greater Bombay vide Order bearing Ref.No.CHE/5011LOP dated 24.9.1998 issued by Dy. Chief Engineer (Building Proposals) Western Suburbs.

l. The Title of the Owners in respect of the Property bearing Survey No.31 Hissa No.3(part) CTS No. 103A (hereinafter referred to as the said "Plot" and more particularly described in the Third Schedule hereunder written is certified by M/s.Daphtary Ferreira and Divan under Certificate of Title dated 22nd May, 2000, as marketable and free from all encumbrances and reasonable doubts. Hereto annexed and marked as Annexure "II" is the copy of the said Certificate of Title dated 22nd May, 2000. (Layout/Block plan of the said Plot is annexed hereto and marked as Annexure "III").

THE SEAL OF THE SUB REGISTRAR BORIVALI

बदर-२
४४४४ | ३
२००७

m. The Developers had created equitable mortgage in favour M/s.Andhra Bank, for securing repayment of loan of Rs.25.00 Crores advanced by the Bank to the Developers. The Developers have repaid the loan and the Bank has issued its no loan closure confirmation vide its letter dated 13/07/2006 a copy of the same is annexed hereto and marked as ANNEXURE "A1".

n. Under Development Agreement dated 26th day of December, 1988, made and entered into between the Land Holder, M/s.Karmarkar Associates and the Developers herein, the Developers have been appointed as the Developers for development of the said Plot on the terms and conditions therein contained. Pursuant to the release of said Plot from acquisition as aforesaid, the Land Owner has granted Irrevocable Power of Attorney dated 15th day of July 1995 in favour of the Nominees/Directors of the Developers.

o. The Developers have proposed to get the building plans approved from M.C.G..M. for construction of 1 Buildings comprising of basements +Two podiums + ground + stilt + Ten storied for A wing and + Sixteen storied for 'B' wing and shopping at two podiums level (hereinafter referred to as the said "Building Nos. "A" & "B" as the case may be) vide amended I.O.D. No.CHE/6400/BP(WS)/AP dated 07/04/2000 and further amended I.O.D. dated 03/02/2005 and have obtained Commencement Certificate bearing Ref. No. CHE/ 6400/BP/WS/AP/AR dated 09/11/1994 and further amended on 07/08/2001, 08/12/2004 & 14/02/2005.

p. The Developers reserve the rights and shall be entitled to change the layout plan and the building plans as may be sanctioned by M.C.G.M. subject however without affecting the location of the flat agreed to be purchased by the Purchaser as herein.

q. The Developers have entered into the Agreement as prescribed by Council of Architects, M/s.Bhatnagar Amre and Kothari registered with the Council of Architects and also appointed M/s.Mahimtura Consultants Pvt. Ltd., as Structural Designers for preparing structural designs and drawings and specifications of the said Building/s and the Purchaser accepts the professional supervision of the said Architect and of the said Structural Engineer or any such competent person or entity who may be substituted or replaced in their place by the Developers till the completion of the said building/s.

r. As a result of the aforesaid, the developers are entitled to and enjoined upon to construct Building/s on the said Plot more particularly described in the Third Schedule hereunder written and sell flats/shops, garages, stilt/open/ basement car

parking spaces, terraces, hoarding spaces etc., (all of which hereinafter for the sake of brevity and convenience are referred to as "flat" and reference to "purchaser" in this Agreement means Purchaser of such premises in said Building/s).

s. The Purchaser has demanded from the Developers and the Developers have given inspection to the Purchaser of all the documents of title relating to the said land, the plans, designs and specifications as prepared by the Developers' Architect M/s.Bhatnagar Amre and Kothari and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the Rules made thereunder.

t. The Purchaser has made his own inquiries, inspected and verified all the relevant records and documents of the Developers and is satisfied with the same and have agreed not to raise any further requisitions or any objections in relation thereto including for the Title of the Developers.

u. Copy of P.R. Card of the said Plot is annexed hereto and marked as Annexure "IV".

v. While sanctioning the said plans for the said Building/s the concerned local authorities and/or government have laid down/may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while constructing 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 granted by the concerned local authority.

w. The Developers have accordingly commenced construction of building or buildings on the said plot in accordance with the said plans providing amenities in the said building or buildings and flats/ shops as set out in Annexure "V" annexed hereto.

x. The Purchaser has applied to the Developers for allotment to the Purchaser of one Flat/~~Shop~~ No.**103** admeasuring **98.69** sq.mts. of carpet area equivalent to **1062** sq.ft. (inclusive of balconies etc.) on **1st** floor in wing **B** of the said Building to be known as SHAGUN TOWER (hereinafter referred ~~to as the~~ said Building) and shown surrounded with red colour boundary line on the concerned floor plan annexed hereto and marked as Annexure "VI" (hereinafter collectively referred to as the said Flat/Shop) & has agreed, confirmed and declared as required under Urban Land Ceiling & Regulation Act 1976 & Maharashtra Ownership Flat Act to the effect and shall abide by the rules, regulations and conditions of all the orders

THE SEAL OF THE SUB REGISTRAR BORIVALI MUMBAI SUBURBAN DIST.

बदर-२
२००७

including ULC order perused by him/her/them.

y. The Purchaser and/or the Society and/or any Common Organisation of the Purchaser shall not at any time including after conveyance or such other document vesting title of the said Plot or part/s thereof is executed in favour of the Society and/or the Common Organisation, be entitled to seek sub-division of the said Plot or part/s thereof as the case may be and/or be entitled to any FSI other than FSI consumed in the said Building and that the Purchaser and/or the Society shall not be entitled to put up any further or additional construction on the said Building exceeding the FSI consumed therein at the time of conveyance to be executed in their favour for any reason whatsoever.

z. Relying upon the said applications, declarations and agreements contained in this Agreement by the Purchaser, the Developers agree to sell to the Purchaser the said Flat/Shop at the price and on the terms and conditions hereinafter appearing.

aa. Prior to the execution of this Agreement, the Purchaser has paid to the Developers a sum of **Rs.51,000/- (Rupees Fifty One Thousand only)** out of the purchase price of the said Flat/Shop as Token/part Earnest Money Deposit (the payment and receipt whereof the Developers do hereby admit and acknowledge) and towards the purchase price and the Purchaser has agreed to pay to the Developers the balance of the said purchase price in the manner hereinafter appearing in the operative clause/s. The parties hereto desire to enter into this Agreement.

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

1. The recitals contained above shall form integral and operative part of this Agreement as if the same were set out and incorporated in the operative part.

2. The Developer shall construct the building or buildings bearing Wing No. "A" consisting of Basement Stilt, Ground and 10 Upper Floors and Wing "B" consisting of Basement Stilt, Ground and 16 Upper Floors and/or as shall be sanctioned by the concerned authorities from time to time hereinafter referred to as the "said Building" on piece or parcel of land more particularly described in the Third Schedule hereunder written (the said Plot) in accordance with the plans, designs, specifications approved / as shall be approved by the concerned local authority, which have been seen and approved by the Purchaser, with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority / the Government to be made in them or any of them, provided always that the Developer if carrying out changes of its

बदर-२
२००७

own accords, shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the said flat/shop of the Purchaser.

3. The Purchaser has prior to the execution of this Agreement, satisfied himself/ herself/themselves about the title of the Owners of the said Plot and has accepted the same.

4. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser Flat No.**103** of Carpet Area admeasuring **98.69** sq.mtrs. of carpet area equivalent to **1062** sq.ft. (inclusive of balconies etc) on 1st Floor in wing **B** of the said Building to be known as "SHAGUN TOWER / SHAGUN ARCADE" as shown on the floor plan thereof hereto ann.exed and marked as **Annexure "VI** (hereinafter collectively referred to as "the said Flat/ Shop) for the price of **Rs.1,03,28,250/- (Rupees One Crore Three Lac Twenty Eight Thousand only)** for flat including the proportionate price for the common areas and facilities appurtenant to the said Flat. The nature, extent and description of the common/limited common areas and facilities are more particularly described in the **Annexure "VII"** annexed hereto.

5. The Purchaser has on or before the execution hereof paid **Rs.51,000/- (Rupees Fifty One Thousand only)** to the Developer Token/part Earnest Money Deposit towards purchase price of the said flat/shop, the receipt whereof the Developer doth hereby admit and acknowledge. The Purchaser further agrees to pay balance consideration of **Rs.1,02,77,250/- (Rupees One Crore Two Lacs Seventy Seven Thousand Two Hundred Fifty only) on or before 30/06/2007 time being the essence of contract.**

6. In case of default in payment of respective installments on or before their due date for any reason whatsoever, the Purchaser agrees to pay to the Developer interest at the rate of 21% per annum on all such amounts which become due and payable by the Purchaser to Purchaser under the terms of this Agreement from the date the said amount is/were payable by the Purchaser to the Developer, till the payment thereof.

7. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Developer under this Agreement (including his/her/ proportionate share of taxes levied by concerned local authority and other outgoings) and or on the Purchaser committing breach of any of the terms and conditions herein contained, the Developer shall be entitled at its option to terminate this Agreement.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
२००७

8. Provided always that the power of termination herein before contained shall not be exercised by the Developer unless and until the Developer shall have given to the Purchaser fifteen days prior notice in writing (which shall be duly deemed to have been served and received by the Purchaser, if sent by REGISTERED AD or Courier Service at the address of the Purchaser recorded elsewhere herein or last of such address that may have been recorded with the Developer through written intimation of Purchaser and duly acknowledged by Developer) 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 Purchaser in remedying such breach or breaches within the notice period.

9. Provided further that upon termination of this Agreement as aforesaid the Developer shall be at liberty to dispose of and sell the said Flat/Shop to such person and at such price as the Developer may in its absolute discretion think fit and the earnest money paid by the Purchaser to the Developer shall stand forfeited and the Developer shall in such an event be liable only to refund to the Purchaser, without interest, the installments of sale price of the said Flat/Shop or part thereof if any, which may till then have been paid by the Purchaser to the Developer in accordance with clause 5 hereinabove.

10. The Developer hereby agrees 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 and shall before handing over possession of the said Flat/Shop to the Purchaser, obtain from the concerned local authority occupation certificate in respect of the said Building.

