

GODREJ CENTRAL
CHEMBUR, MUMBAI

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पावती

Original/Duplicate

Friday, July 31, 2015

नोंदणी क्र. :39म

6:41 PM

Regn.:39M

पावती क्र.: 11424 दिनांक: 31/07/2015

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल1-8179-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अमोल . चिटणीस

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 4000.00

पृष्ठांची संख्या: 200

DELIVERED

एकूण:

रु. 34000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे

7:00 PM ह्या वेळेस मिळेल.

कुर्ला - १ (२०१५-१६)

बाजार मूल्य: रु.5714000 /-

मोबदला: रु.10843156/-

भरलेले मुद्रांक शुल्क : रु. 542200/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: MH001570340201516S दिनांक: 31/07/2015

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 4000/-

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली

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महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन - 2015

1. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : 25(बी) (डी).
2. सादरकर्त्याचे नाव : ~~असोठ~~ चिठ्ठीस
3. तालुका : कुर्ला
4. गावाचे नाव : चेंबूर
5. नगरभूमापन क्रमांक : 45, 49पार्ट, 54पार्ट, 56पार्ट, 58पार्ट.
6. मुल्यदरविभाग : 98/440
7. मिळकतीचा प्रकार : सदनिका प्रति चौ.मी.दर : 99,600/- चौ.मी.
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 42.80 कारपेट चौ.मी.
9. मजला क्रमांक : 10वा मजला, उच्चाहन सुविधा- आहे.
10. कार पार्किंग : 1 कार पार्किंग स्पेस.
11. बांधकाम वर्ष : नवीन बांधकाम.
12. बांधकामाचा प्रकार : आर.सी.सी.
13. निर्धारित केलेले बाजार मुल्य :



$$42.80 \times 1.2 \times 99600 \times 1.05 = 53,71,229/-$$

$$13.75 \times 99600 \times 25\% = 3,42,375/-$$

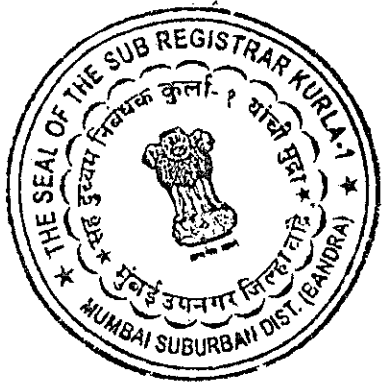
एकूण बाजारमुल्य : रुपये 57,13,604/- i.e. 57,14,000 L

14. दस्तात दर्शविलेला मोबदला : रुपये 1,08,43,156/-
15. देय मुद्रांक शुल्क : रुपये 5,42,200/- भरलेले मुद्रांक शुल्क : रुपये 5,42,200 L
16. देय नोंदणी फी : रुपये 30,000/-

लिपिक :

सह दुय्यम निबंधक :

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GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14040368718663



Bank/Branch: PNB/KHAR (6629)
Txn id : 130615M428550
DtTime : 13-06-2015@12:30:54
ChallanIdNo: 03006172015061350007
District : 7101/MUMBAI

Stationery No: 14040368718663
Print DtTime: 15-06-2015@11:04:53
GRAS GRN : MH001570340201516S
Office Name : IGR197/KRL1_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 5,42,200/- (Rs Five, Four Two, Two Zero Zero only)

RegFee Schm: 0030063301-70/Ordinary Collections IGR
RegFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 1,08,43,156/-
Prop Descr : FLAT NO. 1001, 10TH FLOOR HWING, GODREJ CENTRAL, SAHAKAR NAGARSHELL CO
LONY CHEMBUR, MUMBAI SUBURBAN, Maharashtra

Duty Payer: (DDN-NA) Amol Chitnis
Other Party: (PAN-AAECCG6540Q) GODREJ LANDMARK REDEVELOPERS PVT LTD

Prakash Rao

PRAKASH RAO
(OFFICER)



