



Thursday, June 25, 2009

4:22:59 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5721

गावाचे नाव बांदिवली

दिनांक 25/06/2009

दस्तऐवजाचा अनुक्रमांक: वदर15 - 05702 - 2009

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव: मुंबई मेट्रोपॉलिटन रिजन डेव्हलपमेन्ट अथो. तर्फे डेप्युटी मेट्रोपॉलिटन कमिशनर श्री. अ. आर. वानखेडे ---

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 740.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (37)

एकूण रु. 30740.00

आपणास हा दस्त अंदाजे 4:37PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह वृ. नि. का-अंधेरी 4

बाजार मूल्य: 1 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: ओ बी ओ सी मु ;

डीडी/धनाकर्ष क्रमांक: 651356; रक्कम: 30000 रु.; दिनांक: 22/06/2009

तह. दुय्यम निबंधक जयेश्वर-४,
मुंबई उपनगर विभाग.

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....26/6/09.....

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

General Stamp Office, Mumbai

S.V. No. 116

महाराष्ट्र MAHARASHTRA 15 APR 2009

Inspector Officer

R. K. R. MADGE

श्री. विजय गोविंदजी ठक्कर

परवाना धारक मुद्रांक विक्रेता 29 APR 2009

द. नं. ४, नु मोची बिल्डिंग, अंबाजी धाम मंदिराजवळ
26870 जी. रोड, मुल्ड (प.)

क्रमांक दिनांक
सर्वश्री/श्री/श्रीमती M M K D A

यांना रु. या बायकेतर् मुद्रांक पेपर विक्रीसाठी

24662961

परवाना धारक मुद्रांक विक्रेता

DEED OF CONVEYANCE

BW C65935



THIS DEED OF CONVEYANCE made at Mumbai this 4th of

May, in the Christian year Two Thousand Nine

BETWEEN
Shri Mitesh, Niranjan Shah, partners of
M/S. KEY TECH, partnership firm, registered under the Indian Partnership Act, having office at 201/A, Vertex Vikas, Sir M. V. Road, Andheri (East), Mumbai-400 069, hereinafter called "the Transferors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners for the time being constituting the said firm, the survivor or survivors of them and the heir, executors and administrators of such last surviving Partner and their assigns) of the One part;

बदल - २५
५६०२९
२००९

IMPOUNDED Under Section - 33.

BSA 1958

अप मुद्रांक अधिकारी
Authority मुंबई

Area - 3873.03 sq. mtrs
Certificate for exempted documents.

Cer. No. 347

ST. No. (31)

No. Adj./EM/EN/55109

Office of the Collector of Stamps

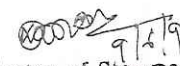
Date: 09.06.2009

Complied under section 41 of the Bombay Stamp Act, 1958 that this instrument is exempted from payment of stamp duty vide Govt. Notification No. Section 3. proviso-2 of the Bombay Stamp Act, 1958.

This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958.

Place: Mumbai

Date: 09.06.09


Collector of Stamps
Enforcement-I



बदर-१५	
५००२	२
२००९	



दुय्यम निबंधक: सह दु.नि.का-अंधेरी 4

दस्तक्रमांक व वर्ष: 5702/2009

नोंदणी 63 म.

Friday, June 26, 2009

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

2:09:45 PM

गावाचे नाव : बांदिवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 0.00
बा.भा. रू. 1.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: खुल्ली जमिन ---- सिटीएस नं 280/ बी , क्षेत्र 3873.03 चौ मी , अेडीजे/ ईएमपी -1/ ईव्हीएन/ 55/09
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे /- कि टेक तर्फे भागीदार मिनेश निरंजन शाह - - -; घर/फ्लॉट नं: 20/अ, व्हरटेक्स विकास , एम व्ही रोड , अंधेरी पू मु 69; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मुंबई मेट्रोपॉलिटन रिजन डेव्हलपमेन्ट अॅंथो. तर्फे डेप्युटी मेट्रोपॉलिटन कमिशनर श्री . अे आर वानखेडे -- -; घर/फ्लॉट नं: एम एम आर डी ए बिल्डींग , बांद्रा पू मु 51; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 04/05/2009
- (8) नोंदणीचा 25/06/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 5702 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा

नक्कल केली
नक्कल बाचली
हस्ताक्षर केली

श्री. मिनेश अरत यांना खांबे
ता. 25/6/2009 च्या अर्ज क्र. 234/02
दुसरा नक्कल दिली. पा 250/02
दिनांक : 25/6/2009

सह. दुय्यम निबंधक अंधेरी-४,
मुंबई उपनगर जिल्हा.

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

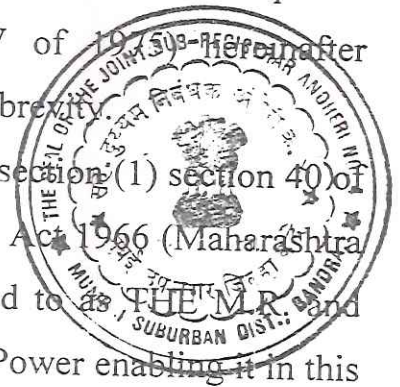


AND

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY, Constituted /established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Maharashtra Act No. IV of 1975) and having its office at MMRDA Building, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 hereinafter called the "Authority" (Which expression shall, unless it be repugnant to the context or the meaning thereof mean and include its successor or successor's) of the OTHER PART.

WHEREAS

- i) The Authority is body corporate having the perpetual succession and the common seal with power to acquire, hold and dispose of property, both moveable and immovable and to contract by its name under, the provision of the Mumbai Metropolitan Region Development Authority, Act 1974 (Maharashtra Act IV of 1975) hereinafter referred to as THE SAID ACT for the sake of brevity.
- ii) In exercise of its powers by clause (C) of sub-section (1) section 40 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act of XXXVII of 1966) (hereinafter referred to as THE M.R. and T.P. Act for the sake of brevity) and all other Power enabling it in this behalf, the Government of Maharashtra appointed the Authority as the Special Planning Authority for Planning and Development of the District Centre at Oshiwara (hereinafter referred to as the Oshiwara District Centre Notified area) more particularly described in Notification No.TPB/4382/26/UD-5, dated 18th June, 1982 promulgated in this behalf, a copy whereof is annexed hereto as Annexure I.
- iii) In exercise of its powers conferred by clause (d) of Sub-Section (3) of Section 40 of the M.R. and T. P. Act, the Authority submitted to the Government its proposals for development of lands within Oshiwara



400213
18th June 1982
2002

[Handwritten signature]

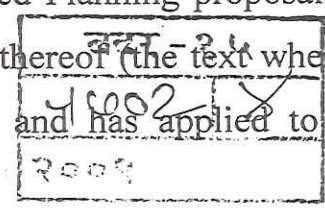
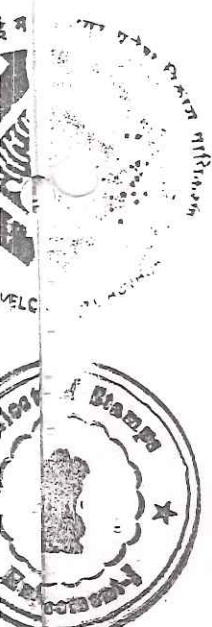
District Centre Notified³ area being lands either belonging to or vested in it or acquired or proposed to be acquired under the provisions of Section 116 read with Section 126 of Town Planning and in accordance with the provisions contained in the clause (d) of Sub-section (3) of section 40 of the M.R. and T.P. Act and the State Government promulgated Notification No.TPB/4391/2885 UD-11, dated 16-01-1992 recording its approval in this behalf. (hereinafter referred as the "said approved planning proposals.")

- iv) The said approved Planning proposals provided in paragraphs 6.5.2 and 6.5.3 are as follows:

"6.5.2'. In the guided development of land by land owner's participation, it is envisaged that the lands will be acquired by the M.M.R.D.A. for Free of cost. The Acquired lands will be re-released to the same owners for a period of 60 (sixty) years' lease for undertaking development as per M.M.R.D.A.'s planning proposals on payment of lease premium as stipulated in para'6.5.3'. The landowners will be responsible for carrying out all on site infrastructure development at their cost and will be free to sell the building in the open market. The infrastructure services which already exist in the area need to be augmented".

- v) The Transferor is absolutely seized and possessed of and is well and sufficiently entitled to a piece or parcel of land, measuring 3873.03 Sq. Mts. more particularly described in the Schedule-I hereunder written and hereinafter referred to as the '**said land**' and intends to avail of the benefit of developing the said land in accordance with and subject to the provisions of the said approved Planning proposals as contained in the paragraphs 6.5.2 and 6.5.3 thereof (the text whereof is reproduced in the foregoing paragraph) and has applied to the Authority to that end;

- vi) In the said approved Planning proposals so approved by the State Government, the said land is designated for development of the District Centre, Oshiwara as defined in the said Planning Proposals of District Centre Oshiwara Notified area.