11. The Developer hereby declare that the Floor Space Index presently available in respect of the said "Plot" more particularly described in the Third Schedule hereunder written is 8012.30 square metres only including FSI potential from D.P. Road in the layout and that no part of the said floor space index has been or intended to be utilised by the Developer elsewhere other than the said Plot for any purpose whatsoever. In case the said floor space index has been/shall be utilised by the Developer elsewhere, then the Developer shall furnish to the Co-operative Housing Society of Purchaser/s in the said Building, all the detailed particulars in respect of such utilisation of said floor space index by it. In case while developing the said Plot, the Developer have/shall utilised any further floor space index of any other land or property by way of floating floor space index as permissible under D.C. Rules, then the particulars of such floor space index shall also be disclosed by the Developer to the Co-operative Housing Society of

Purchaser/s in the said Building. The Plans for the said Building have been sanctioned by the Municipal Corporation of Greater Mumbai by utilising floor space index of 8012.30 sq. mtrs. out of the floor space index presently available for development on the said Plot more particularly described in the Third Schedule hereunder written. The Developer alone will be entitled to residual floor space index in respect of the said Plot or part or parts thereof and utilisation of any further FSI on the said Plot as permissible under the D.C. Rules from time to time.

12. The Developer acquiring certificate/s of development right/s in respect of other land / properties is permitted under the Development Control Regulation 1991 to make additional construction on the said Building and or the said Plot by utilising such development rights. The Developer shall alone be entitled to carry out such additional construction on the said Building and or the said Plot and sell/allot or otherwise howsoever deal with and dispose off the flats, parking spaces, terraces, unbuilt spaces and other premises in such additional construction and shall be entitled to make such changes, additions, alterations, variations and modifications in the plans of the said Building and or in the layout of the said Plot as it may desire for making such additional construction and the Purchaser hereby irrevocably and expressly consents to the same PROVIDED HOWEVER that the Developer shall obtain prior consent in writing of the Purchaser in respect of only such variations or modifications which may adversely affect the said Flat/Shop agreed to be purchased by the Purchaser. The Purchaser consents, agrees and undertakes that he/she/they shall not raise any objection against the Developer for making such additional construction on any ground whatsoever and also agrees and undertakes to extend all facilities to the Developer for making such additional construction even after entering into occupation of the said Flat/ Shop. The Purchaser shall not be entitled to claim any rebate in price or any other advantage from the Developer on the ground of the Developer making additional construction or on any other ground whatsoever. If, at the the of transfer of the said Building in favour of any organisation of purchasers of flats in the said Building and other Building/s on the said Plot, any construction planned to be carried out by the Developer on the said Building has not been fully carried out, then in that event, the Developer alone shall, notwithstanding anything to the contrary, be entitled to such construction and derive all advantages in respect of such construction either by selling flats/ shops, parking spaces, terraces, unbuilt spaces and other premises in the said Building or otherwise howsoever.

13. The fixtures, fittings and amenities to be provided by the Developer in the said Building and the said Flat/Shop shall be as set out firstly and secondly in Annexure "V" annexed hereto.

14. The Developer shall give possession of the said Flat/shop to the Purchaser on or before 31st day August of 2007. Provided Always that the Developer shall be entitled to reasonable extension of time for delivery of the said Flat/Shop on the aforesaid date, if the completion of the said Building and receipt of occupation certificate thereof from BMC is delayed on account of situations beyond the control of the Developer and in particular;

i) non-availability of steel, cement, other building material, water or electric supply;

ii) war, civil commotion or act of God;

iii) any notice, order, rule, notification of the Government and/or other public or competent authority;

iv) any other force majure cause.

If the Developer fails to give possession of the said Flat/Shop to the Purchaser on account of reasons beyond its control and of its agents control as per the provisions of section 8 of Maharashtra Ownership Flats Acts, by the aforesaid date or the date or dates prescribed in section 8 of the said (\ct, then the Developer shall be liable on demand to refund to the Purchaser, the amounts already received by it in respect of the said Flat/Shop with simple interest at nine percent per annum from the date the Developer received the sum till the date the amounts and interest thereon is repaid, Provided always that by mutual consent it is agreed that the dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded in such event by the Developer to the Purchaser they shall, subject to prior encumbrances if any, be a charge on the said Flat/ Shop.

16. The general amenities to be provided by the Developers shall be as set out in **Annexure "VII"** annexed hereto.

17. The Purchaser shall bring to the notice of the Developer in writing any defect in the said Flat/shop or building within 15 days from the date of taking over possession of the said Flat / Shop and the Developer shall rectify the same at its own cost.

18. Provided that if within the period prescribed, the Purchaser bring to the notice of the developer in writing any defect other than the defects rectified as aforesaid in the Flat or the Building or the material used therein or any unauthorised change in

the construction of the said Building, excluding however breakage of glass fittings and fixtures and normal wear and tear occurring after handing over possession then wherever possible, such defects or unauthorised changes, shall be rectified by the Developer at its own cost.

19. The Purchaser shall use the said Flat / Shop or any part thereof or permit the same to be used only for purpose for which the same is sold to the Purchaser and shall use the Basement/podium/stilt or open parking space, only. for purpose of keeping or parking of his own vehicle.

20. The Purchaser along with other Purchasers of Flats/Shops and premises in the said Building and other Buildings on the said Plot shall join in forming and registering a society or a Limited Company or an Association of Apartment Owners (hereafter for brevity's sake referred to as "the Society") and it is provided that either one society or separate societies shall be formed and registered for Residential flats and Shopping Areas at the sole discretion of the Developers and or as shall be permitted by the concerned authority and or under the law to be known by such name as the Developers may decide and for this purpose, also from time to time appear as and when called upon to do so in the Developer's office/site office and sign and execute the application for registration and for membership and other papers and documents necessary for the formation and the registration of the Society and for becoming its member, including the bye-laws of the proposed Society/ Association and if sent to him/her/them by mail/courier/hand delivery etc. shall duly fill in, sign and return the same to the Developer within seven days of the same being forwarded by the Developer to the Purchaser, so as to enable the Developer to register the Society under Section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation & Control of the Promotion, Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye laws or the Memorandum and / or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other, Competent Authority.

बंदर-२
४४४८ | ९९
२००७

21. After completion of the said Building and after the Developer has received the purchase price of all the Flats/Shops and the premises, parkings etc. in the said Building and other Building/s on the said Plot and also all other amount payable by the Purchasers thereof under their respective agreements, the Developer shall transfer or cause to be transferred to the said Society/ies all the undivided right, title and interest of the Owners and/or the Developer in the said Plot and the said Building/s thereon by obtaining or executing the necessary Conveyance of the

land under the said Building/s and the land appurtenant to the said Building/s and the said Building/s in favour of such society and or societies. Such Conveyance shall be in keeping with the terms and provisions of this Agreement.

22. Commencing a week after notice in writing is given by the Developer to the Purchaser that the Flat / Shop is ready for use and occupation or from the date the Purchaser takes the possession of the said flat for carrying out furnishing works therein whichever is earlier, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat/Shop of outgoings in respect of the said Plot and the said Building or part or parts thereof as the case may be, namely local taxes, betterment charges or such other levies by the concerned Local Authority and / or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Plot and the said Building. Until the society is formed and the said Plot with the said Building thereon is transferred to it, the Purchaser shall pay to the Developer such proportionate share of outgoings as may be determined by the Developer. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Developer provisional monthly contributions of Rs.5,128/- per month towards the outgoings. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

23. The Purchaser shall on or before delivery of possession of the said Flat, keep deposited with the Developer and/or pay to the Developer the following amounts:

i) Rs.5000/- for legal charges

ii) Rs.350/- for share money application/entrance fee of the Society or Limited Company/Apartment Owners Association.

iii) Rs.3500/- for formation and registration of the Society or Limited Company or Apartment Owners Association.

iv) Rs.92,295/- towards interest free deposit against proportionate/provisional share of taxes, maintenance and other charges for 18 months.

v) Rs.2000/- for formation and registration of Apex Body.

vi) Rs.4000/- towards installation charges for water connection from the Municipality.

vii) Rs.5000/- towards installation charges for electrical meter payable to Reliance Energy Ltd.

viii) Rs.36,625/- towards / as Apex Body and / or Apex Society Deposit out of which the sum of Rs.21,975/- for maintenance and upkeep of common

बदर-२
२००७

facilities within the complex to be known as "SHAGUN TOWER" and the sum of Rs.14,650/- for the layout infrastructure facilities.

ix) Rs.20,510/- towards Infrastructure Development charges.

x) Rs.5,000/- towards Piped Gas Connection.

The amount so paid by the Purchaser to the Developer shall not carry any interest and only amount paid under sub-clause (ii), (iv), (vi), (vii) and (viii) of clause (23) hereinabove shall be accountable and the balance shall stand appropriated as reimbursed to the Developer against the professional and legal cost to be incurred for drafting of agreement and Conveyance, formation and registration of the society and preparation of its bye-laws etc. It is further agreed that amount paid under clause (23) hereinabove shall remain with the Developer until the Society or Society/ies of all the Purchasers of the Flat/ Shop and premises in the said Building or building and/or wing or wings as the case may be, is/are registered and such society/ies takes over the management of the said Building/s and the infrastructure facilities within the said Sub Plot. Subject to the provisions of section 6 of the said Act, on such Society/ies and Apex Body or Apex society being registered, the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Developer to the Society or respective Societies.

24. One month prior to the execution of the Conveyance the Purchaser shall pay to the Developer/the concerned Authority/ies, the Purchaser's share of stamp duty and registration charges. payable, if any, by the said Society/ies on the Conveyance or any document or instrument of transfer in respect of the said Building/s and the said Plot, to be executed in favour of the said Society lies.

25. The Purchaser for himself and with intention to bind all persons into whosoever hands the said Flat/Shop may come, doth hereby covenant with the Developer as follows:

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

b) Not to store in the said Flat/Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the

construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may, damage or likely to damage the staircase, common passages, lifts/elevators or any other structure of the Building including entrances of the Building and in case any damage is caused to the Building or the said Flat / Shop on account of negligence or default of the Purchaser in this behalf, the Purchaser shall alone be liable for the consequences thereof.

c) To carry out at the Purchaser's own cost all internal repairs to the said Flat/Shop and maintain the same in the same condition, state and order in which it was delivered by the Developer to the Purchaser and shall not do or suffer to be done anything in or to, the said Building or the said Flat/shop which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event, of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the said Flat / Shop or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat /Shop or any part thereof nor any alteration in the elevation and outside colour scheme of the building and shall keep the portion, sewers, drains pipes in the said Flat/Shop and appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the Building, shall not chisel or in other manner damage the columns, beams, walls, slabs or RCC Pardis or other structural members in the said Flat or of the said Building without the prior written permission of the Developer 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 Building or any part thereof or whereby any increased 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/shop in the compound or any portion of the said Smaller Property and the said Building.