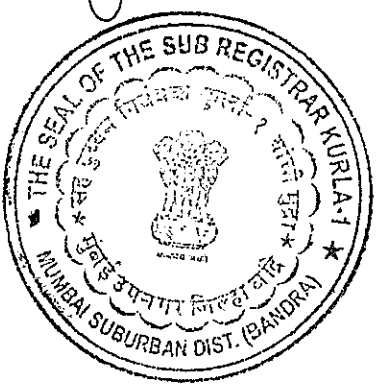
Bank official1 Name & Signature

Spa (V.S. Pai)

Bank official2 Name & Signature

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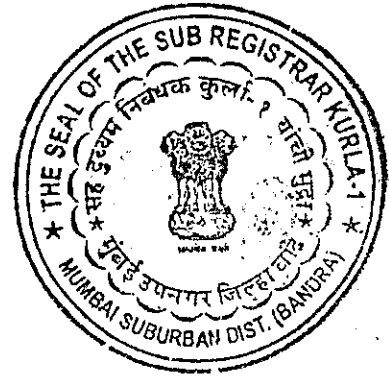


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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (hereinafter referred to as the "Agreement"), made at Mumbai this 31st day of July 2015.

BETWEEN

The Shell Towers Co-operative Housing Society Limited, a Co-operative Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Registration No. MUM/TNAM/HADB/HSG/(TO)/(TC)/13192/Year 2012 – 2013 and having its Society office at 'Shell Colony', Sahakar Nagar - I, Chembur, Mumbai – 400 071 hereinafter referred to as "**Society**", (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PART**;

And

Godrej Landmark Redevelopers Private Limited, (a subsidiary of Godrej Projects Development Private Ltd.), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5th Floor, Godrej One, Pirojshanagar, Vikhroli East, Mumbai – 400 079 and also its office at 201, "C" wing, 2nd Floor, Godrej Coliseum, Near Lokmanya Pan Bazaar, Somaiya Hospital Road, Sion (East), Mumbai 400 022, hereinafter referred to as "**Developer**", (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**;

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And

Mr. ²⁰⁹⁴Amol Chitnis (PAN AGIPC9354K) aged 28 years, Indian Inhabitant/s residing at 201, Suhrud, Datar Colony Road. Bhandup (East). Mumbai – 400042, Maharashtra, India.

OR

MESSRS _____

(PAN NO. _____) a partnership firm registered under the Indian Partnership Act, 1932, and carrying on business at _____

OR

(PAN _____) a company registered under the Indian Companies Act, 1956 having its registered office at _____

hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her heirs, executors, administrators, in case of a firm the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors and assigns) of the

THIRD PART

WHEREAS:

- A. Maharashtra Housing and Area Development Authority ("MHADA") is the owner of large tracts of land bearing CTS Nos. 49 to 58 & 60 admeasuring approximately 11.09 acres equivalent to approximately 44,932 square meters of land, located between the suburbs of Kurla and Chembur at M Ward (West) ("Layout") ANNEXURE I. In the year 1954, MHADA, (then known as Bombay Housing & Area Development Board) constructed 39 buildings for industrial workers, (each building consisting of ground plus two upper floors, two wings and twelve flats). The said 39 buildings were constructed by MHADA as part of a common sanctioned layout with the benefit of certain common amenities and facilities such as roads, playgrounds, recreation grounds, compulsory open spaces, reservations, set-backs. The Layout together with the 39 residential buildings is hereinafter referred to as "Sahakar Nagar-1 Layout".
- B. The allottees/ residents of each of the 39 buildings individually formed and registered a co-operative society under the provisions of the Maharashtra Co-operative Societies Act 1960 ("Societies Act");
- C. In or about the year 1996, by and under 36 registered deeds of sale, MHADA conveyed 36 buildings to the 36 societies (from and out of said 39 Societies) for the consideration and on the terms and conditions specified therein. In or about the same time, by and under 36

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registered lease deeds, MHADA leased to the said 36 societies (from and out of said 39 Societies), the plots on which the respective buildings of the said 36 societies were constructed as well as the land appurtenant and underneath the building as shown in the plan annexed thereto, for a period of ninety-nine years with effect from 1st April, 1980, on the terms and conditions set out therein. There are however, certain areas interspersed throughout the Sahakar Nagar-1 Layout, which have not yet been conveyed by MHADA to any of the said 39 Societies;