[Handwritten signatures and initials]

- vii) In the said approved ⁴ planning proposals, said land admeasuring 3873.03 Sq. Mts. falls in Commercial Transformation Zone more particularly delineated on the map annexed hereto.
- viii) The Transferor is interested in developing the said land for Commercial purpose as per MMRDA's Design and specification. The Authority has agreed to lease of the said land as per the said approved planning proposals and on the terms & condition as set out in the form of Lease Deed as ANNEXURE under reference.
- ix) The Transferor shall within three months from the receipt of approval of his plans and specifications of premises intended to be erected on the said plot of land, commence and complete the construction as per approved plan within a period of four years from the date of this Lease Deed.
- x) In exercise of its powers conferred by sub section 126 of the M.R. & T.P. Act, the Authority has in its capacity as Special Planning Authority for the Oshiwara District Center Notified area intend to acquire the said land by conveyance & lease to the Transferor a piece & parcel of land.
- xi) At the request and in the consideration as set out hereinafter the Transferor has agreed to convey the said Plot hereditaments unto the Authorities.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the premises the Transferor do and each of them doth hereby sell, transfer, grant, convey and assure all those pieces or parcels of lands or ground situate on land bearing C.T.S. No.280/B, lying and being at Village Bandivali, Taluka Andheri in Greater Mumbai in the registration sub-district of Andheri Mumbai Suburban District admeasuring 3873.03 Sq.Mtr. more particularly described in the Schedule-I hereunder written and more particularly delineated by red colour boundary line in the plan annexed hereto as **Annexure III**, free of cost as provided in the said approved planning

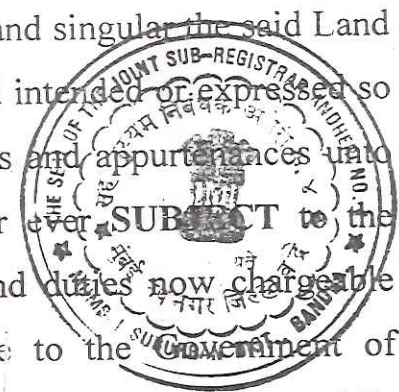


पत्र - २६
५००२५
२००५

proposal referred hereinbefore⁵ and the Authority agreeing and undertaking and covenanting with the Transferor to provide or cause to be provided

(i) Lease of the said land as per the said planning proposals more particularly described in the Annexure-II hereinafter written & more particularly described by Green colour boundary line in the plan attached hereto Annexure-II as set out in the form of Lease Deed annexed as Annexure "III" hereto and on the terms, conditions and the covenants contained in the said Lease Deed which form part and parcel of this Conveyance, more particularly described in the plan attached hereto Annexure-III. The Transferor doth hereby confirm the sale of the said Plot in favour of the Authority **TOGETHER WITH ALL AND SINGULAR** ways, paths, passages, areas, common trees, waters, water sources, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said land **AND ALL** the estate, right, title, interest, use,

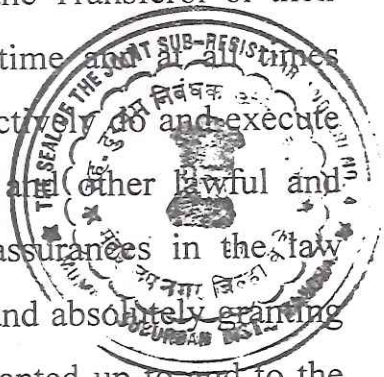
inheritance, property possession benefit claim and demand whatsoever both at law and in equity of the Transferor into out of or upon the said land or any part thereof **TO HAVE AND TO HOLD** all and singular the said Land hereby granted, conveyed, transferred, assured and intended or expressed so to be with their and every of their right, members and appurtenances unto and to the use and benefit of the Authority for ever **SUBJECT** to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or to the Mumbai Municipal Corporation or any other public body or authority in respect thereof by the Authority and the Transferor do each one of them doth hereby for themselves, their heirs, executors and administrators covenant with the Transferor and the Authority that notwithstanding any act, deed, matter or thing whatsoever by the Transferor by or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or willingly suffered to the contrary the Transferor now have to themselves good right, full power and absolute authority to grant, convey and assure the said Plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Authority in the manner aforesaid **SUBJECT TO** the said approved



2009

Handwritten signature and initials.

planning proposal and all the ⁶ terms and conditions as recorded in the form of Lease Deed annexed as Annexure "IV" hereto **AND SUBJECT TO WHAT IS STATED HEREIN AND** that it shall be lawful for the Authority from time to time and at all times hereafter peaceably and quietly to enjoy the said Land hereby granted with their appurtenance and receive the rents, issues and profits thereof and of every part thereof and for its own use and benefit without any suit lawful eviction, interruption, claim and demand whatsoever from or by the Transferor or their heirs or any of them from or by any person or persons lawfully or equitably claiming or to claim by from, under or in trust for them or any of them **AND** that free and clear freely and clearly and absolutely acquitted exonerated, released and forever discharged or otherwise by the Transferor well and sufficiently, saved, defended, kept harmless and indemnified or and from against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Transferor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them and further that **THEY** the Transferor and all persons having or lawfully or equitably claiming any estate right title or interest at law in equity in the said Plot hereby granted or any part thereof by from under or in trust for them the Transferor or their heirs or any of them shall and will from time to time ~~grant~~ ^{grant} ~~at all times~~ hereafter at the request & cost of the Authority respectively ~~do and execute~~ or cause to be done and executed all such further ~~and~~ ^{and} other lawful and reasonable acts, deeds, matters, conveyances and assurances in the law whatsoever for the better further and more perfectly and absolutely ~~granting~~ and assuring the said Land and every part thereof granted up to and to the user of the Authority in the manner aforesaid as shall or may be reasonably required by the Authority or their successors and assigns or their Counsel or Counsels-in-law **AND** the Authority do hereby covenant with the Transferor with the end and intent that this covenant do run with the said Land and as condition for transfer of the **said Land** by the Transferor that all the terms and ~~conditions contained~~ hereinbefore shall be binding upon and the Authority and Conveyance of the said Land by the Transferor and caused to be executed by the Transferor in favour of the Authority is specifically on



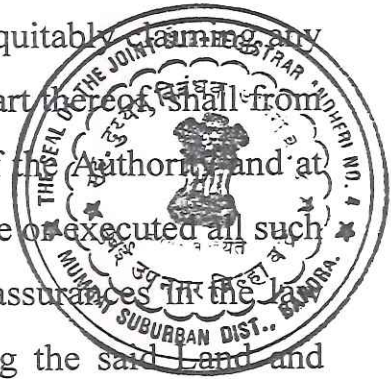
बदल - २६
१००२/१०
२००९

Handwritten signatures and initials at the bottom of the page.

the express terms, conditions & ⁷ covenant on the part of the Transferor and the Authority is to provide the Lease in favour of the Transferor for Land as described in schedule-I hereinafter written & ii) to grant TDR in favour of the Transferor for land is described in schedule-II hereinafter written and the Authority undertake to provide the same to the Transferor in the terms of the Lease Deed of the Land described in Schedule-II hereinafter written & grant of TDR as per the said approved planning proposal for the land described in schedule-I hereinafter written, is conditional upon and subject to the said obligation on the part of the Authority as recorded herein which shall be carried out by the Authority and his successors in office and/or by the Government of Maharashtra under the law without any delay or default.

The Transferor do hereby for themselves, their heirs, executors and administrators covenant with the Authority, that free and clear and freely and clearly acquired exonerated and for ever discharged or otherwise by the Transferor, well and sufficiently saved, defended and kept harmless and indemnified of from, and against all form and other estate, title, charges and encumbrances whatsoever made or executed or self sufficient by the Transferor or by any person or persons lawfully and equitably claiming from under or interest for him, them or any of them.

That the Transferor, all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Land or any part thereof shall from time to time and at all times hereafter at the request of the Authority and at the cost of the Transferor do execute or cause to be done or executed all such further and other acts deeds things conveyances and assurances in the Land whatsoever for the better and more perfectly assuring the said Land and every part thereof unto and to the use of the Authority as will be required by the Authority or its representatives.



IN WITNESS WHEREOF the Authority and the Transferor have hereunto set and subscribed their hands and seal this day and year first above written.