नदा-२
७४५४ | ७४
२००७

g) Pay to the developer within seven days of demand by the Developer, his share of security and other deposit and charges demanded by concerned local

authority or Government for giving water, electricity or any other service connection to the said Building and the said Flat/shop.

h) To bear and pay all charges including 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 authority on account, of change of user of the said Flat by the Purchaser and the Purchaser also agrees to pay service tax or any other tax/levy if imposed on construction of residential apartment/complex.

i) The purchaser is not entitled to nor shall let, sub-let, transfer, assign or part with Purchaser's interest or benefit of this Agreement or part thereof or part with the possession of the said Flat/shop until all the dues and installments payable by the Purchaser to the Developer under this Agreement are fully paid up and until the Purchaser has obtained prior permission in writings of the Developer and/or the said Society as the case may be, and such permission shall be granted by the Developer/said Society only if the Purchaser is not guilty of breach of or non-observance of any of the terms and conditions of .this Agreement including stipulations under the said Exemption Order and/ or Bye-laws of the said Society.

j) The Purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the flats 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 of Government and of other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the flats and premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-going in accordance with the terms of the Agreement and as per' bye-laws of the Society as the case may be.

k) Till a Conveyance of the Building is executed, the Purchaser shall permit the Developer, its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Flat and the Building or any part thereof, to view and examine the state and condition thereof and to carry out repairs therein if obliged to and/or necessary, to stop damage/s to other Flat/s and premises in the said Building and thereafter with the permission from the said Society.

बदर-२
२००७

26. The Developer shall maintain a separate account in respect of sums received by the Developer from the Purchaser as advance or deposit, sums received on account of the share capital for the formation of the Society or Societies or . towards the outgoings and taxes, in terms of this agreement and shall utilise the amounts only for the purpose for which they have been received.

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/Shop or of the portion or portions of the said Plot and the said Building or any part thereof unto and in favour of the Purchaser. The Purchaser shall have no claim save and except in respect of the said Flat/Shop hereby agreed to be sold to him and all open 'spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc, 'will remain the property of the Developer till the said plot and the said Building is transferred to the Society or Societies as the case may be.

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

29. The Purchaser shall present this Agreement as well as the Conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and upon receiving copy of the money receipt for registration fees paid by the Purchaser toward Registration fees, the Developer will attend such office and admit execution thereof.

30. All correspondence and notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the. Purchaser by Registered Post AD and/or Under Certificate of Posting at his! her address as stated hereunder:

MR.BRIJESH PARNAMI
EMP, 50/102, Thakur Village, Kandivali (E), Mumbai 400 101

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
४४४/१६
२००७

31. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace flats in the said building, if any, shall belong exclusively to the respective Purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the

respective terrace flat purchaser. The said terrace shall not be enclosed by the terrace flat purchaser till the permission in writing is obtained from the concerned local authority and the Developer or the Society, as the case may be.

32. It is also understood and expressly agreed that Society or Societies as the case may be will maintain the internal roads, street lighting, common water tanks and water pipe lines and water connections and all other common services, benefits, facilities and advantages and will also maintain the recreation ground within the said Plot, club house etc and it is hereby expressly agreed and confirmed between the parties that all such general facilities shall be for the use of the occupants of the Residential Complex only and not for Shops Purchasers / Occupants / Users of Shops and or any other person or persons and the Flat Purchaser alone will bear and pay the proportionate share thereof to the Society till the registration of the Society or Societies, the same shall be paid to the Developer. The proportionate share payable by the Flat Purchaser to the Society and or the Developer will be as determined by the Developer and/or the Society or Societies and the same shall be final and binding on the Society or Societies and/or the Flat Purchaser. It is agreed that Shop Purchasers shall not be liable to share or contribute any amount towards maintenance of common amenities meant exclusively for Flat Purchasers. It is provided that Shop Purchasers alone shall bear and pay the proportionate taxes and maintenance charges of the Shopping Arcade including the Amenities and Facilities provided for Shopping Arcade as shall be determined by the Developer and or the Society. It is agreed that Flat Owner shall not be liable to bear or contribute any amount towards maintenance of common amenities meant exclusively for Shop Purchasers.

33. The entire Plot of land more particularly described in the Third Schedule hereunder written to be developed by the Developer by constructing building/s as per layout sanctioned and or that shall be sanctioned from time to time will be known as "SHAGUN TOWER/ SHAGUN ARCADE".

34. All out of pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser.

35. The Agreement shall always be subject to the provisions of the Act and the Rules made thereunder:

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
४४४४/१७
२००७

IN WITNESS WHEREOF the Developer and the Owners have caused this Agreement to be executed and the Purchaser has here unto set and subscribed his/her/their hand the day and year first herein above written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that pieces or parcel of land situate, lying and being in the village Dindoshi bearing Survey No.34, Hissa No.2(Part) admeasuring 27 Acres 16 Gunthas and 1 Anna, Survey No.31, Hissa No.3 admeasuring 2 Acres 33 Gunthas and 8 Annas, Survey No.31, Hissa No.2 admeasuring 1 Acre 25 Gunthas and 8 Annas, Survey No.20, Hissa No.6 admeasuring 1 Guntha and Survey No.22, Hissa No.2 admeasuring 1 Acre 34 Gunthas and -8 Annas, AND in the revenue village of Chincholi bearing Survey No.51, Hissa No.1 (part) admeasuring 12 Acres 24 Gunthas and 1 Anna situate in Taluka Borivali in registration district and sub-district of Mumbai Suburban aggregating in all to 46 acres 14 gunthas.8 ann as equivalent to 1,87,622.55 sq.mts. or thereabout.

THE SECOND SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of land admeasuring 9,799.60 sq.mtrs. bearing survey No.31, Hissa No.3 (part) bearing CTS No.1O3A and 1O3C of Village Dindoshi, situate lying and being in the revenue village of Dindoshi, Taluka Borivali in the registration district and sub-district of Mumbai and Mumbai Suburban.

THE THIRD SCHEDULE ABOVE REFERRED TO:

All that piece or parcel ofland admeasuring 8,012.30 sq;mtrs.bearing Survey No.3I, HissaNo.3(part), CTS. No. 103AofVillage Dindoshi, situate lying and being the revenue village of Dindoshi, Taluka Borivali in the registration district and subdistrict of Mumbai and Mumbai Suburban.

RA

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (RANGRA)

बदर-२
२००७

SIGNED AND DELIVERED BY the withinnamed **"DEVELOPER" CONWOOD CONST. & DEV. PVT. LTD.** formerly known as **ADITYA CONST. & DEV. PVT. LTD** by the hand of 1) Smt.Sunita Bali and 2) Shri.Rajiv Agarwal its Director/s and its Authorised Signatory
in the presence of..

M/S. CONWOOD CONST. & DEV. PVT. LTD.
Formerly known as Aditya Const. & Dev. Pvt. Ltd.

Director Authorised Signatory

SIGNED AND DELIVERED by the within named Purchaser
MR.BRIJESH PARNAMI
In the presence of

Received on or before the day and year First hereinabove written, of and from the withinnamed Purchaser an amount of **Rs.51,000/- (Rupees Fifty One Thousand only)** being the amount of earnest money/further payment against total consideration of **Rs.1,03,28,250/- (Rupees One Crore Three Lac Twenty Eight Thousand only)** for flat No.103 in "B" wing to be paid by him/her/them to us .

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

We say received
M/S. CONWOOD CONST. & DEV. PVT. LTD.
Formerly known as Aditya Const. & Dev. Pvt. Ltd.

Director Authorised Signatory

बदर-२
४५४/१९
२००७

Annexure V

SHAGUN TOWER

PROPOSED SPECIFICATION OF RESIDENTIAL FLATS AT "SHAGUN TOWER", YASHODHAM, GOREGAON (EAST).