- D. On 31st January, 1986, the said 36 societies formed a Federation called Sahakar Nagar Co-op. Housing Societies Union Ltd. ("**Federation**"), for the purposes of maintenance of common areas and facilities;
- E. By and under diverse lease deeds, MHADA had leased portions of the Sahakar Nagar-1 Layout to 21 (twenty one) Co-operative housing societies ("**21 Societies**"). The details of the 21 Societies are set out in the **First Schedule** hereunder written. From the 21 Societies 18 (eighteen) of them have been amalgamated to form the Shell Towers Co-operative Housing Society Limited);
- F. From and out of the 39 Societies, 18 Participating Societies resolved to undertake the joint and common redevelopment under Regulation 33(5) of DCR 1991 and invited offers for redevelopment of their respective Land;
- G. Kamla Landmarc Property Leasing and Finance Private Ltd. ("**Kamla**") submitted its offer dated 12th February, 2010. The said 18 Participating Societies jointly awarded to Kamla the redevelopment of their respective land in their General Body Meeting held on 11th April, 2010 in the presence of officer deputed by the Registrar of Co-operative Societies and a Resolution dated 11th April, 2010 was passed accordingly;
- H. A letter of Intent dated 17th May, 2010 was issued by the Solicitor of the said 18 Participating Societies to Kamla and requested Kamla to accept the said Letter of Intent and deposit Rs.50,00,000/- (Rupees Fifty Lakhs only);
- I. Kamla accepted the said Letter of Intent and deposited Rs.50,00,000/- (Rupees Fifty Lakhs only) with the Solicitors of the said 18 Participating Societies;
- J. In pursuance of the redevelopment of their respective land the said 18 Participating Societies made an application to MHADA and thereupon, MHADA vide its Offer Letter dated 2nd December, 2011 bearing ref. no.CO/MB/Arch/NOC/F-629/7092/2011 ("**MHADA Offer Letter**"), conferred rights to the Society(which was to be then formed) to undertake the redevelopment of the said 18 Participating Societies subject land;
- K. The said 18 Participating Societies entered into a Development Agreement dated 30th December 2011 duly registered with the office of Sub-Registrar of Assurances Kurla-1 bearing registration number BDR-3/822 of 2012, with Kamla as the Developer therein inter alia for undertaking redevelopment of the said 18 Participating Societies Land (hereinafter referred to as "**Subject Land**") on the terms and conditions mutually agreed therein;



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Thereafter, pursuant to the discussions and negotiations between the said Participating Societies, Kamla and Godrej Projects Development Private Ltd. ("GPDPL"), GPDPL agreed to undertake the redevelopment of said 18 Participating Societies Subject Land and accordingly an Agreement dated 18th January, 2012 was executed between Kamla and GPDPL. Under the said Agreement Kamla assigned in favour of GPDPL its Development rights, granted by the said 18 Participating Societies under the Development Agreement dated 30th December 2011;

- M. Pursuant to the discussions and negotiations between the said 18 Participating Societies, Kamla and GPDPL, GPDPL transferred/assigned the development rights granted to it by Kamla under the Agreement dated 18th January, 2012 to its subsidiary Company GLRPL, the Developer herein. The said 18 Participating Societies, Kamla and GLRPL agreed to execute a Tripartite Development Agreement;
- N. Federation has granted it's No objection Certificate ('NOC') dated 22nd January, 2012 for the redevelopment of the said 18 Participating Societies Subject Land and for any other Society of Sahakar Nagar -1 joining the said redevelopment in future;
- O. Prior to the execution of the Tripartite Development Agreement, the said 18 Participating Societies passed General Body Resolution ('GBR') in presence of the officer of the Deputy Registrar, Co-operative Societies approving (1) the redevelopment of their Subject Land by GLRPL and (2) the Tripartite Development Agreement to be executed between the said 18 Participating Societies, Kamla and GLRPL;
- P. Tripartite Development Agreement dated 29th March, 2012 duly registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. BDR-3/3825/2012 ("Tripartite Agreement") was executed between the said 18 Participating Societies (therein referred to as the 'Participating Societies') of the First to the Eighteenth Part, Kamla Landmarc Property Leasing and Finance Private Limited (therein and hereinafter referred to as "Kamla") of the Nineteenth Part and the Developer (therein and herein also referred to as the "Developer") of the Twentieth Part. Simultaneously with the execution of the said Tripartite Agreement, a Power of Attorney dated 29th March, 2012 was executed and duly registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. VDR3-03826-2012 dated 23rd April, 2012;
- Q. Building No.36 namely Chembur Ushakiran Co-operative Housing Society Limited (hereinafter referred to 'Ushakiran Society') of Sahakar Nagar – 1, executed a Redevelopment Agreement dated 26th May, 2008 with Patankar Build Cons Pvt Ltd (hereinafter referred to 'Patankar'), appointing Patankar as Developer and granting the right to redevelop their society land on the terms and conditions agreed therein;
- R. Ushakiran Society and Patankar executed a Deed of Confirmation dated 25th November, 2009 duly registered with the Sub-Registrar of Assurances at Kurla 4 bearing Serial