THE SCHEDULE OF THE LAND ABOVE REFERRED TO:-

(Handwritten signatures)

वडा-३५
५००२/८
२००२

All that piece or parcel of land⁸ bearing C.T.S. No.280/B admeasuring approx. 3873.03 Sq. Mtrs (as per city Survey Records) of village Bandivali, Taluka Andheri in the registration Sub-District and District of Mumbai City and Mumbai Suburban bounded by as follows:-

On or towards North: by property bearing CTS No. 45⁶ Oshiwara Village
On or towards South: by property bearing CTS No. 281 of Oshiwara Village and private road
On or towards West : by property bearing CTS No.280A of Oshiwara Village.
On or towards East : by Village boundary of Pahadi Goregaon (W)

SIGNED SEALED AND DELIVERED)

By the within named "TRANSFEROR")

by the hands of Mingesh N. Shah.)

the Partner of M/S. KEY TECH)

In the presence of)

For **KEY TECH**

PARTNER



SIGNED SEALED AND DELIVERED)

by the Dy Metropolitan Commissioner of the)

within named Mumbai Metropolitan)

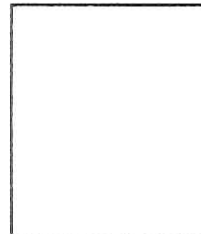
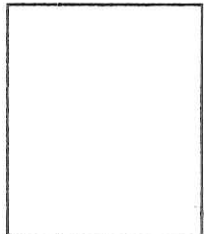
Region Development Authority)

Mr. A. R. Wankhede)



(A.R. Wankhede)

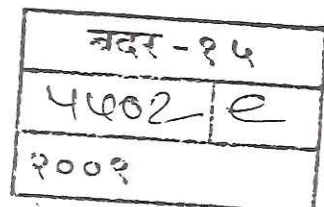
Dy. Metropolitan Commissioner, M.M.R.D.A.



In the presence of)

Shri S. P. Karnik Dy Land manager

[Signature]



aan-skn E

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051.

No.A/EST-4307, dated 29th August, 2007.

: OFFICE ORDER :

Pursuant to Section 7A of the Mumbai Metropolitan Region Development Authority Act, 1974 (Maharashtra Act IV of 1975), I, Ratnakar Gaikwad, Metropolitan Commissioner do hereby authorise the following officers to authenticate or execute the instruments for and behalf of the Mumbai Metropolitan Region Development Authority including the Agreement of Loan granted by the Authority, Lease of Land of the Authority, Agreement made in connection with the compulsory acquisition of land, Agreement appointing consultant, to represent, defend, prosecute, sign before Hon'ble courts to all intends and purpose in connection with various petitions, claims for or against Authority and any Agreement to be made in the performance of the functions of the Authority under the said Act, subject to the limitations that the instrument relates to the Division or Unit/Cell assigned him :-

1. Shri G.J. Girase, Chief Accounts Officer & Financial Adviser.
2. Shri S.M. Ramchandani, Chief Engineer, Engineering Division.
3. Shri S.R. Nandargikar, Chief Engineer, Engineering Division
4. Shri P.R.K. Murthy, Chief, Transport & Communication Division.
5. Shri U.V.Luktuke, Chief, Town & Country Planning Division
6. Ms.Uma Adusumili, Chief, Planning Division.
7. Shri J.V. Diwan, OSD(Admn).
8. Shri T.M. Sohoni, Marketing Manager, Marketing Cell.
9. Shri A.R. Wankhade,, Lands Manager, Land Cell.
10. Shri S.D. Palwe, Sr. Planner, Sub-Regional Office, Kalyan.
11. Shri M.P. Patil, Ex. Engineer, SRA (addl. charge)- on behalf of the deemed SRA, MMRDA.

METROPOLITAN COMMISSIONER



To :

1. Shri G.J. Girase, Chief Accounts Officer & Financial Adviser.
2. Shri S.M. Ramchandani, Chief Engineer, Engineering Division.
3. Shri S.R. Nandargikar, Chief Engineer, Engineering Division
4. Shri P.R.K. Murthy, Chief, Transport & Communication Division.
5. Shri U.V.Luktuke, Chief, Town & Country Planning Division
6. Ms.Uma Adusumili, Chief, Planning Division.
7. Shri J.V. Diwan, OSD (Admn).
8. Shri T.M. Sohoni, Marketing Manager, Marketing Cell.
9. Shri A.R. Wankhade,, Lands Manager, Land Cell.
10. Shri S.D. Palwe, Sr. Planner, Sub-Regional Office, Kalyan.
11. Shri M.P. Patil, Executive Engineer, SRA

Copy for information & necessary action to :
All Divisions/ Units / Cells.

Copy to :

1. The P.A. to M.C.
2. The P.A. to Jt. M.C.
3. The Office Order file



वर्ग-२५
५००२/१०
२००९

LAW AND JUDICIARY DEPARTMENT

Mantralaya, Bombay 400 032, dated 28th June 1982.

1767.

No. SPR. 1182/(160)-IX.—In exercise of the powers conferred by sub-section (8) of section 24 of the Code of Criminal Procedure, 1973, Shri U. S. Mirajkar, Advocate as Special Public Prosecutor to assist the Assistant Public Prosecutor (Police Prosecutor) in the Criminal Case No. 3809/P/1980 (State vs. Prakash Sripal Patil and three others) in the Court of the Metropolitan Magistrate, 14th Court, Girgaum, Bombay.

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

M. N. NAIK,

Assistant Secretary to Government.

URBAN DEVELOPMENT AND PUBLIC HEALTH DEPARTMENT

Mantralaya, Bombay 400 032, dated 18th June 1982.

BOMBAY METROPOLITAN REGION DEVELOPMENT AUTHORITY ACT, 1974.

1768

No. TPB. 4382/26/UD-5.—Whereas, the Bombay Metropolitan Region Development Authority (hereinafter referred to as "the said Authority") has been established under the Bombay Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975) for the purpose of planning, co-ordination and supervising the proper, orderly and rapid development of the areas in the Bombay Metropolitan Region and for executing plans, projects and schemes for such development in the areas within its jurisdiction;

And whereas, the said Authority has recommended the development of a District Centre in the northern suburbs of Greater Bombay as a part of the strategy to develop new Growth Centres in the Bombay Metropolitan Region so as to achieve the desired Optimal Regional Structure, and has indicated its willingness to undertake planning and development of such a District Centre;

And whereas, the Government of Maharashtra considers it necessary and expedient to develop the area proposed for a District Centre in a comprehensive manner, and for this purpose, to take urgent and appropriate steps for the said development;

Now, therefore, in the exercise of powers conferred by clause (c) of sub-section (1) of the Section 40 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and all other powers enabling it in this behalf; the Government of Maharashtra hereby appoints the said Bombay Metropolitan Region Development Authority as the Special Planning Authority for planning and developing the District Centre, the name, area and extent of which are notified and defined in the Schedule hereunder, namely:—

SCHEDULE

Name, Areas and Extent of District Centre.

All that area to be shown as "District Centre, Oshiware area shown in the accompanying plan printed as Annexure 'A' to this notification and as described below and bounded on:—

The East.—By the boundary of the land of the western Railway along the railway line from Bombay to Virar passing through the revenue boundary at Survey No. 110 of village Goregaon running along the Railway line upto Revenue boundary of village upto the boundary of Survey No. 155 (to the north) of village Pahadi Goregaon.

The West.—By the Eastern boundary of the proposed 100 feet D. P. road in the sanctioned Development Plan of Bombay Municipal Corporation, passing through Survey Nos. 49, 24, 25, 27 and 41 part of village Oshiware and further joining Oshiware nalla on the north, in Survey No. 6 of village Goregaon.

The South.—By the northern boundary of the proposed 80 feet Development Plan Road branching off 100 feet Development Plan Road on the junction at Survey No. 49 pt. running eastward along the northern boundary 28 D.P. Road and further along the northern boundary of the 44 feet D.P. Road passing through the village boundary of Oshiware in:—

Survey No. 49.—8A part (CTS. No. 247 pt.), 9pt. (CTS. No. 226 pt.), 15 pt. (CTS. No. 224 pt.) 12+16 pt. (CTS. No. 219 pt., 220 pt.), 17 pt. (CTS. No. 221 pt.).

Survey No. 19.—8 pt. (CTS. No. 375 pt.), 1 pt. (CTS. No. 380 pt.), 2+3 pt. (CTS. No. 381), 4 pt. (CTS. No. 382 pt.), 5 pt. (CTS. No. 383).

Survey No. 20.—11+4C pt., (CTS. No. 385 pt.).

Survey No. 18.—1 pt. (CTS. No. 394 pt.), 5 pt., (CTS. No. 393 pt.), 6 pt. (CTS. No. 392 pt.), 2 pt. (CTS. No. 415 pt.).

Survey No. 41.—(CTS. No. 414 pt., 410 pt., 435 pt., 436 pt., 434 pt.).

Survey No. 16.—(CTS. No. 496 pt.).

Survey No. 4C pt.—(CTS. No. 498 pt., 500 pt., 502 pt., 505 pt., 496 pt., 513 pt.).