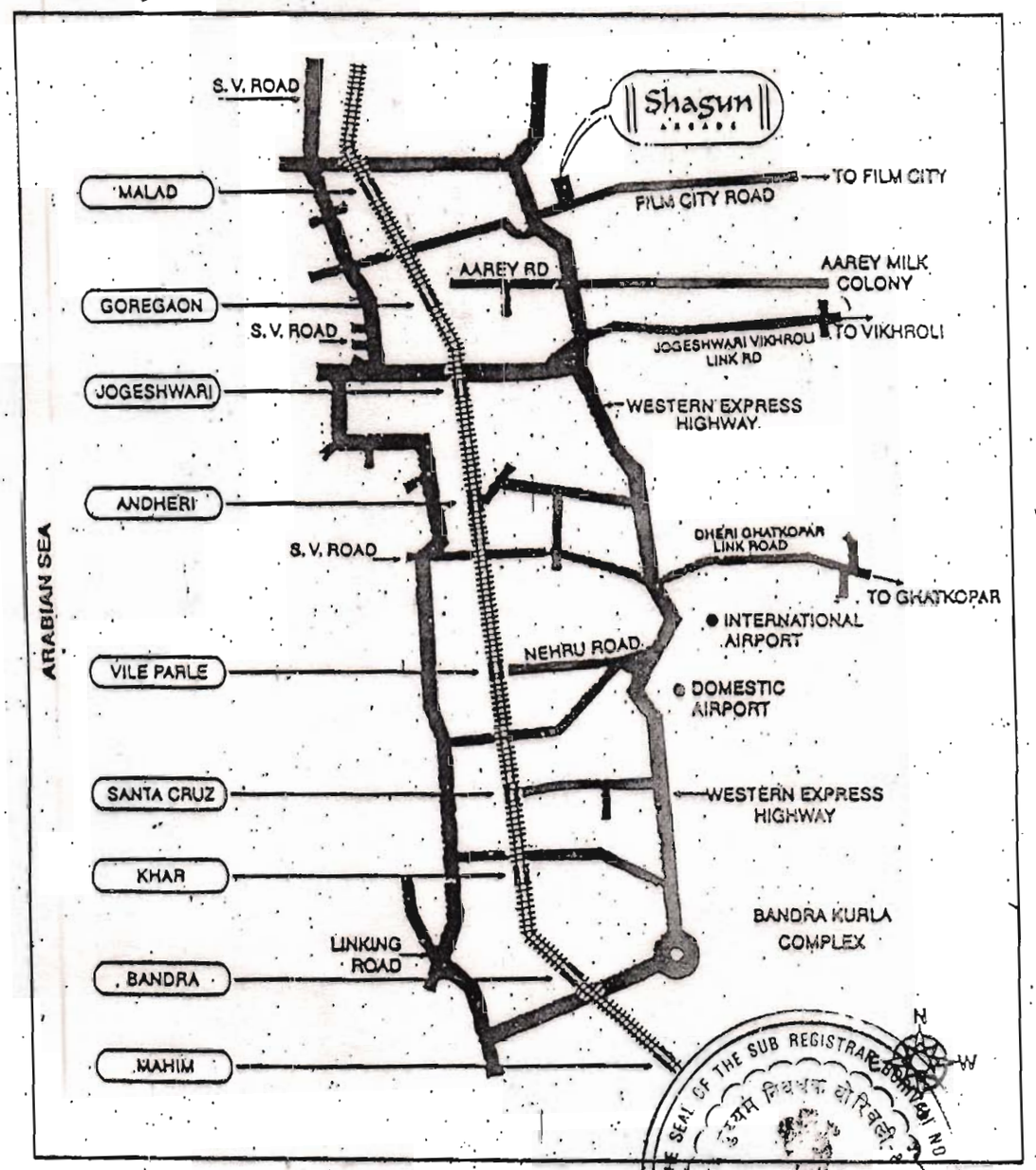
STRUCTURE	:	RCC framed structure.
WALLS	:	Autoclaved Cement concrete Blocks/Brick walls plastered on both surfaces. Internal walls and ceiling within the flat painted with plastic paint over gypsum plaster on block / brick work. External walls of the building will be finished with sand faced plaster and acrylic paint or equivalent.
DOORS	:	Door frames of Teakwood. Double rebate maindoor frame. Door shutters will be hot pressed solid core flush doors with cylinder type mortice lock painted with synthetic enamel paint . All hardware fitting will be of brass. Maindoor will be solid core flush door with night latch and polished on one side.
WINDOWS	:	Coloured anodized Aluminium sliding windows with light tinted glass glazing. Granite/Marble sill on windows will be provided. M.S. Grills will be provided.
FLOORING	:	Flooring in living room, bedroom and passage will be 3'x 3' Granamite in marble finish. 3" skirting will be provided. The floor in lift landing will be in Granite and double height entrance lobby will be in imported marble. Marble sill on windows will be provided. Staircase will be finished in Kota stone.
TOILETS	:	Flooring with granamite tiles. Dado upto 7' in designer glazed / ceramic tiles. Copper Pipe concealed plumbing with coloured sanitary ware and first class CP fittings will be provided. One Geyser will be provided in each toilet.
KITCHEN	:	Granite kitchen platform with stainless steel sink. Dado with glazed tiles upto door height above platform. Flooring with Granamite/Granite.
INTERNAL ELECTRIFIC ATION	:	Three phase Copper wiring with ELCB & MCB laid in concealed PVC conduits with adequate lights & power points. One Telephone & TV point in bed rooms and living room. Modular type switches will be provided.
EXTERNAL ELECTRIFIC ATION	:	Provisions for wiring and light in corridor, staircase and building compound.
LIFTS	:	Two lifts of Otis or equivalent make in each wing will be provided.
PIPED GAS	:	One piped gas connection will be provided.
INTERNET	:	Cable T.V. internet connection will be provided.**
SECURITY	:	Exclusive Security system with intercom facility.
HEALTH CLUB & FUN POOL	:	Fully operational exclusive Health Club & Swimming Pool will be provided.

** SUBJECT TO CONDITIONS

बदर-२
२०
२००७

Annexure I

LOCATION PLAN



THE SEAL OF THE SUB REGISTRAR BORIVALI NO 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
२००७

Annexure VII

(A) Common areas and facilities of the said premises in relation to the said Building :

(a) The said Property on which the plinth of the said Building shall be constructed, and the common services lines such as electricity, water, drainage, common recreation areas and other specific service are in the said Property.

(B) The following facilities located throughout the building:

(a) Water tank located on the Terrace of the Building or in the Compound of the said Building.

(b) Plumbing net work throughout the Building

(c) Electric wiring network throughout the Building

(d) Necessary light, telephone and public water connection

(e) The foundation and main walls, columns, girders, beams and roofs of the building.

(f) All apparatus and installation existing for common use.

(C) The following facilities located in each one of the upper floors of the said Building are restricted common areas and restricted to the premises of the respective floor.

(a) A lobby which gives access to the stairway from the said premises.

(b) A lobby on each upper floor access to each flat.

(c) Ramps from the road to stilt & basement level for ingress and egress.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
२००७

No. II- 20933

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

In the matter of ADITYA CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

I hereby approve and signify in writing under Section 21 of the Companies Act, 1956 (Act of 1956) read with the Government of India, Department of Company Affairs, Notification No. G.S.R. 507E dated the 24th June 1985 the change of name of the Company:

from ADITYA CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.

to CONWOOD CONSTRUCTION & DEVELOPERS PRIVATE LIMITED.

and I hereby certify that ADITYA CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

which was originally incorporated on NINETEENTH day of JANUARY 1979 under the Companies Act, 1956 (I of 1956) and under the name ADITYA CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED having duly passed necessary resolution in terms of section 21 of the Companies Act, 1956 the name of the said Company is this day changed to CONWOOD CONSTRUCTION & DEVELOPERS PRIVATE LIMITED.

and this certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand at Mumbai this NINTH day of AUGUST TWO THOUSAND FIVE.

(M. V. CHAKRANARAYAN)
Dy. Registrar of Companies,
Maharashtra, Mumbai.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

CERTIFIED TRUE COPY
NOW CONWOOD CONSTRUCTION & DEVELOPERS PVT
For Aditya Construction & Developers Pvt. Ltd.

Director

Director

बदर-२
२००७

ANDHRA BANK
(A Govt. of India undertaking)
No.33 III Floor Atlanta
NARIMAN POINT BRANCH
MUMBAI 400021
Tel. 2885841,2885846

Letter No. 1128/01/136/672 Date: 13th July 2006.

M/s Conwood Constructions & Developers Private Limited
Conwood House, Yashodham
Gen. A.K. Vaidya Marg
Goregaon (East)
MUMBAI 400 063.

Dear Sir,

Re: Closure of Term loan of Rs.2500.00 lakhs sanctioned to your company.

We have to inform that the term loan of Rs.2500.00 lakhs sanctioned to your company was closed in full on 30th June 2006 and we have no charge on the assets of the company. You may file the necessary satisfaction of charges with the ROC Mumbai in this regard.

Yours faithfully,

(R.V. RAJARAM)
ASST. GENL. MANAGER

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
२००७

Annexure-II

DAPHTARY FERREIRA & DIVAN (Regd.)
Advocates & Solicitors
Notary State of Maharashtra

P.M. DAHOEKAR
S.D. KHANDWALA
A.B. KAPADIA

Telegraphic / cable address : DAFTARCO MUMBAI-400 023.
Telephone : 202 32 58 / 202 40 21 / 202 40 39
Fax : 202 56 91

61-64, GREAT WESTERN BUILDING, 2ND FLOOR,
37, MAHARASHTRA CHAMBER OF COMMERCE LANE,
FORT, MUMBAI-400 023.

DATE _____ 20

No. _____

All those pieces or parcels of land situate lying and being in the Revenue Village of Dindoshi Taluka Borivli, Registration District of and Sub-District of Bombay Suburban bearing Survey No.31 Hissa No.3. CTS No.103A,

Raghunath Gopal Karmarkar .. Landholder
Karmarkar Associates .. Developer
&
Aditya Construction & Developers Private Limited .. Co-Developer

---

CERTIFICATE OF TITLE

We have investigated the title of Raghunath Gopal Karmarkar (the "Landholder") and Karmarkar Associates ("Developer"), and Aditya Construction And Developer Private Limited ("Co-Developer") to the land admeasuring 3012.30 square metres bearing Survey No.31 Hissa No.3 (Part) CTS No.103A, of Dindoshi, Taluka Borivli, Registration District and Sub-District of Bombay Suburban more particularly described in the Schedule hereunder written (hereinafter referred to as "the said Land") forming part of the larger property bearing Survey No.51 Hissa No.1 (Part), of Chincholi and Survey No.20, Hissa No.6, Survey No.22 Hissa No.2, Survey No.31 Hissa Nos.2 and 3, Survey No.34 Hissa No.2 of Dindoshi (hereinafter referred to as "the Larger Property") and have perused copies of the title deeds, documents and agreements and Certificate of Title dated 30-9-1980 of Mr.S.B.Naik relating to the said Larger Property and Search Notes & Reports of the records of Talathi and City Survey of Dindoshi and the Sub-Registrar's Office at Bandra and Bombay for the

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
२७
२००७

Annexure II

period from 1944 and our Title Certificates dated 9-6-1984, 3-3-1986 and 9-5-1994 and 2-4-1995 in respect of the said Larger Property and CERTIFY that the title of the Landholder Raghunath Gopal Karmarkar and the Developer Karmarkar Associates to the Land more particularly described in the Schedule hereunder written is subject to the mortgage in favour of IndusInd Bank Limited marketable and free from reasonable doubts and the Co-Developer Aditya Construction And Developers Private Limted are entitled to develop the said Land more particularly described in the Schedule hereunder written.

THE SCHEDULE OF THE PROPERTY:

All those pieces or parcels of land situate, lying and being in the revenue Village of Dindoshi, Taluka Borivli, Registration District of Bombay Suburban bearing Survey No.31, Hissa No.3 CTS No.103A admeasuring 8012.30 square metres.

Dated this 29th day of May, 2000.