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No.BDR-14/8430/2009 by which they confirmed and agreed to the terms and conditions of the said Redevelopment Agreement;

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- S. Patankar Build Cons Private Limited changed its name to M. Patankar Build Cons Private Limited and obtained a fresh certificate of incorporation consequent upon change of name issued by the Registrar of Companies dated 23rd December, 2009;
- T. MHADA vide its Offer Letter bearing reference no. CO/MB/Arch/NOC/F-409/2705/2011 dated 6th June, 2011 ("**MHADA Offer Letter**"), conferred rights to the said Ushakiran Society to undertake the redevelopment of their subject land;
- U. Pursuant to the discussions and negotiations between the said Ushakiran Society, Patankar and GLRPL, GLRPL agreed to undertake the redevelopment of said Ushakiran Society's subject land and accordingly an Agreement dated 7th August, 2012 was executed between Patankar and GLRPL. Under the said Agreement Patankar assigned in favour of GLRPL its Development rights, granted by the said Ushakiran Society under the Redevelopment Agreement dated 26th May, 2008;
- V. Tripartite Development Agreement dated 19th November, 2012 registered with the Registrar of Assurances at Serial No. KRL-1/11295 of 2012 was executed between the Chembur Ushakiran Co-operative Housing Society Limited (therein referred to as the 'Society' and hereinafter referred to as "**Ushakiran Society**") of the First Part, M. Patankar Build Cons. Private Limited (therein referred to as 'the Confirming Party') of the Second Part and the Developer herein (therein also referred to as the 'Developer') of the Third Part. Simultaneously with the execution of the said Tripartite Agreement, a Power of Attorney dated 19th November, 2012 was executed and duly registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. KRL1-11296-2012 dated 3rd December, 2013;
- W. Development Agreement dated 11th April, 2013 registered with the Sub-Registrar of Assurances at Serial No. KRL-1/ 3835/2013 was executed between the Chembur Shree Shantadurga Co-operative Housing Society Limited – Building No. 18 (therein referred to as the 'Society' and hereinafter referred to as "**Shree Shantadurga Society**") of the First Part and the Developer herein (therein also referred to as the 'Developer') of the Second Part. Simultaneously with the execution of the said Development Agreement, a Power of Attorney dated 11th April, 2013 was executed and duly registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. KRL1-3836-2013 dated 30th April, 2013;
- X. Development Agreement dated 1st July, 2013 registered with the Sub- Registrar of Assurances at Serial No. KRL-1/7016/2013 was executed between the Sai Tarangini Co-operative Housing Society Limited – Building No.35 (therein referred to as the 'Society' and hereinafter referred to as "**Sai Tarangini Society**") of the First Part, Kamla (therein also referred to as 'Kamla') of the Second Part and the Developer (therein and herein also referred to as the 'Developer') of the Third Part. Simultaneously with the execution of the said Tripartite Agreement, a Power of Attorney dated 1st July, 2013 was executed and duly



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Registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. KRL1-7017-2013 dated 5 August, 2013;		
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Y. The said 18 Participating Societies, the said Ushakiran Society, the said Shree Shantadurga Society and the said Sai Tarangini Society are collectively referred to as '21 Societies'. The names of the said 21 Societies are set out in the First Schedule hereunder written;