Survey No. 8.—3 pt. (CTS. No. 508 pt.), starting from south west corner in Survey No. 49 and further running to the east in the boundary of village Bandivali passing through.

Survey No. 35.—2 pt. (CTS. No. 291 pt.), 3 pt. CTS. No. 292 pt.).

Survey No. 36.—3 pt. (CTS. No. 287 pt.), 2 pt. (CTS. No. 288 pt.).

Which further touches the village boundary of Goregaon running through survey No. 110 pt./4pt. of village Goregaon and further joins the Western Railway line on the east at the end of Survey No 110 of village Goregaon.

The North.—By the southern edge of the Oshiware Nalla starting from Survey No. 6 of village Goregaon joining further village boundary of Oshiware at Survey No. 41 pt. of village Oshiware upto the village boundary of Oshiware and further eastward to the village boundary of Goregaon adjoining Survey No. 4, 10 and 11 of village Goregaon joining further to Survey No. 155 of village Pahadi Goregaon to the east and further to the Western Railway line.

Note 1.—A copy of the plan showing the boundaries, by Green dash and dot colour, of the District Centre at villages Oshiware, Bandivali, Goregaon Pahadi and Goregaon is kept open for inspection of the public in the office of the BMRDA, 5th floor, Griha Nirman Bhavan, Bandra (East), Bombay 400 051 and at the offices of the following officers; namely:—

- (i) The Commissioner, Bombay Division, Bombay;
- (ii) The Municipal Commissioner, Municipal Corporation, Greater Bombay, Bombay.
- (iii) The Additional Collector, Bombay and Bombay Suburban District, Bombay.
- (iv) The Deputy City Engineer (Development Plan), Municipal Corporation, Greater Bombay, Bombay.
- (v) The Assistant Director of Town Planning, Azad Maidan, Mahapalika Marg, Bombay;

(2) The Special Planning Authority for the said District Centre shall have its office, situated at 5th floor, Griha Nirman Bhavan, Bandra (East), Bombay 400 051.

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

G. S. PANTBALEKUNDRI,
Under Secretary to Government.

४६२-२५
५५०२-११
२००३



महाराष्ट्र शासन राजपत्र

असाधारण
प्राधिकृत प्रकाशन

शुक्रवार, सप्टेंबर १७, १९८२/भाद्र-२६, शके १९०४

ह्यातंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत

भाग एक-कोकण विभागीय पुरवणी

बहिस्तुचना

URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Bombay 400 032, dated 17th ~~October~~ 1982
~~September~~
Notice

BOMBAY METROPOLITAN REGION DEVELOPMENT AUTHORITY ACT, 1974.

No. BMRDA. 2682/3330/CR. 308/82/UD-4.—Whereas the Bombay Metropolitan Region Development Authority had decided to take up the District Centre Project at Oshiware in Greater Bombay which is a public purpose;

And whereas, the Bombay Metropolitan Region Development Authority has been appointed as Special Planning Authority for the area;

And whereas, the Bombay Metropolitan Region Development Authority has decided to execute the said District Centre Project at Oshiware in Greater Bombay;

And whereas, the certain lands are needed for the said public purpose;

And whereas, the Bombay Metropolitan Region Development Authority has represented to the Government of Maharashtra that the lands specified in the schedule hereto appended should be acquired under section 32 of the Bombay Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975) (hereinafter referred to as "the said Act");

Now, therefore, in pursuance of the proviso to sub-section (1) of section 32 of said section, the Government of Maharashtra hereby by this notice, calls upon the owners of and other persons interested in the said lands and the persons on whom the notice may be served to show cause in writing to the Secretary to the Government of Maharashtra, Urban Development Department, Mantralaya, Bombay 400 032, within one month of publication of this notice in the Official Gazette why the said lands or any of them should not be acquired under the said section 32.

SCHEDULE

Survey No.	Hissa No.	Area as per record of rights in acres	Area to be acquired
1	2	3	4
		Village Oshiware	
4A	1	0 08 00	0 08 00
4A	2	0 05 00	0 05 00
4B		6 18 04	3 12 12
4C	2/1	16 13 15	
	2/2	0 08 12	
	2/3	0 20 12	15 37 12
	2/4	0 04 08	
	2	0 01 09	
	3	0 02 10	0 02 10
	4	0 07 08	0 07 08
	6	0 08 09	0 08 00

1	2	3	4
8	1 2 3	2 08 08 0 06 00 1 27 08	1 03 12 1 03 12 1 27 08
9	..	1 26 00	1 26 00
10	1 pt. 1 pt. 1 pt.	0 00 12 0 14 00 1 15 00	0 00 12 0 14 00 1 15 00
11	1 2A 2B 2C 3 4 5 6A 6B/1 6B/2 6B/3 6B/3 6B/4 6C 6D 7A 7B 8A 8B 9A 9B	0 31 08 0 07 12 0 22 12 0 05 08 0 04 08 0 29 02 0 02 00 0 00 04 0 13 00 0 08 11 0 00 15 0 13 15 0 04 04 0 07 11 0 07 07 0 01 04 0 00 04 0 01 08 0 04 04 0 02 15 0 03 00	0 03 00 0 02 08 0 04 08 0 03 02 0 02 00 0 35 07 0 01 04 0 00 04 0 01 08 0 04 04 0 02 15 0 03 00
12 pt. 12 pt.	..	0 12 12 0 14 04	1 16 04
13 pt. 13A/1 13A/2 13B 13 pt. 13K	..	0 13 04 0 01 00 0 13 12 0 13 00 0 24 12	0 01 04 0 06 08 0 02 07 0 34 00 0 31 04 0 39 12 0 38 12
14A 14B 15 16 18	..	0 27 04 0 02 07 0 34 00 0 39 12	0 05 04 0 10 08 1 35 12 0 02 12 0 13 12 0 00 12
19	1	0 05 04	0 05 04
20	1 4 5 6 7	0 10 08 1 35 12 0 02 12 0 13 12 0 00 12	0 10 08 1 35 12 0 02 12 0 13 12 0 00 12



भाग एक (को.वि.पु.)-११८

(२६३)

बदर-२५	
५७०२	१२
२००९	

2	3	4	1	2	3	4	1	2	1 24
8	0 03 00	0 03 00					116	1 pt.	1 00
9	0 12 00	0 12 00					117	1 pt.	0 3 3
10	0 02 04	0 02 04						1	1 3 1
11	0 21 00	0 21 00	145		1 04 00			2	
12	0 04 00	0 04 00						3	
	1 12 00	1 12 00						1	1 0 1
	0 03 04	0 03 04	1	1	0 31 12			2	0 0 0
2	0 29 08	0 29 08		2	0 16 00			3	0 0 0
3	0 13 00	0 13 00		3	2 05 04			4 pt.	0 0 0
4	0 02 00	0 02 00		4	0 09 08				
5	0 05 00	0 05 04		5	0 06 12				
6		0 01 08		6pt.	0 02 00				
7		0 01 04		6pt.	0 17 05				
8		0 04 00		6pt.	0 14 08	3 33 06			
1	0 0 00	0 09 00		7	0 18 01	1 33 06			
2	0 13 12	0 13 12		8	0 10 08				
3	0 13 08	0 13 08		9	0 08 08				
4	0 12 04	0 12 04			0 12 00				
5	0 12 00	0 12 00	2	1	1 31 12	1 31 12			
6	0 12 08	0 12 08		2	0 35 12	0 35 12			
7	0 05 00	0 05 00		3	0 04 00	0 04 00			
8	0 09 08	0 09 08		4	1 01 08	1 01 08			
9	0 03 12	0 03 12		5	1 00 08	1 00 08			
10	0 05 04	0 05 04		6	0 34 00	0 34 00			
11	0 01 04	0 01 04							
12	0 02 08	0 02 08	3	1	0 26 00	0 12 04			
13	0 11 00	0 11 00		2	0 18 00	0 18 00			
14	0 05 12	0 05 12		3	1 12 00	0 38 08			
15	0 23 12	0 23 12	4	1A	2 24 00	4 05 08			
16	0 08 00	0 08 00		1B	2 30 00	0 14 00			
17	0 00 12	0 00 12		2	1 19 00	1 14 00			
18	0 01 08	0 01 08	10		11 27 00	9 27 00			
19	0 12 08	0 12 08							
20	0 02 12	0 02 12	105	3	1 32 04	1 32 04			
21	0 16 00	0 16 00		3pt.	0 01 08	0 01 08			
22	0 01 12	0 01 12		4	0 10 00	0 10 00			
23	0 06 12	0 06 12							
24	0 03 08	0 03 08	106	1pt.	0 19 02				
25	0 08 08	0 08 08		1pt.	0 17 02				
26	0 08 12	0 08 12		1pt.	0 16 00				
27	0 30 00	0 30 00		1pt.	0 15 12				
28	0 02 00	0 02 00		1pt.	0 15 12	3 04 04			
29	0 02 00	0 02 00		1pt.	0 15 12				
30	0 03 00	0 03 00		1pt.	0 25 00				
31	0 03 08	0 03 08		1pt.	0 20 04				
32	0 02 00	0 02 00		1 pt.	0 19 04				
33	0 13 00	0 13 00		2	0 10 00				
34	0 04 00	0 04 00	107	1	0 22 12	0 22 12			
35	0 03 00	0 03 00		2	0 14 04	0 14 04			
36	0 12 00	0 12 00		3	1 07 08	1 07 08			
37	0 13 00	0 13 00		4	0 27 00	0 27 00			
38	0 05 00	0 05 00		5	2 16 08	2 16 08			
39	0 05 00	0 05 00	108	1	4 17 08	0 09 04			
40	0 05 00	0 05 00		2 pt.	0 09 04	0 16 08			
41	59 17 01	47 19 05		2 pt.	0 16 08				
Village Bandivali									
	0 24 00	0 24 00							
	0 38 00	0 38 00							
	0 18 00	0 18 00							
	1 09 12	1 09 12							
	3 32 00	2 20 00							
	0 37 04	0 37 04							
	4 19 00	3 09 08							
	0 11 08								
	0 06 14	2 23 15							
	1 01 06								
	1 32 15								
	0 00 07	0 00 07							
	0 00 01	0 00 01							
	0 01 12	0 01 12							
	0 06 06	0 02 05							
	0 01 14								
	0 09 00	0 09 00							
Total ..	16 04 03	12 33 15							