For Daphtary Ferreira & Divan,

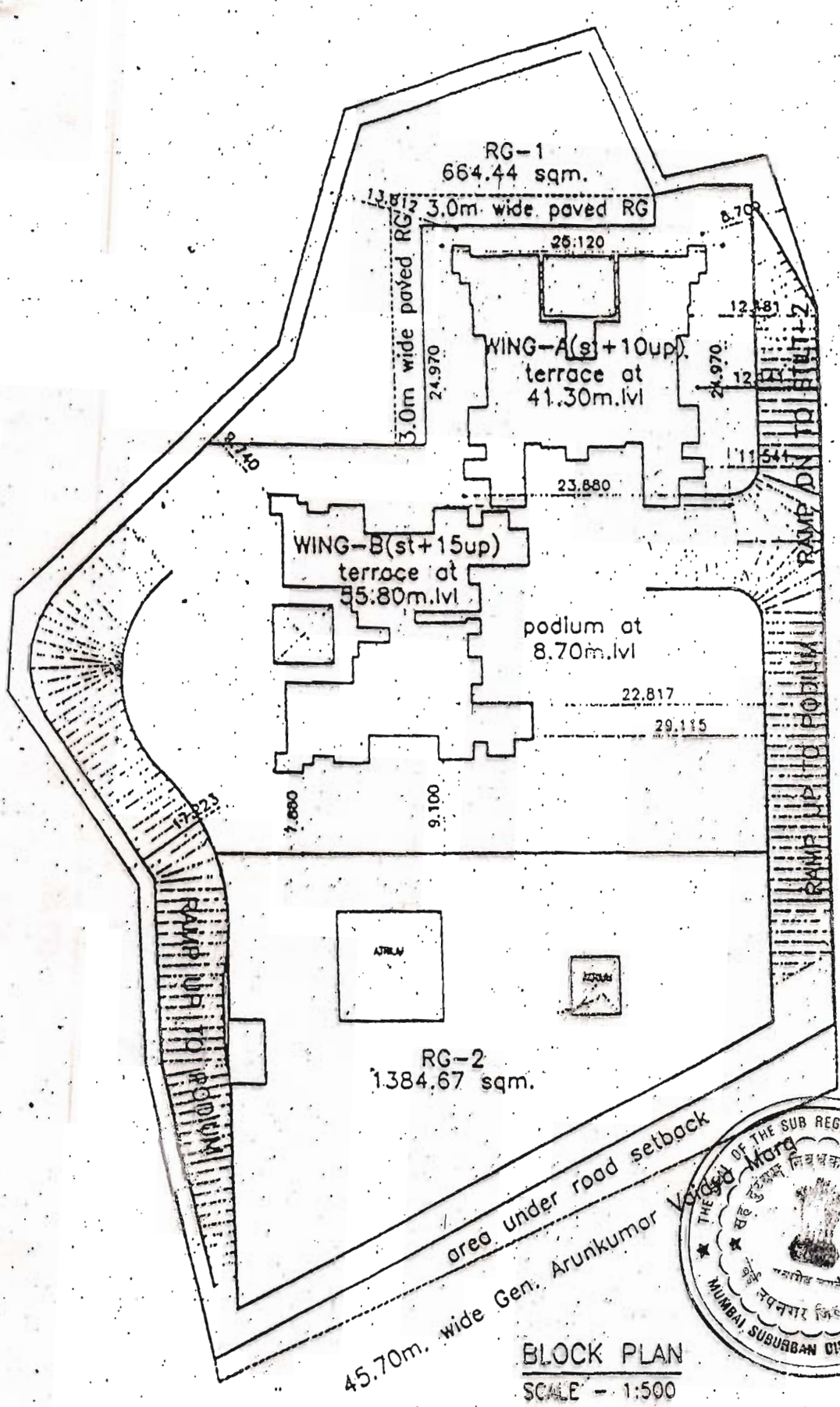
Partner

EF. Advocates, Solicitors & Notary.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
29/5/
२००७

ANNEXURE III

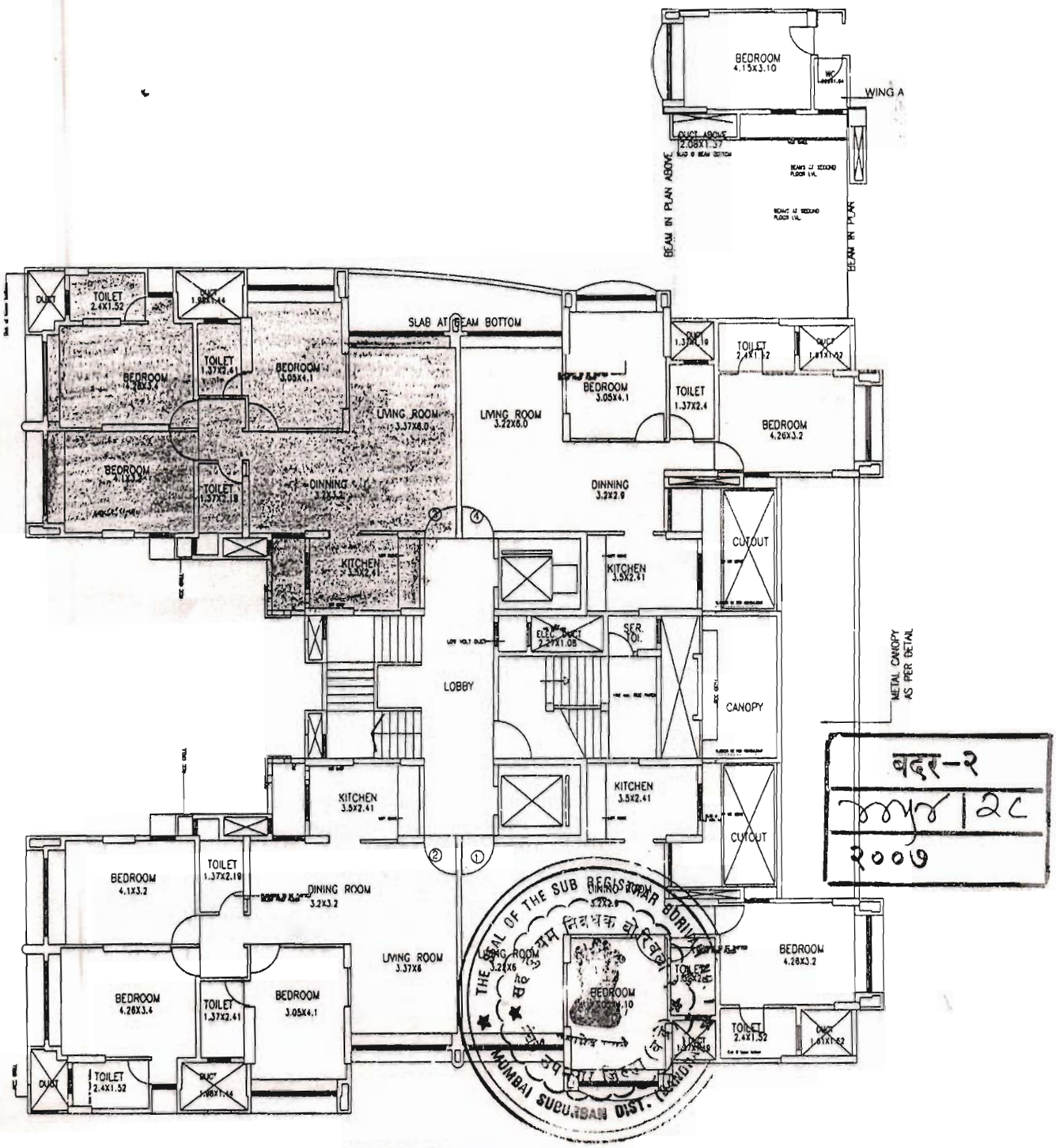


BLOCK PLAN
SCALE - 1:500

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
११/४/२०
२००७

ANNEXURE



बदर-२
२८
२००७

FIRST FLOOR PLAN
WING 'B'

Flat NO: 103

For Conwood Construction & Developers Pvt. Ltd.

Director

Director

Authorised Signatory

APP. NO.

Extract from The Property Registered Card

CITY SURVEY बोरीवली TALUKA : BORIVALI Dist. BOMBAY SUBURBAN DIST.

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
१०३ अ	[illegible]	[illegible]	[illegible]

Easement	
Holder in Origin of the title so far as traced	बोरी
Lease	
Other Encumbrances	
Other Remarks	

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
[illegible]	[illegible]			

सत्य प्रतिलिपी

जिल्हा निबंधक, मुंबई उपनगर जिल्हा

मुंबई उप. जि. मुंबई.

THE SEAL OF THE SUB REGISTRAR BORIVALI MUMBAI SUBURBAN DIST. (BANDRA)

सदर-२

[illegible]

२००७

BRIHAN MUMBAI MAHANAGARPALIKA

FORM "A"

ISSUED
7 NOV 1994

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO. CHE/6400 /BP (WS)/AP/AR

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1961) to Shri Dilip N. Shah, C.A. to R.G. Karmarkar APPLICANT, to the development work at premises at Street No. _____, Survey No. _____, Hissa No. _____, CTS No. 103A of Village Dindoshi situated at G.M. Link Road, Malad (E).

on the following conditions viz.:

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri G.K. Nayak Executive Engineer to exercise his powers and functions of the Planning Authority under sec. 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. 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.

5. This C.C. is valid upto 1st slab (stilt slab) level only.
Condition Nos.6,7,8 on page 2.

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

Sd/- 7.11.94

Executive Engineer Building Proposal (WS) P/A/R

FOR

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

Sd/- 7.11.94

E.E.B.P. (W.S.) (P)

Copy to - 1) A.E.W.W.(P/N)
2) W.O.(P/N)
for information

Sd/- 2.11.94
S.E.B.P. (P)

Sd/- 7.11.94
A.E.B.P. (P)

TRUE-COPY

CHE/ 6400 /B.P.(W.S)/A.P.

6. The land vacated n consequence of the enforcement of the setback line/road widening line shall form part of the public street.

7. No new bldg. 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.

8. This permission does not entitle you to develop land which does not vest in you.

Sd/- 7.11.94

Executive Engineer,
Bldgs. Proposal (W.S.) 'P' Wards.

9. This C.C. is valid upto stilt slab level including basement as per amended approved plans dt. 28.6.95.

Sd/- 29.7.95 Sd/- 16.8.95

S.E.B.P. P/NE A.E.B.P. 'P' E.E.B.P. P

ISSUED
16 AUG 1995

10. This C.C. is now further extended for entire work of club-house i.e. Basement + Gr. Floor + 1 upper floor and re-endorsed for the work of commercial bldg. upto basement + Gr. Floor i.e. upto first slab level only as per amended plans dt. 29.1.98.