Z. The Development Agreements and the Powers of Attorney mentioned in Recitals P, V, W and X above are collectively referred to as "**Development Agreements**" and "**Powers of Attorney**" respectively. By and under the said diverse Development Agreements and the Powers of Attorney executed *inter alia* between the Developer and the 21 Societies in their capacity as lessees of their respective portions of the Sahakar Nagar 1 Layout, the Developer is entitled to develop such portions of Sahakar Nagar 1 Layout (hereinafter referred to as the '**Project Land**'). The Project Land is more particularly described in the Second Schedule hereto and demarcated with **Brown** colour wash in the plan annexed hereto and marked as ANNEXURE II;

AA. The 18 Participating Societies as mentioned in Recital P above have amalgamated themselves into a single Society namely "Shell Towers Co-operative Housing Society Ltd." which is duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/TNA/MHADB/HSG/(TO)/(TC)/13192/Year 2012-2013 dated 20.06.2012 (said 'Society'). The balance 3 Societies viz the said Ushakiran Society, the said Shree Shantadurga Society and the said Sai Tarangini Society ("Balance Three Societies") are in the process of getting amalgamated in the said Society;

BB. Pursuant to the Development Agreements, the Developer is exclusively entitled to the beneficial rights and interests of and to the said Project (defined below) including the right and authority to implement and exploit all of the development rights and other interests held in relation to the free sale building/s comprised in the Project ("Free Sale Buildings") on the Land, by utilizing the Free Sale Component of the Project on the terms and conditions as mentioned therein. The Developer has accordingly entered upon the Project Land to carry out and complete development and construction work thereon as per the terms of the Development Agreements and the sanctioned plans including any modifications and revisions thereto;

CC. In terms of the Development Agreements (defined hereinabove), the Developer has *inter-alia* the

- i. the right and obligation to develop and construct the rehab tenements having an area of approximately 2,36,580 (Two Lakhs Thirty Six Thousand Five Hundred and Eighty) square feet corresponding to approximately 21,986.99 (Twenty - One Thousand Nine Hundred and Eighty - Six point Ninety Nine) square meters carpet area ("**Rehab Component**") to rehabilitate 252 (two hundred fifty - two) members of

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the 21 Societies by constructing new flats ("Rehab Premises"), on a portion of the Sahakar Nagar 1 Layout ("Rehab Land"); and

ii. the right to develop and construct a free sale component having an area of approximately 4,62,583 square feet or such further area as may be sanctioned from time to time which is permissible to be utilised in-site ("Free Sale Component") for the construction of premises ("Free Sale Premises"). The Rehab Land is shown washed in Yellow colour and the land on which Free Sale Buildings are constructed is shown washed with Green colour on the Plan annexed hereto and marked as **ANNEXURE III**. A portion of the Rehab Land shown washed in Pink colour on the plan annexed hereto as **ANNEXURE IV** shall be buildings containing both, Rehab Premises and Free Sale Premises. The Developer will have the right to sell 7(seven) flats (accommodated in Rehab buildings Nos. Wing A, (5 flats) Wing B (1 flat) and Wing G (1 flat) from Rehab Premises on free sale basis as a part of Free Sale Component. It is agreed that the Purchasers of such flats (and also Purchasers of flats in the Building H) shall be entitled to use the parking areas space in the Rehab Component and shall use Amenities and Facilities available in the Free Sale Component.



iii. The development of the Project Land undertaken by the Developer is known as 'Godrej Central' comprising of the proposed buildings and more particularly shown in the layout Plan annexed hereto and marked as **ANNEXURE V** and

(a) 2 (two) residential Components:

- (i) one component consisting of 7 wings (Wing A, Wing B, Wing C, Wing D, Wing E, Wing F, Wing G) with common basement, stilt and approximately fourteen upper floors being constructed for rehabilitation of the existing society members (**Society building**);
- (ii) The other component consists of 10 wings, of which 7 wings (Wing A, Wing B, Wing C, Wing D, Wing E, Wing F, Wing G) are interconnected with two levels of common basement, stilt and approximately sixteen upper floors and of the balance 3 Wings, 2 are stand alone buildings each comprising of approximately one basement, stilt and approximately sixteen upper floors and 1 Wing H attached to the society building and sharing its common basement, has stilt and approximately fourteen upper floors. In addition there is the Developers' sale component comprising of 7 flats in the Society Building. All the above form part of the Developers sale component(**Developers Sale building**)