बंदर-२५
५६०२ १३
२००५

महाराष्ट्र शासन राजपत्र, असाधारण, सप्टेंबर १७, १९८२/भा.२६, शके १९०४

133/1/173/1/272

को.वि.पु.]

4	1	2	3	4
	116	1 pt. 1 pt.	1 24 00 1 00 00	0 10 04
	117	1 2 3	0 35 04 1 31 04 0 12 00	0 04 00 1 20 00 0 11 08
	118	1 2 3 4 4 pt	1 15 08 0 15 08 1 34 12 0 14 02 0 14 02	0 12 00 0 15 08 1 34 12 0 14 02 0 14 02
	119	...	0 36 00	0 36 00
	120	1 2 3 4	1 01 04 2 36 08 1 06 08 0 29 00	1 01 04 2 36 08 1 06 08 0 29 00

1	2	3	4
121	..	0 17 00	0 17 00
122	1 2	0 26 00 0 30 00	0 26 00 0 30 00
123	1 2	3 03 04 2 35 12	2 13 12 1 30 00
125	1 2 3 3 p. 4 5 p 5 p	0 20 00 0 20 00 0 26 00 0 26 00 1 00 00 0 18 00 2 26 00	0 20 00 0 20 00 0 15 08 0 25 08 0 18 00 2 26 00
Grand Total	..	110 00 11	95 07 15

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

G. K. JOSHI,
Under Secretary to Government.



शासकीय मध्यवर्ती मुद्रपालय, मुंबई

बंदर-२५
५००२ १४
२००९

मालमत्ता पत्रक

विभाग/मोजे -- बांदीवली

तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

नगर भुमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
२८०/ब			३८७३.०३	क

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शिरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१६/०२/२००९	मा.जिल्हाधीकारी यांचे आदेश व मो.र.न. २७९/२००९ चे लागत न.भु.अ. अंधेरीयांचे दि.१६/०२/२००९ चे आदेशान्वये नभुक्र २८०/ब क्षेत्र ३८७३.०३ चौ. मि. अशी स्वतंत्र मिळकत पत्रिका उघडली. तसेच मूळ मिळकत पत्रिकेवरील खरेदीखताच्या दिनांक १२/१/२००९ व दिनांक २/२/०९ च्या नोंदी जशाच्या तशा दाखल केल्या.	सी/कार्या-३ क/पोवि/ २७/०१/२००९	H मे. कि. टेक	फेरदार क्र. १८३ प्रमाणे नवी - १६/०२/२००९ न.भु.अ.अंधेरी
१२/०१/२००९	मा. सहाय्यक दृष्यम निबंधक अंधेरी क्र. १ मु. उ. जि. यांचे कडाले नोंदणीकृत दस्त र. रु. ९६३८०६७० अन्वये १) श्री हर्षदभाई शहनाभाई पटेल. २) श्री स्नेहलभाई शहनाभाई पटेल. ३) श्री रोहितभाई शहनाभाई पटेल यांनी ३६०१.४८ चौ.मी. क्षेत्र खरेदी दिल्याने खरेदी घेणार यांचे नावाची नोंद केली.	२०२५/२००८ २६/२/२००८	H कि.टेक	फेरदार क्र. १७६ प्रमाणे नवी - १२/०१/२००९ न.भु.अ.अंधेरी
०२/०२/२००९	मा. सहाय्यक दृष्यम निबंधक अंधेरी क्र. १ मु. उ. जि. यांचे कडाले नोंदणीकृत दस्त र. रु. १००००० अन्वये १) श्री हर्षदभाई शहनाभाई पटेल. २) श्री स्नेहलभाई शहनाभाई पटेल. ३) श्री रोहितभाई शहनाभाई पटेल यांनी खरेदी दिल्याने २७९.५५ चौ. मि. क्षेत्र यावर खरेदी घेणार यांचे नावाची नोंद केली.	बदर १/४२१/२००९ दि. १६/१/२००९	H कि. टेक	फेरदार क्र. १७९ प्रमाणे नवी - ०२/०२/२००९ न.भु.अ.अंधेरी

तपासणी करणारा -

खरी नक्कल -

अर्थ स्वीकार १६/२/०९
 बिल १६/२/०९
 बिल १६/२/०९
 बिल १६/२/०९
 बिल १६/२/०९



१२/१/०९

बदर - २५
 ५००२/१५
 ०००९

ANNEXURE-III

MUMBAI METROPOLITAN REGION DEVELOPMENT

**AUTHORITY
FORM 'D'**



This lease made at Mumbai the _____ day of _____
Christian Year Two Thousand Nine (2009)

BETWEEN

**MUMBAI METROPOLITAN REGION DEVELOPMENT
AUTHORITY**, Constituted /established under the Mumbai Metropolitan
Region Development Authority Act, 1974 (Maharashtra Act No. IV of 1975)
and having its office at MMRDA Building, Bandra-Kurla Complex, Bandra
(East), Mumbai 400 051, hereinafter referred to as “the Lessor” (which
expression shall, unless the context dose not admit, include its successor or
successors, and assign) of the One Part :

AND

बंदर - २५	
५००२	१०
२००९	

M/S. KEY TECH, partnership firm, registered under the Indian Partnership Act, having office at 201/A, Vertex Vikas, Sir M. V. Road, Andheri (East), Mumbai-400 069, hereinafter called "the Lessees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners for the time being constituting the said firm, the survivor or survivors of them and the heir, executors and administrators of such last surviving Partner and their assigns) of the One part;

WHEREAS:

- I. The Authority is the Special Planning Authority for Oshiwara District Center (ODC) Notified Area of under the provision of Clause (c) of Sub-Section (1) of Section 40 of Maharashtra Regional & Town Planning Act, 1966.
- II. The Government of Maharashtra at the Authority's request has acquired a piece and parcel of land has transferred the same to the Authority to implement the Planning proposals prepared for a ODC Notified Area which are sanctioned by the Government and are described in the Schedule I hereunder written and more particularly delineated on the copy of a plan annexed hereto and shown thereon by red colour boundary line (hereinafter referred to as "the said land") under the provision of Section 125 and of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as said Act read with final planning proposals for Oshiwara District Center notified area having come into force under the provisions of the Section 40(3) (d) of the said Act.
- III. The Authority is absolutely seized and is otherwise well and sufficiently entitled to dispose of the said land as per the Scheme following part of the sanctioned planning proposals described in a para 6.5.2 and 6.5.3 of the ODC Report and under the MMRDA (Disposal of land) Regulations, 1977 and Authority's Resolutions no. 138 dated 30.11.77 as subsequently modified.



बदल - २५
५००२ ९
२००९

- IV. In the said Planning proposals so approved by the State Government, the said land is designated for development of the District Center Oshiwara as defined in the Regulation 4.2.5 of the Special Development Control Regulations contained in the said Planning Proposals of District Center Oshiwara Notified Area.
- V. The Lessee has paid lease premium of Rs.56,78,824/- (Rupees Fifty Six Lakhs Seventy Eight Thousand Eight Hundred & Twenty Four Only) as per receipt issued by the Authority being the full and final payment of Lease Premium. The Authority has accordingly agreed to grant lease of the said plot of land on the terms and conditions hereinafter appearing.