Sd/- 23.4.98 Sd/. 8.5.98

S.E.B.P. (P/N)W A.E.B.P. (P)

ISSUED
8 MAY 1998

11. This C.C. is now re-endorsed for the work of Lower Base + Upper Base + Part Stilt + Part Ground below podium and Stilt below Wing A, B and C above podium as per approved amended plan dated 15.6.2001.

Sd/- 19.6.01 Sd/- 19.6.2001

S.E.(B.P.)P/R A.E.(B.P.) 'P'

ISSUED
19 JUN 2001.

7 AUG 2001

Certified True Copy

Assistant Engineer (Bldg. Prop.)
R/North/South

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 2 MUMBAI SUBURBAN DISTRICT

12. This C.C. is now valid and further extended for the entire work of Wing 'C' i.e stilt + 1 upper floor as per approved amended plan dt. 15/2001

14 JUN 2004

A.E.B.P. (WS) 'P'

13) This C.C is now valid and further extended upto stilt + 7 upper floors of wing-'A' and stilt + one upper floors of wing-'B' as per approved plans dt.- 28/10/2004

8 DEC 2004

A.E.B.P.(P)

बदर-२
४४४१३९
२००७

CHE/ 6400 /B.P. (W.S) A.P.

14) This c.c. is now valid and further extended for entire work of wing 'A' - stilt + 10 upper floors and wing 'B' - upto - stilt + 14 upper floors as per approved plans dt- 03/2/2005

14 FEB 2005

AEBP(P)

TRUE-COPY

FOR BHATNAGAR AMBRE KOTHARI

PARTNER

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDR.)

बदर-२

२००७

Office of the
Ex. Eng. Bldg. Prop. (W.S.) P. & R. Ward
Gr. Bldg. Shreeram Market, Bldg.
Vandavali (West), Bombay-400 067.

Form C.O.D./E.E. — Under Section
to the provisions of Urban Land
(Ceiling and Regulation) Act 1971

MPP—939-97-15,000 Forms.

EC/48

Form 346/88

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

Vide Council's Approval
to the Previous Plans
No. 6400 B. B. (W.S.) A. &
Dated 23/1/98

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

No. E. B/CE/HE/6400/B.P(WS)/AP OF of 199 -199

MEMORANDUM

Municipal Office,
Mumbai 27 APR 2000

Shri V.K.Goenka.

With reference to your Notice, letter No. 537 dated 11/8/ 1998 and delivered on 13/8/ 1998 and the plans, Proposed Residential Building and Photo passing C.T.S. No.103-A of village Dindoshi at Gokuldham, Goregaon (East) and details of your building at ..... furnished to me under your letter, dated .....199.... 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 Bombay Municipal Corpoation Act as amended upto-date, my disapproval thereof reasons :—

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

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

2. That the 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 to prove possession of holding before starting the work as per D.C.Reg.

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

4. That the specification for D.P.Roads for setback land will not be obtained from E.E.Road Construction(W.S.)P.& R. before starting the construction work and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D)W.S.(P.& R.)/E.E.(T.& C.) before submitting B.C.C.

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

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

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1
सह दुय्यम निबंधक बोरिवली क्र. १
उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
MM 33
२००७

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requiaments, but not otherwise, you will be at liberty to proceed with the said building or work at anytime before the 26. APR. 2001 of.....199 , but not so as to contravane any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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

Executive Engineer, Building Proposals.
Zone, Wards.

SPECIAL INSTRUCTIONS.

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

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

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

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

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

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

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

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

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

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

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

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

Attention is drawn to the notes Accompanying this Intimation of Disapproval

THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
२००७

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

8. That the Regd. U/t. and additional copy of plan shall not be submitted for agreeing to handover the setback land free of compensation and that the set-back handing over certificate will not be obtained from W.O. 'P/S' that the ownership of the setback land will be transferred in the name of M.C.G.M. before C.C.

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

10. That the requirements of N.O.C. of E.E.(S.W.D.) / C.F.O. / E.E.(T.& C.) will not be obtained and the requisitions will not be complied with before occupation certificate / B.C.C.

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

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

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

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

15. That the copy of the application made for N.A. user permission shall not be submitted before requesting for C.C.

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

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

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

19. That the provision from R.S.E.S. / M.T.N.L. shall not be made.

20. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C.

21. That the separate P.R.C. for setback shall not be submitted before requesting balance F.S.I.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA) उपनगर जिल्हा (बांद्रे)

बदर-२
२००७

22. That the Janata Insurance Policy shall not be submitted.

23. That the true copy of sanctioned layout/ subdivision/ amalgamation approved u/no. CF/1041/LOR/LOP dt._____ along with the T. & C. thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.

24. That the requisition of Clause 45 & 46 of D.C.R. 91 shall not be complied and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

25. That the Regd. u/t. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

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

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

2. That the water connection for construction purposes will not be taken before C.C.

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

4. That the permission for constructing temporary structures of any nature shall not be obtained.

5. That the requirement of N.O.C. from C.A. U.I.C. & R.Act, will be complied with before starting the work above plinth level.

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

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

2. That 10'-0" wide paved pathway upto staircase will not be provided.

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

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

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
४४/३३
२००७

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

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

7. That the non-agricultural permission shall not be submitted before occupation.

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

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

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

11. That Structural Engineers Stability Certificate along with R.C.C. design canvas plan shall not be submitted.

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

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

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

15. That every part of the building constructed and more particularly O.H. Tank will not be provided with a provision of safe and stable ladder.

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

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

D = CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Sec. 270A of B.M.C.Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

C:\D\L\JOD\N\6400P\AW\264\

[illegible] be the provisions of [illegible] (Selling and Transfer) Act [illegible]

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

—Sd/-
Executive Engineer
Bldg. Proposal (W.S.)

बदर-२
[illegible] | ३७
२००७

No. EB/CE/ /BS /A/ 27 APR 2000

NOTES

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

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

(3) Temporary permission on payment of deposite should be obtained 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 material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the build' completion certificate.

(4) Temporary sanitary accommodation on full flusing 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 made to the Ward Officer with the required deposite for the construction of carriage entrance, over the road side drain.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(32) (a) Louvres should be provided as reqired by Bye-law No. (b).
(b) Lintels or Arches should be provided over Door and Window opening.
(c) The drains should be laid as require under Section 234-1 (B).
(d) The inspection chamber should be plastered inside and outside.

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

27 APR 2000

Executive Engineer, Building Proposals
Executive Engineer
Zone

COPY TO LICENSED SURVEYOR OWNER

बदर-२
४४४/३८
२००७

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

क्रमांक 23 16 JAN 2002

प्रधान दुय्यम निबंधक, मुंबई

मांद्रा विभागीय विभागी कक्ष बांद्रा,

दस्तऐवजी/पावती Aditya Constru. & Devplo pers P. Ltd

POWER OF ATTORNEY

TO ALL WHOSE THESE PRESENTS SHALL COME, WE 1) MR. RAM K. DARYANANI, 2) MR. RAJIV AGARWAL for ourselves and as the DIRECTOR and AUTHORISED SIGNATORY respectively of M/S.ADITYA CONSTRUCTIONS & DEVELOPERS PVT. LTD. having its registered office at Conwood House, Yashodham, Goregaon (E), Mumbai 400 063 SEND GREETINGS:

CRA

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२

२००७

AND WHEREAS in the matter of the said Agreements for Sale & Undertakings, Affidavits Indemnity Bonds to Municpal Corporation and various competent authorities it is necessary to attend the office of the Sub-Registrar of Assurances at Bandra/Mumbai or India and admit executions of the Undertakings, Affidavits, Indemnity Bonds & Agreements for Sale already lodged for registration and to be lodged for registration from time to time and other formalities for registration of the said documents.

AND WHEREAS although we are executing the Agreements for Sale & Undertakings, Affidavits Indemnity Bonds to Municipal Corporation and various competent authorities as Director & Authorised Signatory of M/s. Aditya Constructions & Developers Pvt. Ltd., we are not in a position to regularly attend and go personally from time to time to the office of the Sub-Registrar of Assurances Bandra or Mumbai and admit execution of all the Undertakings, Affidavits Indemnity Bonds to Municipal Corporation and various competent authorities & Agreements for Sale before him and carry out the other formalities for registration in respect thereof.

We therefore, for the sake of convenience, and are desirous of appointing 1) Mr. Santosh Gorule 2) Mr. Ravikant H. Dalvi and 3) Mr. Suresh Atkur to attend the office of the Sub-Registrar of Assurances Bandra or Mumbai, to present the agreements and other documents as stated hereinafter and to admit execution thereof.

C RA

.... 3 ..

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
२००७

NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSETH THAT

We 1) Mr. Ram K. Daryanani and 2) Mr. Rajiv Agarwal for ourselves and as Director & Authorised Signatory respectively of M/s. Aditya Constructions & Developers Pvt. Ltd., do hereby nominate, constitute and appoint 1) Mr. Santosh Gorule 2) Mr. Ravikant H. Dalvi and 3) Mr. Suresh Atkur to be my true and lawful attorney (hereinafter referred to as the said Attorneys) to do and carry out acts and things for us and on our behalf and also for and on behalf of M/s. Aditya Constructions & Developers Pvt. Ltd., jointly or severally for the purposes expressed i.e. to say,

1. To present and lodge in the office of the Sub-Registrar of Assurances of India/Mumbai/Bandra Undertakings, Affidavits Indemnity Bonds to Municipal Corporation and various competent authorities & Agreements for Sale, arrangements, writings, affidavits and other documents for the purpose of sale of industrial units, flats, shops, garages and other premises consructed/to be constructed on the property / properties of M/s. Aditya Constructions & Developers Pvt. Ltd., to appear before them and to admit execution thereof and to do all acts and things necessary for effectively registering such documents with the Sub-Registrar of Assurances at Bandra or Mumbai.
2. We do hereby agree to ratify and confirm all and whatsoever acts my said Attorneys may do or cause to be done by virtue of these presents and to the same extent and in the same manner as of they were done by me, being personally present.

C RA

.... 4 ..