(b) As a part of this redevelopment Project in terms of NOC bearing Ref. No.CO/REE/NOC/F-629/0191/2014 dated 12th February 2014 by MHADA, the Developer shall hand over to MHADA 4787.18 sq. metres comprised in three buildings being stand alone and comprising of (Plot No 6 consisting of basement, stilt and about 15 upper floors, Plot No 3 and 5 consisting of basement ,stilt and about 11 upper floors) The buildings to be handed over to MHADA shall hereinafter be referred to as the ("**MHADA Buildings**"). The

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same shall be handed over by the Developer as mentioned in the MHADA

It is to be clearly understood that the MHADA buildings shall not form part of GODREJ CENTRAL. The maintenance and upkeep of the same from the date of handing over of possession shall be the responsibility of MHADA.

DD. The Project Land shall be retained as one composite holding by the said Society with the common areas and facilities specifically demarcated for the Society Building and the Developers Sale Building. The costs and maintenance of these facilities will be borne and paid by the respective residents of such buildings or as mentioned in clause CC above. It is however clarified that the residents of MHADA Buildings shall not be entitled to use the common areas and facilities of this Project.

EE. MHADA has executed a Lease Deed dated 14th August, 2013 in favour of Shell Towers Co-operative Housing Society Ltd, the Society herein. Under the said Lease Deed MHADA has leased the said 18 Participating Societies subject land to the said Society for a period commencing from 1/04/1980 and expiring on 31/03/2040 on payment of Lease rent and on the terms and conditions set out therein. Further, the said Lease Deed is renewable for a further period of 30 years on such terms and conditions as MHADA may deem fit. The Balance Three Societies are in the process of amalgamation with the said Society and the same will be leased by MHADA in favour of the said Society.

FF. All the requisite approvals and sanctions for the development of the Sahakar Nagar - I Layout from MHADA, Municipal Corporation of Greater Mumbai ("MCGM") and all other relevant statutory authorities is duly obtained by the Developer. The Copy of Intimation of Disapprovals ("IOD") and Copy of Commencement Certificate for Developers Sale Buildings and Rehab Buildings are attached hereto and marked as ANNEXURE VI (Colly).

GG. Pursuant to the said Development Agreements, the Developer has commenced construction on the Project Land;

HH. While sanctioning the Plans for the Project, MHADA, local authorities and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the said Project Land and constructing Society Buildings/ Developers sale Building thereat and upon due observance and performance of which only the Occupation and/or Building Completion Certificate in respect of the said Society Buildings/ Developers sale Building and structures shall be granted by the concerned local authority of which the Purchaser is aware;

II. The Developer has engaged the services of Architects Messrs. Aakaar Architects & Consultants and Messrs P.G.Patki Architects (hereinafter referred to as the "Architects") and has appointed Messrs. H.M.Raje Structural Consultants Private Limited as Structural Engineers (hereinafter referred to as the "Structural Engineers") for the preparation of the structural design and drawings of the Project Godrej Central (defined herein below) to be developed on the Project Land;

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written (hereinafter referred to as 'Sale Consideration') subject to the Purchaser executing this Agreement on the terms conditions and covenants specified herein;

NN. Prior to or simultaneously with the execution of this Agreement, the Purchaser has paid to the Developer the sums of money mentioned in item No. (ii) of the **Fifth Schedule** hereunder written being the earnest money for purchase of the said Flat (the payment and receipt whereof the Developer doth hereby admit and acknowledge) and the Purchaser has agreed to pay to the Developer the balance Consideration in the manner as mentioned in succeeding Items of the **Fifth Schedule** hereunder written;

OO. Under Section 4 of the Maharashtra Ownership Flats Act, the Owner and the Developer are required to execute a written Agreement for sale in respect of the said Flat being in fact these presents which requires to be registered as per the provisions of the Indian Registration Act, 1908. This Agreement shall always be subject to the provisions of MOFA and the Rules made there under and/or any other applicable law as may be notified;

PP. The Parties hereto are desirous of recording the terms and conditions on which the Developer has agreed to sell the said Flat to the Purchaser and the Purchaser has agreed to purchase in the manner hereinafter appearing.