NOW THIS LEASE WITNESS AS FOLLOWS :

1. Descriptions of the land

In consideration of the premises and of the sum of Rs.56,78,824/- (Rupees Fifty Six Lakhs Seventy Eight Thousand Eight Hundred & Twenty Four Only), paid by the Lessee to the Lessor as premium and of covenants and agreements on the part of Lessee all that piece or parcel of land bearing C.T.S. No.280/B admeasuring approx. 3873.03 Sq. Mtrs (as per City Suburban Records) of village Bandivali, Taluka Andheri in the registration Sub-District and District of Mumbai City and Mumbai Suburban bounded by as follows:-

- On or towards North: by property bearing CTS No. 452 Oshiwara Village
- On or towards South: by property bearing CTS No. 282 of Oshiwara Village and private road
- On or towards West : by property bearing CTS No.280A of Oshiwara Village.
- On or towards East : by Village boundary of Pahadi Goregaon (W)

And delineated on the plan annexed on the annexed hereto and shown thereon by a red colour boundary in together with the building and erection now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenance thereto belonging to the Lessor EXPECT AND RESERVING unto Lessor all



2009

mines and minerals in and under the said land or any part of thereof to HOLD the said land and premises hereinabove expressed to be hereby demised (hereinafter referred to as "the demised premises upto the Lessor for the term of 60 years computed from the date of this Lease Deed subject nevertheless to provision of Mumbai Metropolitan Region Development Authority Act and the Rules and Regulations thereunder.

2. The Lessee hereby agrees to observe and perform the following conditions that is to say :

(a) Submission of plans for approval : That the Lessee shall within three months of the date hereof submit to the Chief, Town and Country Planning Division of the Mumbai Metropolitan Region Development Authority or any other officer duly empowered in this regard (hereinafter referred to as "said officer") for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Lessee to be erected on the said land and the Lessee shall, at his won cost and as often he may be called upon to do so, amend all or any such plans and elevations and if so required, shall produce the same before the Chief, Town & Country Planning Division of the Mumbai Metropolitan Region Development Authority, or the said officer and shall supply him such details, as may be called for, of plans, elevations and specifications shall be finally approved by the Chief, Town & Country Planning division or the Said Officer and signed by him, the lessee shall sign and leave with the said officer three copies thereof and also three signed copies of any further conditions and regulations which may be agreed upon between the Lessee and the said officer.

(b) Fencing during construction : The said plot of land shall be fenced during the construction by the Lessee at his expenses in a manner approved by the Chief, Town and Country Planning Division or the said officer.

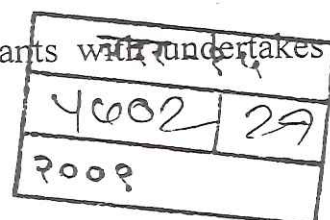
बदर-२५
५००२/२०
२००५

(c) No work to be commenced until plans are approved : No work shall be commenced or carried on which infringes any of the Development Control Regulations for Greater Mumbai, 1991 and Building Regulations and Special Development control Regulations for ODCNA as also Municipal or any other regulations so far as the same are applicable to the said land or to, being the subject of these presents, or until the said plans, elevations sections, specifications and details shall have been so approved as aforesaid and thereafter shall not make any alterations or additions or additions thereto unless such alterations and additions shall have been previously in like manner approved.

(d) Time for commencement and completion of construction work :

That the intending Lessee shall within three months from the receipt of approval of his plans and specification of building or buildings intended to be erected on the said plot of land, commence and within a period of four years from the date of this Lease Deed, at their own expenses and in a substantial and workman like manner and with the sound materials and in compliance with the said Development Control Regulations and building Regulations and all Municipal Rules, bye-laws and Regulations applicable hereto and in strict accordance with the approved plans, elevations, sections, specifications and details, to the satisfaction of the Metropolitan Commissioner and confirming to the building lines marked on the plan or to the annexed , and the Development Control Regulations and Building Regulations, and completely finish fit for occupation a building to be used as buildings with all requisite drains and other proper convenience thereto.

(dd) The intending less covenants with undertakes to the Authority



(i) If the Lessee desires to take the benefit of the built up area for staircases, lifts and passages to be counted free of F.S.I. as per

DCR 35(2) (C) of the Brihanmumbai Development Control rules, 1991 he will have to pay the premium as being charged by the Brihanmumbai Municipal Corporation on the basis of the market rate.

(e) Extension of time stipulated for construction of building or development of land:

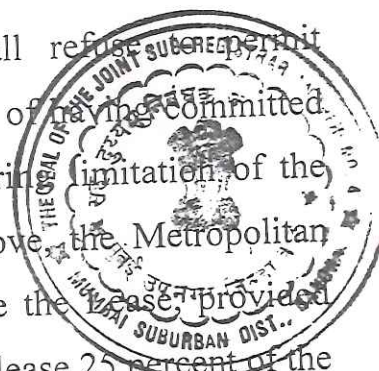
(i) If the Lessee shall not perform and observe the limitations of the time mentioned in clause 2 (d) above for construction of intended building or otherwise development of said plot leased to him for reasons beyond his control, Metropolitan Commissioner may permit extension of time on payment of additional premium at the following rates:

Up to 1 Year, 25 Percent of Lease premium as per Para 12.

Between 1 & 2 Years, 35 Percent of Lease premium as per Para 12.

Beyond 2 & 3 Years, 40 Percent of Lease premium as per Para 12.

(ii) If the Metropolitan Commissioner shall refuse to permit extension of time or shall find the Lessee of having committed breach of any condition or covenant during the limitation of the time mentioned in clause 2(d) hereinabove, the Metropolitan Commissioner may forfeit and determine the case provided that in the event of such determination of lease 25 percent of the premium paid by Lessee to the Lessor shall stand forfeited and the remaining 75 percent of such premium shall be refunded to him; provided further that the power to so determine the Lease shall not be exercised unless and until the Metropolitan Commissioner shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to do so and of specific breach of the covenant or condition in



2008

respect of which forfeiture intended and default shall have been made by the Lessee in remedying such breach within three months from the service of notice on him or the notice being left on the demised premises.

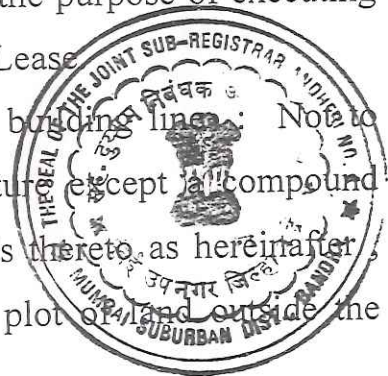
(3) Covenants by the Lessee : The Lessee with intent to bind all persons into whatsoever hand the demise premise may come both hereby covenant with the Lessor as follows :

(a) To pay rates & taxes : To pay all existing and future taxes, rates and assessments, land revenue and outgoings of every description for the time being payable either by landlord or the tenant or by the occupier in respect of the demised premises and anything for the time being thereon. The stamp duty and the registration charges and the other charges payable in connection with the execution of the Deed of Lease shall be borne wholly and exclusively by the Lessee.

(b) Not to excavate : Not to make any excavation on any part of the said plot hereby demised not remove any stone, sand, gravel, slay or earth there is from except for the purpose of forming foundation of building or for the purpose of executing any work pursuant to the terms of this Lease

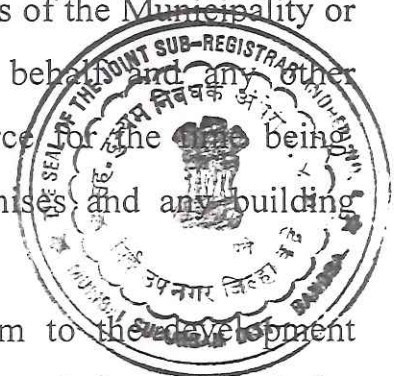
(c) Not to erect beyond the building the building line : Not to erect any building, erection or structure except all compound wall and steps, and necessary adjuncts thereto as hereinafter provided on any portion of the said plot of land and outside the building line shown upon the said plan.

(d) Not to affix or display signboards, advertisements etc. : Not at any time during the continuance of the said term, to affix display or permit to affix or display on or from the demised premises any signboard, sky-sign, neon sign or advertisement without or with illumination or otherwise unless the consent in writing of the Metropolitan Commissioner has been previously obtained thereto.