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
२००७

मुखत्यारनामा क्र. 28/02

1)

2)

(1) Shri – Ram K. Dariyanani age 55 yrs Business
R/at 1/A Sterling Apt. Pedder Rd Mumbai-26.
Director of M/s Aditya Const & Develop. Pvt Ltd.
General Power of Attorney dtd. 0000 executing
(2) Mr./Mrs. Rajiv Agrawal
Aged 39 Years service
Occupation Busr Residing at 501/11, Bahar Corp Housing
Gokuldham Goregaon (E) Mumbai 63.
In my Presence I
Their identity is Proved by Constituted Attorney of M/s Aditya Const. & Devl. Pvt Ltd.
(1) Shri. Dhirubhai Soni Business Sopri
(2) Shri Yadav Dayaram R/at. 1 Sunjawalla B.P Rd Dahisar (E) Mumbai 68
To my satisfaction
Authenticate [illegible] Received
Kmanya chawl No 1,
Kurli Back Road
Kumar Nagar, Kandivali (East)
Mumbai 400101.
Joint Sub-Registrar
Andheri Sub. Dist.
Note –
There is no correction, Interlineade
In this General Power of Attorney

Joint Sub-Registrar
Andheri, Mumbai Sub.
2/2/02

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1
सह दुय्यम निबंधक बोरिवली-१
उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
२००७

ICICI Bank

Customer Copy

Deposit Br. 908988 Date : 21-3-07

Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	200/-
Service Charges	Rs.	10
Total	Rs.	210/-

Name of Stamp duty paying party : MRS. SUNITA BALI

FRANKING DEPOSIT SLIP

Received With Thanks

Rs. 200/- Towards Payment of Stamp Duty

DD / Cheque No. _____

Drawn on Bank _____

(For Bank's Use only)

Tran ID 78454

Franking Date

Office

ICICI BANK LIMITED

Shagun Mall, Film City Road, Goregaon (E), Mumbai - 400 063

D-5/STP(V)/C.R.1011/14/2005/ 728 to 731

बदर-२ 310 | 08 2009

Rupees Two Hundred Only

Chaitanya Nipankar
ICICI Bank Limited

198693 MAR 21 2007 13:12

Rs. 200/- PB5362

INDIA STAMP DUTY MAHARASHTRA

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 (PANORA) DIST. MUMBAI SUBURBAN

POWER OF ATTORNEY

TO ALL WHOSE THESE PRESENTS SHALL COME WE 1) MRS.SUNITA BALI the DIRECTORS of M/S.CONWOOD DEVELOPERS PVT. LTD. formerly known as M/S.ADITYA CONSTRUCTIONS & DEVELOPERS PVT. LTD. having registered office at Conwood House, Yashodham, Goregaon (E), Mumbai 400 063 SEND GREETINGS:-

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 (PANORA) DIST. MUMBAI SUBURBAN

बदर-१० IV 2745 | 9 2009

बदर-२ 2009

AND WHEREAS in the matter of the said Agreements for Sale & Undertakings, Affidavits Indemnity Bonds to Municipal Corporation and various competent authorities it is necessary to attend the office of the Sub-Registrar of Assurances at Bandra/Mumbai or India and admit executions of the Undertakings, Affidavits, Indemnity Bonds & Agreements for Sale already lodged for registration and to be lodged for registration from time to time and other formalities for registration of the said documents.

AND WHEREAS although we are executing the Agreements for Sale & Undertakings, Affidavits Indemnity Bonds to Municipal Corporation and various competent authorities as Director & Authorised Signatory of M/s.Conwood Constructions & Developers Pvt. Ltd. formerly known as M/s. Aditya Constructions & Developers Pvt. Ltd., we are not in a position to regularly attend and go personally from time to time to the office of the Sub-Registrar of Assurances Bandra or Mumbai and admit execution of all the Undertakings, Affidavits Indemnity Bonds to Municipal Corporation and various competent authorities & Agreements for Sale before him and carry out the other formalities for registration in respect thereof.

We therefore, for the sake of convenience, and are desirous of appointing 1) Mr. Santosh Gorule and 2) Mr. Suresh Atkur to attend the office of the Sub-Registrar of Assurances Bandra or Mumbai, to present the agreements and other documents as stated hereinafter and to admit execution thereof.

NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSETH THAT

I Mrs.Sunita Bali for myself and as Director of M/s.Conwood Constructions & Developers Pvt. Ltd. formerly known as M/s. Aditya Constructions & Developers Pvt. Ltd. do hereby nominate, constitute and appoint 1) Mr. Santosh Gorule and 2) Mr. Suresh Atkur to be my true and lawful attorney (hereinafter referred to as the said Attorneys) to do and carry out acts and things for us and on my behalf and also for and on behalf of M/s.Conwood Constructions & Developers Pvt. Ltd. formerly known as M/s. Aditya Constructions & Developers Pvt. Ltd., jointly or severally for the purposes expressed i.e. to say

1. To present and lodge in the office of the Sub-Registrar of Assurances of India/Mumbai/Bandra/Goregaon/Borivali Undertakings, Affidavits Indemnity Bonds to Municipal Corporation and various competent authorities & Agreements for Sale, arrangements, writings, affidavits and other documents for the purpose of sale of industrial units, flats, shops, garages and other premises

बदर-२
३५०९ | ४७
२००७

बदर-१० IV
२२५९ | २
२००७

बदर-२
३५४ | ४६
२००७

IN WITNESS WHEREOF, we have hereunto put our respective hands at Mumbai this 2nd day of February 2002.

Signed, sealed and delivered by the withinnamed) Aditya Constructions & Developers Pvt. Ltd.

Mr. Ram K. Daryanani & Mr. Rajiv Agarwal as Director & Authorised Signatory respectively of M/s. Aditya Constructions & Developers Pvt. Ltd.) Director Authorised Signatory

In the presence of

Before me

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२

२००७

consructed/to be constructed on the property / properties of M/s.Conwood Constructions & Developers Pvt. Ltd. formerly known as M/s. Aditya Constructions & Developers Pvt. Ltd., to appear before them and to admit execution thereof and to do all acts and things necessary for effectively registering such documents with the Sub-Registrar of Assurances at Bandra or Mumbai.

2. I do hereby agree to ratify and confirm all and whatsoever acts my said Attorneys may do or cause to be done by virtue of these presents and to the same extent and in the same manner as of they were done by me, being personally present.

IN WITNESS WHEREOF, we have hereunto put our respective hands at Mumbai this 30th day of March 2007.

Signed and delivered by the withinnamed Mrs.Sunita Bali as Director of M/s.Conwood Constructions & Developers Pvt. Ltd. formerly known as M/s. Aditya Constructions & Developers Pvt. Ltd.

In the presence of

) M/S. CONWOOD CONST. & DEV. PVT. LTD.
Formerly known as Aditya Const. & Dev. Pvt. Ltd.

Director

Signed and delivered by the withinnamed Mr.Santosh Gorule & Mr. Atkur Suresh

In the presence of

(Mr. Atkur Suresh)

(Mr. Santosh Gorule)

Before me

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (GOREGAON)

बदर-२
३५०९/९८
२००७

बदर-१० IV
२२५६/३
२००७

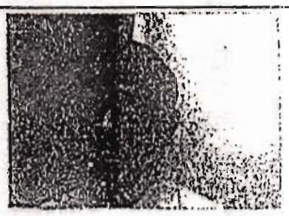
बदर-२
९५४/८०
२००७

30/03/2007 दुय्यम निबंधकाः
10:26:44 am सह दु.नि.का-बोरीवली 4

दस्त गोषवारा भाग-1

बदर10
दस्त क्र 2256/2007

दस्त क्रमांक : 2256/2007
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः कॉनवुड कनस्ट्रक्शन अॅण्ड डेव्हलपर्स प्रा. लि. चे संचालक सुनिता बाली - - पत्ताः घर/फ्लॅट नं: डायनॅमिक्स हाऊस, यशोधाम, गोरेगाव पू मुं 63 गल्ली/रस्ताः - इंमारतीचे नावः - इंमारत नं: - पेठ/वस	लिहून देणार वय 44 सही		
2	नावः संतोष अनंत गोरुले - - पत्ताः घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ताः - इंमारतीचे नावः - इंमारत नं: - पेठ/वसाहतः - शहर/गावः- तालुकाः - पिनः - पॅन नम्बरः -	लिहून घेणार वय 36 सही		
3	नावः सुरेश अतकुर - - पत्ताः घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ताः - इंमारतीचे नावः - इंमारत नं: - पेठ/वसाहतः - शहर/गावः- तालुकाः - पिनः - पॅन नम्बरः -	लिहून घेणार वय 42 सही		

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 4 सह दुय्यम निबंधक बोरिवली-४ मुंबई उपनगर जिल्हा (गोरेगाव) MUMBAI SUBURBAN DIST. (GOREGAON)

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 सह दुय्यम निबंधक बोरिवली-१ सत्यमेव जयते मुंबई उपनगर जिल्हा (बांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 सह दुय्यम निबंधक बोरिवली-१ सत्यमेव जयते मुंबई उपनगर जिल्हा (बांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२
३५०९ | २९
२००७

दस्तऐवज करुन देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

बदर-२
२००७

दस्त गोषवारा भाग - 2

वदर10
दस्त क्रमांक (2256/2007)

दस्त क्र. [वदर10-2256-2007] चा गोषवारा
बाजार मुल्य :0 नोंदवला 1 भरलेले मुद्रांक शुल्क : 200

दस्त हजर केल्याचा दिनांक :30/03/2007 10:20 AM
निष्पादनाचा दिनांक : 30/03/2007
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 30/03/2007 10:20 AM
शिक्का क्र. 2 ची वेळ : (फ़ी) 30/03/2007 10:25 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 30/03/2007 10:26 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 30/03/2007 10:26 AM

दस्त नोंद केल्याचा दिनांक : 30/03/2007 10:26 AM

पावती क्र.:2276 दिनांक:30/03/2007
पावतीचे वर्णन
नांव: कॉनगुड कनस्ट्रक्शन ॲण्ड डेव्हलपर्स प्रा. लि. चे संचालक सुनिता बाली - -

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

200: एकूण

दु. निबंधकाची सही, सह दु.नि.का बोरीवली 4

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) धीरूभाई सी. सोनी- - ,घर/फ्लॅट नं: 28, गोकुळधाम शॉपींग सेंटर, गोकुळधाम, गोरेगाव पू. मुं. 63
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गावः-
तालुका: -
पिन: -
2) बळीराम नाडे- - ,घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गावः-
तालुका: -
पिन: -

प्रमाणित करणेत येत आहे की, या दस्ताचे एकूण ....०५.. पाने आहेत.