QQ. In the foregoing recitals, and agreement hereafter, the term Purchaser shall include Purchaser(s) of the flats hereby agreed to be sold and shall include firm and corporation and shall also include the plural and the feminine gender of the term Purchaser;

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

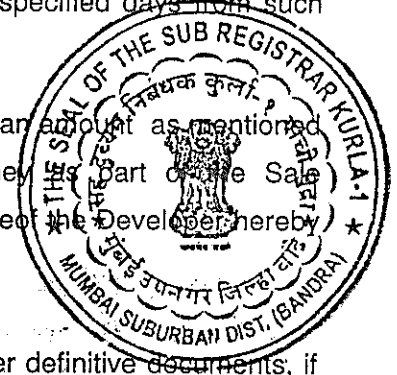
1. The Recitals, Annexure and Schedule in and to this Agreement shall form an integral and operative part of this Agreement and in the interpretation of this Agreement and in all matters relating to the development of said Project Land, as if the same were set out and incorporated verbatim in the operative part and are to be interpreted, construed and read accordingly.

2. The Developer has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Developer on ownership basis, a flat bearing No. 1001 admeasuring approx. 42.80 square meters carpet area (i.e. 460.70 square feet approx.) on 10th Floor of the H Wing of the said buildings (hereinafter referred to as "said Flat" and the said Flat is shown in Red hatched lines on the Floor Plan annexed hereto and marked as ANNEXURE VIII) with such amenities as mentioned in the **Fourth Schedule** hereto for a total lumpsum consideration as specified in Item No(i) of **Fifth Schedule** (hereinafter referred to as the "Sale Consideration") subject to the Purchaser executing this Agreement and on the terms conditions and covenants specified herein. The said Flat is more particularly described in the **Third Schedule** hereunder written. The Consideration is inclusive of proportionate price of the common areas and amenities to the said Flat, the nature extent and description of which is more particularly described in the **Fourth Schedule** and is exclusive of any levies or taxes. All taxes (whether

currently applicable/payable or which may become applicable/payable in future) including but not limited to Service Tax, Value Added Tax (VAT) and Local Body Tax (LBT) and TDS shall be paid by the Purchaser alone and the Developer shall not be liable, responsible and/or required to bear and/or pay the same or any part thereof. All payments shall be made by way of demand drafts/ pay orders/ cheques/ RTGS/ ECS/ NEFT, or any other instrument drawn in favour of Godrej Landmark Redevelopers Private Ltd., (hereinafter referred to as the 'Designated Account'). In case of any financing arrangement entered by the Purchaser with any bank or financial institution with respect to the purchase of the said Flat, the Purchaser undertakes to direct such bank or financial institution to ensure that such bank or financial institution does disburse/pay all such consideration amounts due and payable to the Developer through an account payee cheque/demand draft drawn in favour the Designated Account. The Purchaser shall deduct tax at source ('TDS') from the Consideration, and shall pay the tax deducted to the government and deliver the relevant TDS certificate relating to each payment as per the provisions of the Income-tax Act, 1961 to the Developer within the specified days from such deduction of tax.

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Before the execution of this Agreement, the Purchaser has paid an amount as mentioned in item No (ii) of the Fifth Schedule being earnest money as part of the Sale Consideration for the purchase of the said Flat (the receipt whereof the Developer hereby admit and acknowledge).



After executing and registering the Agreement for Sale and other definitive documents, if any, and upon payment of the entire Sale Consideration, Total Estimated Other Charges, Taxes and other duties and levies (statutory and contractual) applicable from time to time not limited to Service tax, VAT, LBT, TDS, local taxes, water and electricity meter charges, insurance, duties, cess, legal costs and such other levies/charges applicable on other facilities including fire safety measures or outgoings of any kind and/or any other charges paid/payable to relevant governmental authorities in relation to the said flat, you will be entitled to the said Flat and exclusive amenities, if any, attached to the said Flat.