वदर-१६	
५००२	२३
२००२	

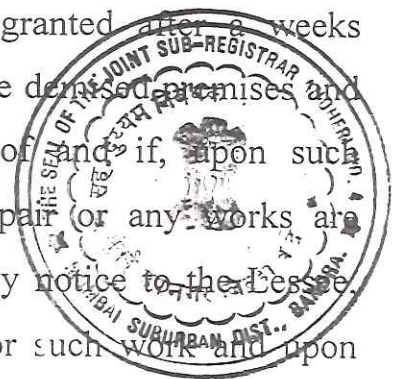
- (e) To build as per agreement : Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said plot of land except in accordance with the Development Control Regulation and Building Regulations and all Municipal Rules, Bye-laws and Regulations applicable hereto.
- (f) Plan to be submitted before building : That no building or erection to be directed or additions to be made hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and be approved in writing by the Chief, Town and Country Planning Division of the Mumbai Metropolitan Region Development Authority of the said Officer.
- (g) To build according to Development Control Regulations and Building Regulations or Municipal Regulations in force from time to time : In the completion of any such building or erection thereof or addition thereto and all time during the continuance of this demise to observe and to confirm to this side development control regulations and building regulations and to all bye-laws, rules and regulations of the Municipality or other body having Authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way the demised premises and any building thereon.
- (h) Sanitation : To observe and confirm to the development control regulations and building regulations all Rules Regulations and Bye-laws of the local Authority concerned, or any other statutory Regulation in any where relating to public health and Sanitation in force for the time being and to provide sufficient latrine accommodation and others sanitary arrangements for the Labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surrounding clean and in good condition to the



2602/28
2008

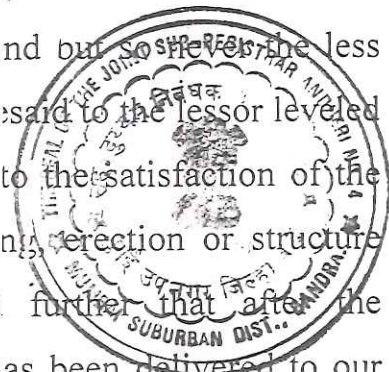
satisfaction of the Metropolitan Commissioner and shall not without the previous consent in writing of the Metropolitan Commissioner permit any labourers or workers to reside upon the demised premises and in the event of such consent being given shall comply jointly with the terms thereof.

- (i) Alteration : That no alteration or additions shall at any time be made to any façade or elevations of any building or erection and standing on the demised premises or architectural features thereof except with the previous approval in writing of the said officer.
- (j) To repair : Throughout the said term of the Lessee expenses well substantial to repair pave cleans and keep in good substantial repairs and conditions (including all usual necessary internal and external painting, colour and white washing) to the satisfaction of the said officer the said building and the premises and drains composed walls and fences thereunto belonging and all fixtures and all additions thereto.
- (k) To enter and inspect : To permit the Metropolitan Commissioner and the Officers, surveyors, workman or others employed by him from time to time and at all reasonable times of the day during the term hereby granted after a weeks previous notice to enter into or upon the demised premises and to inspect the state of repairs thereof and if, upon such inspection it shall appear that any repair or any works are necessary, they or any of them may, by notice to the Lessee, call upon him to execute the repairs or such work and upon failure to do so within a reasonable time the lessor may execute them at the expenses in all respect of the lessee.
- (l) Nuisance : Not to do or permit anything to be done on the demised premises within may be a nuisance, annoyance or disturbance to the owners, occupiers or residence of other premises in the vicinity.



बदर-१५
५००२ १५
२००९

- (m) User : To use the demised premises for the purpose of shopping cum residential of the Lessee only and for no other purpose.
- (n) Indemnity : To indemnify and keep indemnified the lessor against and all claims for damage, which may be costed to any adjoining buildings or other premises in consequence of the erection of the aforesaid works and also against all payments what so ever which during the progress of the work may become payable or be demanded by the Municipality or any local Authority in respect of the said work or of anything done under the Authority herein contained.
- (o) Delivery of possession after expiration : At the expiration or sooner determination of the said terms, quietly to deliver unto the lessor the demised premises and all erections and buildings then standing or being thereon provided always that the lessee shall be at livery if he shall have paid the rent all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said terms to remove and appropriate to himself all buildings, erections and structures and materials from the said plot of land but ~~so that the lessor shall deliver of has aforesaid to the lessor leveled and put in good order and condition to the satisfaction of the lessor all land from which all buildings, erection or structure may have been removed.~~ Provided further that after the possession of the demised premises has been delivered to our obtain by the lessor such building erections, structure shall stand forfeited to the lessor.
- (p) Not to assigned : Not to sell, mortgage, assign, underlet or sublet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Metropolitan Commissioner, consent granted by the Metropolitan Commissioner subject to payment by the lessee of a some equal to 10 percent of the stamp duty



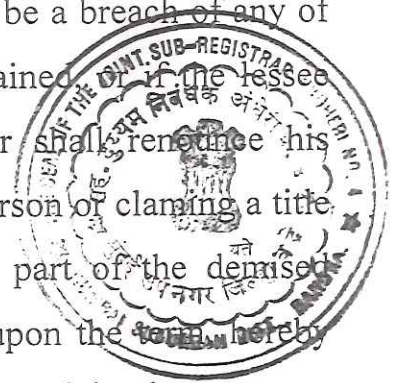
बंदर-३५	
५००२	२६
२००२	

chargeable on instrument of intended transfer under the Bombay stamp Act, 1958 and further subject to such conditions as he may impose in public interest. Provided that nothing shall be payable in case of the first transfer of the demised premises or a part thereof.

(q) Change in status of the Lessee : No change in the proprietary or partnership or a limited or unlimited company or of a registered or unregistered partnership firm to whom the plot is leased shall be recognized without the previous written consent of the Metropolitan Commissioner.

(4) Recovery of Rent as land revenue : If and whenever any part of the premium or the ground rent hereby reserved shall be in arrears, the same may be recovered from the lessee as an area of land revenue under the provision of Mumbai Metropolitan Region Development Authority Act, 1974 or any modification thereof for the time being in force.

(5) Re-entry : If the said rent hereby reserved shall be in arrears for the space of 30 days whether the same shall have being legally demanded or not or if and whenever there shall be a breach of any of the covenants by the lessee herein before contained or if the lessee shall be adjudicated insolvent or bankrupt or shall renounce his corrector as such by setting a title in the third person or claiming a title in himself, the lessor may re-enter upon any part of the demised premises in the name of the whole and there upon the ~~same~~ hereby granted shall absolutely cease and determined and in that case no compensation shall be payable to the lessor on account of the building or improvements built or carried out in the demised premises, or claimed by the lessee on account of the building or improvement built or made. Provided always that expect for non payment of rent as aforesaid, the power of re-entry herein above contained shall not be exercised unless and until the lessor of the Metropolitan Commissioner on behalf of the lessor shall have given to the lessee a notice in writing of his intention to enter and of the specific breaches



बंदर - ३५	
१००२	२००
२०५	

of convenient in respect of which the re-entry is intended to be made and default shall have been made the lessee in remedying such breach or breaches within three months after giving such notice

(6) Summary eviction of persons unauthorisedly occupying the demised land on determination of the lease : If on, determination of lease, any person is found unauthorized occupying or wrongfully in possession of the demised premises, it shall be lawful for the Metropolitan Commissioner to secure summary eviction of such person in accordance with the provisions of the Bombay Metropolitan Region Development Authority Act, 1974 or any modification thereof for the time being in force.

(7) Notice and Demand : Any demand for payment of not requiring to be said soon or given to the lessor shall be sufficiently made of given if sent to the lessee through the post by registered letter addressed to the lessor at the demised premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.

Marginal Note : The Marginal notes do not form part of the lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the lessor and the lessee have here unto set and subscribed their hands and seal this day and year first above written.



THE SCHEDULE OF THE LAND ABOVE REFERRED TO:-

All that piece or parcel of land bearing C.T.S. No.280/B admeasuring approx. 3873.03 Sq. Mtrs (as per city Survey Records) of village Bandivali, Taluka Andheri in the registration Sub-District and District of Mumbai City and Mumbai Suburban bounded by as follows:-

On or towards North: by property bearing CTS No. 452 & 354 of Oshiwara Village
On or towards South: by property bearing CTS No. 282 of Oshiwara Village and private road
On or towards West : by property bearing CTS No.280A of Oshiwara Village.

बंदिवली - २५
१००२ २६
७००९



शपथपत्र व बंधपत्र
(कृपया लागू नसेल ते खोडावे)

मी/आम्हां M/S Kesh Tech /ज.मु.

वय वर्षे, धंदा राहणार
Shiv Kripa, Andheri (E) MOM - 69.

सत्य प्रतिज्ञेवर कथन करतो की,

मीजे Bondhali स.नं. MSNO: 280/B Area: क्षेत्र चौ.मी. हि मिळकत

माझ्या / आमच्या मालकी हक्काची असून सदरचे क्षेत्र पूर्वी लागू असलेल्या नागरी जमिन कमाल धारणा अधिनियम १९७६ नुसार Mumbai Suburban नागरी समुहात येत असल्याने मी/आम्ही नागरी जमिन (कमाल धारणा व विनियमन) अधिनियमांतर्गत कलम (६)१ अन्वये विवरण पत्र सक्षम प्राधिकारी यांचे कडेस दाखल केलेले होते/नव्हते.