सह. दुय्यम निबंधक बोरीवली-क्र. ४,
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
सह दु.नि.का-बोरीवली 4

सह. दुय्यम निबंधक, बोरीवली क्र. ४,
मुंबई उपनगर जिल्हा.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 4 सह दुय्यम निबंधक बोरिवली MUMBAI SUBURBAN DIST. (BANDRA) उपनगर जिल्हा (बांद्रे)

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 4 सह दुय्यम निबंधक बोरिवली MUMBAI SUBURBAN DIST. (BANDRA) उपनगर जिल्हा (बांद्रे)

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 4 MUMBAI SUBURBAN DIST. (GOREGAON)

वदर-१०/२२५६ /२००७
दस्त क्रमांक व कमांक.....
30/03/07

वदर--२
३५०९ | ५७
२००७

वदर-२
३५४ | ७९
२००७

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASDPS9094H

नाम /NAME

DHIRUBHAI CHANDULAL SONI

पिता का नाम /FATHER'S NAME

CHANDULAL KESHAVLAL SONI

जन्म तिथि /DATE OF BIRTH

01-08-1953

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर सेल)

Commissioner of Income-tax(Computer Operations)

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1

सह दुय्यम निबंधक बोरिवली-१

यतो धर्मस्ततो जयः

उपनगर जिल्हा (बांद्रा)

MUMBAI SUBURBAN DIST. (BANDRA)

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20070006313 DOI 26-02-2007

Valid Till 25-02-2027 (NT)

FORM 7
RULE 16 (7)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	26-02-2007

DOB 09-04-1986 BG

Name RUPESH JAMBHALE

S/D/W of SANTARAM JAMBHALE

Add BALU GAWARE CHAWL, PAWAN BAUG RD, MALAD (W), MUMBAI

PIN 400064

Signature & ID of Issuing Authority MH02 200764

Signature/Thumb Impression of Holder

बदर-२

२४/४०

२००७

वदर2
दस्त क्र 4454/2007

दस्त गोषवारा भाग-1

27/06/2007 दुय्यम निबंधकः
11:05:26 am बोरीवली 1 (मालाड)

दस्त क्रमांक : 4454/2007
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः ब्रिजेश परनामी - - पत्ताः घर/फ्लॅट नं: 50/102 गल्ली/रस्ताः - ईमारतीचे नावः ठाकूर व्हिलेज ईमारत नं: - पेठ/वसाहतः - शहर/गावः कांदीवली पू तालुकाः - पिन: 101 पॅन नम्बर: AMRPP3514D	लिहून घेणार वय 32 सही		
2	नावः कॉन्वुड कन्स्ट्र अॅड डेव्ह प्रा लि चे संचालक सुनीता बाली व अथो सिग्ने राजीव अगरवाल तर्फे मुखत्यार संतोष गोरूले - - पत्ताः घर/फ्लॅट नं: - गल्ली/रस्ताः ईमारतीचे नावः तालुकदार चाळ ईमार	लिहून देणार वय 36 सही		

वदर-२
४४५४/४७
२००७

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)
दुय्यम निबंधक बोरिवली १
उपनगर जिल्हा (बांद्रा)

दस्त गोषवारा भाग - 2

वदर2
दस्त क्रमांक (4454/2007)

दस्त क्र. [वदर2-4454-2007] चा गोषवारा
बाजार मुल्य :3481842 मोबदला 10328250 भरलेले मुद्रांक शुल्क : 499100

दस्त हजर केल्याचा दिनांक :27/06/2007 10:58 AM
निष्पादनाचा दिनांक : 23/06/2007
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 27/06/2007 10:58 AM
शिक्का क्र. 2 ची वेळ : (फ़ी) 27/06/2007 11:04 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 27/06/2007 11:05 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 27/06/2007 11:05 AM

दस्त नोंद केल्याचा दिनांक : 27/06/2007 11:05 AM

पावती क्र.:4510 दिनांक:27/06/2007
पावतीचे वर्णन
नांव: विजेश परनामी

30000 :नोंदणी फी
1040 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

31040: एकूण

सह. दुय्यम निबंधक, बोरीवली-१ (मालाड)
मुंबई उपनगर जिल्हा.

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) धिरूभाई सोनी- - ,घर/फ़्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः गोकुळधाम
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: गोरेगाव
तालुका: -
पिन: -
2) रूपेश जांभळे- - ,घर/फ़्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

वदर -२
४४५४/५२
२००७

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण ५२ पाने आहेत.

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

दु. निबंधकाची सही
सह. दुय्यम निबंधक (मालाड) बोरीवली-१,
मुंबई उपनगर जिल्हा.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)
सह दुय्यम निबंधक बोरिवली-१ मुंबई उपनगर जिल्हा (वांद्रे)

वदर....२/४४५४/२००७
पुस्तक क्रमांक १, क्रमांक .....वर
नोंदला. २७/६/०७
दिनांक :

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

DATED THIS DAY OF JUNE 2007

BETWEEN

CONWOOD CONST. & DEV. PVT. LTD.

.....Developers

AND

MR.BRIJESH PARNAMI

EMP, 50/102, Thakur Village, Kandivali (E), Mumbai 400 101

.....Purchasers

A G R E E M E N T F O R S A L E O F

FLAT NO.103 ON 1st FLOOR IN "**B**" WING

IN **SHAGUN TOWER,** Malad (E), Mumbai 400 097.

TAX INVOICE

SHAGUN TOWER CO-OP. HSG. SOCIETY LIMITED

C.T.S. NO. 103/A, NEAR DINDOSHI BUS DEPOT, GEN. A.K.VAIDYA MARG, MALAD (EAST) Email ID: shaguntower@gmail.com,Mumbai-400097

Society Reg No : MUM/W-P/HSG/(TC)/14338/2008-2009
GSTIN : 27AADAS7941J1Z2

Bill To : B 103
BRIJESH PARNAMI

Invoice No : 1893
Invoice Date: 01-07-2024
Due Date: 15-08-2024
Bill Period : Jul-Aug-Sep 2024

Income Accounts	Rate/Comments	Amount
Security Charges		5,940.00
Maintenance Charges		4,813.00
Property Taxes Collected		4,697.00
Equipment AMC Charges		3,075.00
Repair Fund		2,471.00
Housekeeping Charges		1,881.00
Sinking Fund		824.00
Water Charges		798.00
Common Electricity Charges		500.00
Education & Training Fund		30.00
	Current Bill Total	**₹25,029.00**
	Payable Twenty-Five Thousand and Twenty-Nine Only	**25,029.00**

1. Payment to be drawn in favour of "SHAGUN TOWER CO-OP HSG SOC. LTD"

2. On Arrears simple interest will be charged @ 21 % p.a. after due date.

3. Online Payment : SHAGUN TOWER CHS LTD. SBI BANK, Savings A/c No. 30727947044, IFSC CODE : - SBIN0006055 ,Branch-Gokuldham, Malad East Mumbai -400063.

Please do not transfer the fund to Saraswat Bank.

4. In case of NEFT it is mandatory to give the transaction nos alongwith the flat number & name by E- Mail to the society office (Email - shaguntower@gmail.com)

5. Any account related queries may be made with Miss. Gitanjali (Pavitra Global Services Ltd), Mobile No. 8652226864, Email ID- accounts@pgsl.in

6. Any discrepancies in the bill may be pointed out within 15 days of issue of bill.

SHAGUN TOWER CO-OP. HSG. SOCIETY LIMITED

C.T.S. NO. 103/A, NEAR DINDOSHI BUS DEPOT, GEN. A.K.VAIDYA MARG, MALAD (EAST) Email ID: shaguntower@gmail.com,Mumbai-400097

Society Reg No : MUM/W-P/HSG/(TC)/14338/2008-2009

RECEIPT

Receipt No	: 1853
Date	: 02-05-2024

Received with thanks from **(B 103) BRIJESH PARNAMI**
Sum of ₹Twenty-Five Thousand and Twenty-Nine by Bank Transfer IMPS412311777659
N.A. Being maintenance received

₹25029.00
(subject to realization of Cheque)

For SHAGUN TOWER CO-OP. HSG. SOCIETY LIMITED

Authorised Signatory

Shagun Town

BRIHANMUMBAI MAHANAGARPALIKA

NO.CHE/6400/BP (WS)/AP

31 MAY 2008

To,

Shri V.K.Goenka
M/s. Aditya Construction
Developer Pvt. Ltd.,
Owner.

OFFICE OF THE
DY. E. ... JT.D.O. PROPL. (W.S.) R & P. WARD
DR. BABASAHEB AMBEDKAR MARKET BLDG.
KANDIVALI/WEST, MUMBAI-400 067.

Subject : Permission to occupy the completed Residential Wing 'A' & 'B' of the building with podium along with Club House and Swimming Pool on land bearing C.T.S. No.103-A of Village Dindoshi, situated at Gen. A.K.Vaidya Marg, Dindoshi, Goregaon (East), Mumbai.

Reference : Your Arch's letter dated 24.03.2006.

*****

Sir,

The development work of Wing 'A' - Stilt + 10 upper floors and & Wing 'B' – Stilt + 14 + 15 (Pt.) + 16 (Pt.) upper floors of the residential building with podium along with Club House and Swimming Pool on land bearing C.T.S. No.103-A of Village Dindoshi, situated at Gen. A.K.Vaidya Marg, Dindoshi, Goregaon (East), Mumbai is completed under the supervision of Shri Sunil G. Ambre, Licensed Architect having Lic. No. CA/84/8478, Shri H.R. Mahimtura, Licensed Structural Engineer, having License No.STR/M/63 and site supervisor Shri Prashant J. Shah having Lic. No. SS/25/I, may be occupied on the following conditions:-

1. That the certificates U/s 270-A of B.M.C. Act shall be obtained from A.E.W.W. P/South and a certified copy of the same shall be submitted to this office.

2. That the balance I.O.D. conditions shall be complied within 1 year or B.C.C. whichever is earlier.

Regd. No. MUM/WP/HSG/(TC)/14338/2008-03 Date 15.11.2008

That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

4. That D.I.L.R's certificate for transfer of ownership of setback land in the name of M.C.G.M. shall be submitted before B.C.C.

A set of completion plan is returned herewith.

Yours faithfully,

Ex. Engineer. Bldg.Proposal
(Western Suburbs) 'P & K/W' Wards.