नागरी जमिन (कमाल धारणा व विनियमन) अधिनियमांतर्गत अतिरिक्त क्षेत्र विवरणपत्रावर कलम ८(४) नुसार निर्णय होवून 3873.03 चौ.मी. क्षेत्र अनुज्ञेय/अतिरिक्त चौ.मी. क्षेत्र अतिरिक्त घोषित केलेले आहे./सदर जागेवर कोणतेही अतिरिक्त क्षेत्र अतिरिक्त घोषित केले नाही.



प्रस्तुतचे क्षेत्र आता आम्हास विक्री करावयाचे/विकसित करावयाचे असून सदरचे क्षेत्र नागरी जमिन (कमाल धारणा व विनियमन) अधिनियम १९७६ अंतर्गत अनुज्ञेय/अतिरिक्त घोषित क्षेत्रापैकी आहे. या अनुषंगाने मी खालीलप्रमाणे वस्तुस्थिती शपथेवर जाहीर करित आहे.

खालीलप्रमाणे वस्तुस्थिती
सदर - १५
५५०२/२६
२००९

- २ -

Audited Signatory
Banuraj (L) Branch
The North Kankaria G.S.B. Co-op
Bldg. Ltd. Bandra Branch, Zaporza
Sahyadri Sahayans, Kankanagar
Mumbai-400 011
D-5/STP/VIC E 16629205/1290 70
1302

Rupees Three hundred only
48959
16750
R.00005084995-08
JUN 25 2009



पश्चिम रेलवे
WESTERN RAILWAY

एस एन 268 एफ SN 268 F

पहचान पत्र
IDENTITY CARD

N No 010628



स्टेशन की मुहर
Station Stamp. *Bul*
तारीख Date of Issue. *19/9/06*
नाम Name. *Mitesh Bhatt*
आयु Age. *27* लिंग Sex. *M*
हस्ताक्षर के हस्ताक्षर Sig. of Holder *Bhatt*

पहचान पत्र 7 वर्ष तक या उसके खराब हो जाने/कटे-फटे जाने तक, जो भी पहले हो, विधिमान्य होगा। सीजन टिकट के साथ पहचान पत्र भी दिखाया जाना चाहिए, अन्यथा सीजन टिकट विधिमान्य नहीं होगा और यात्री बिना टिकट माना जाएगा।
हे ओल्ड पत्र 7 वर्षा पर्यंत किंवा तत्पूर्वी बिदूष होई पर्यंत / फाटे पर्यंत वैध राहिल: हे ओल्ड पत्र पास, बरोबर न दाखवित्यास पास वैध न मानता पास धारकाला विना तिकिट मानले जाईल.
Identity Card will be valid for 7 years or till such time it gets defaced / mutilated, whichever is earlier.
The Identity Card should be produced along with season ticket otherwise the season ticket will not be valid and the passenger will be treated without ticket.

परम्यु. (किंवा) महालाक्ष्मी

आदेशानुसार By Order
मुख्य वाणिज्य प्रबंधक Chief Commercial Manager
पत्ता Address: *22/ Tolly Stevan, L.I.C.*
(Colony, Borivli (W), Mumbai)
टेल. नं. Tel. No.



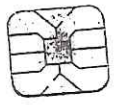
बदर-१५
५००२/३९
२००९



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH02 20080202740 DOI : 16-10-2008
 Valid Till : 15-10-2013 (NT)



AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 16-10-2008



DOB : 24-04-1953 BG :
 Name : MUKESH GANGDEV
 S/D/W of: KANTILAL GANGDEV
 Add : D-204, NIRMAN PALACE,
 JIJAMATA RD., PUMP HOUSE, ANDHERI (E),
 MUMBAI.
 PIN : 400093
 Signature & ID of Issuing Authority: MH02 2008147

Signature/Thumb
 Impression of Holder

खंड - १५	
५५०२	३८
२००९	



KEY TECH

G/B, SHIV CHHAYA CHS. LTD., SIR M. V. ROAD, ANDHERI (EAST), MUMBAI - 400 069.
PHONE: OFFICE : 2682 1767, 2682 1768 • FAX : 2683 3273 • E-mail : nicco@rediffmail.com

Date :

To,
The Commissioner MMRDA,
MMRDA Building,
Bandra Kurla Complex,
Bandra (east),
Mumbai - 400 051.

Sub : Execution of Conveyance & Lease Deed.

Ref. : C.T.S. No. 280/b, Village Bandivali.

Dear Sir,

We undersign are the partners of M/s.Key Tech a Partnership Firm. We are also the owner of above property which is per the rule is to be transferred in your favour thereafter you will grant us a lease.

We all the partners hereby irrevocably authorize & nominate one of the partners i.e. Shri.Minesh Niranjn Shah to sign & execute deed of conveyance in your favour & we also authorize to sign the lease in our faovur.

We do not have any objection for above said partners executing conveyance & lease.

Thanking you.

Yours truly,

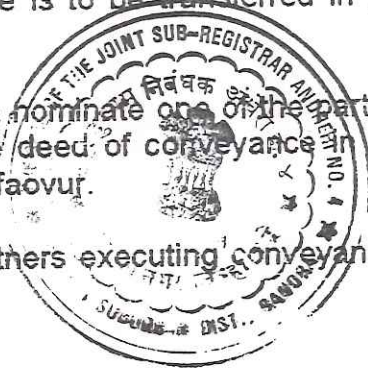
For M/s. KEYTECH,

(Smt. Pooja Chirag Shah)

(Shri. Minesh Niranjn Shah)

(Shri. Kuntal Niranjn Shah)

(Shri. Bhavik Niranjn Shah)



बंदरा-२५
५००२-३३
२००२

On or towards East : by Village boundary of Pahadi Goregaon (W)

Signed and delivered for and on behalf of the
**MUMBAI METROPOLITAN
REGION DEVELOPMENT AUTHORITY**

By the hand of _____

lands Manager

In the Presence of

1)

2)

Signed and delivered by the within named lessee
M/S. KEY TECH by the hand of

Partner

In the presence of

1)

2)



बदर-१५	
२००८	३४
२००९	



25/06/2009

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर15

दस्त क्र 5702/2009

4:24:07 pm

सह दु.नि.का-अंधेरी 4

34/35

दस्त क्रमांक : 5702/2009

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव: मुंबई मेट्रोपॉलिटन रिजन डेव्हलपमेन्ट अथो. तर्फे
डेप्युटी मेट्रोपॉलिटन कमिशनर श्री . अे आर वानखेडे
पत्ता: घर/फ्लॉट नं: एम एम आर डी ए बिल्डींग ,
बांद्रा पू मु 51
गल्ली/रस्ता: -
ई

लिहून घेणार

वय 38

सही



2 नाव: मे /- कि टेक तर्फे भागीदार मिनेश निरंजन
शाह - - -
पत्ता: घर/फ्लॉट नं: 20/अ, व्हरटेक्स विकास , एम
व्ही रोड , अंधेरी पू मु 69
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत

लिहून देणार

वय 28

सही





दस्त गोषवारा भाग - 2

वदर15

दस्त क्रमांक (5702/2009)

313E

दस्त क्र. [वदर15-5702-2009] चा गोषवारा
बाजार मुल्य :1 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :25/06/2009 04:17 PM
निष्पादनाचा दिनांक : 04/05/2009
दस्त हजर करणा-याची सही :

पावती क्र.:5721 दिनांक:25/06/2009
पावतीचे वर्णन
नांव: मुंबई मेट्रोपॉलिटन रिजन डेव्हलपमेंट
अॅथो. तर्फे डेप्युटी मेट्रोपॉलिटन कमिशनर श्री .
अे आर वानखेडे - - -

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

30740: एकूण

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

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 25/06/2009 04:17 PM
शिक्का क्र. 2 ची वेळ : (फी) 25/06/2009 04:23 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 25/06/2009 04:23 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 25/06/2009 04:23 PM

दस्त नोंद केल्याचा दिनांक : 25/06/2009 04:24 PM

ओळख :

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

1) मितेश भट्ट - - - ,घर/प्लॉट नं: मानसी एन्क्लेव्ह आय सी कॉलनी बोरीवली -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) मुकेश गंगदेव - - - ,घर/प्लॉट नं: व्हरटेक्स विकास , एम व्ही रोड , अंधेरी , पू.मु
69

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



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

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण...३...ने माने आहेत.

सह. दुय्यम निबंधक अंधेरी क्र. ४
मुंबई उपनगर जिल्हा

वदर - १५/५७०२/२००९
पुस्तक क्रमांक १ क्रमांक ५७०२...वर
नोंदणी :
दिनांक : 25/6/09

सहदुय्यम निबंधक अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा