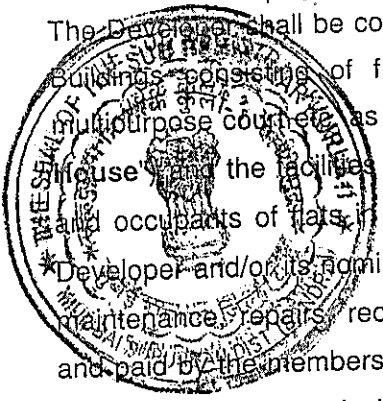
By virtue of the Purchaser agreeing to purchase the said Flat, he/she/it agree for the provisional earmarking (for no consideration) the use of **One** car parking space ("the said Car Parking Space") being either surface car park (**No**), dependent mechanical car park (**No**), independent mechanical car park (**Yes**) which are located in the basement level 2 (**No**) basement level 1 (**Yes**) still level (**No**) of the building till such time the society finally allocates the car parking spaces and the use of the same will be subject to the bye-laws rules and regulations of the Society ("the said Car Parking Space").

The Purchaser shall pay and discharge the balance of the Sale Consideration towards the said Flat to be acquired by him/her/them/itself in instalments, specified in the succeeding items of the Fifth Schedule within 15 (fifteen) days of receipt of system generated payment invoice/demand notice in writing from the Developer. All instalments payable shall be made on due dates without fail and without any delay or default, time for payment of each of the instalments being the essence of contract. The payments to be made are on the basis of the phase wise completion status of the said Buildings and not on the

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completion status of each individual flat. Intimation forwarded by the Developer to the Purchaser that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Purchaser and the Purchaser agrees not to dispute the same in any manner.

5. At the time of taking possession of the said flat and in any event within 15(fifteen) days of the written notice referred to hereinabove, the Purchaser will keep deposited with the Developer or pay to the Developer, the Purchasers' share of all estimated cost charges and expenses towards other charges ("Total Estimated Other Charges") by way of cheque/ demand draft/ RTGS/ NEFT as specified in the Sixth Schedule hereto.
6. It is further clarified that the list of Estimated Other Charges as specified in the Sixth Schedule is only indicative and not exhaustive and the Purchaser agrees to pay to the Developer, such other charges/amounts or such increase in the abovementioned Estimated other charges/amounts as the Developer may indicate.
7. The Developer shall be constructing a club-house in the podium/ ground floor of the said Buildings consisting of facilities such as health-club, gymnasium, games room, multipurpose courts, as may be permissible in law (hereinafter referred to as the "Club House") and the facilities of the Club House shall be made available for the purchasers and occupants of flats in the said Buildings. The Club-House will be managed by the Developer and/or its nominee/s and/or contractor and all costs, charges and expenses of maintenance, repairs, reconstruction, renovation, payment of outgoings shall be borne and paid by the members of the Club-House proportionately, irrespective of whether any such member may not utilize and enjoy the benefits of the Club-House. The Purchaser shall, on or before delivery of possession of the said Flat, pay to the Developer a sum as mentioned in item 4 of Sixth Schedule hereto being the Purchaser's proportionate share of non-refundable Club House Development Charges and thereafter regularly pay such contribution, in advance, towards Club House utility and maintenance charges (without any deduction) as may be determined and called upon by the Developer. The Purchaser shall abide by such rules and regulations as may from time to time be framed by the Developer for the use and management of the Club House (including proportionate running and maintenance charges). The Purchaser undertakes to pay to the Developer regularly, the provisional monthly contribution towards the club-house utility and maintenance charges or such other amounts as will be communicated from time to time by the Developer to the Purchaser in writing at a later date towards the same and such payments shall be promptly made in advance to the Developer. If the amount of such contribution fixed by the Developer is found to be short, the Purchaser shall pay to the Developer, on demand, such revised amount as may be fixed by the Developer.
8. The Developer shall maintain a separate account in respect of the sums received by the Developer from the flat purchasers as advance or deposit, sums received on account of the share capital of the Society or towards the outgoings, and shall utilize the amounts only for the purposes for which they have been received.



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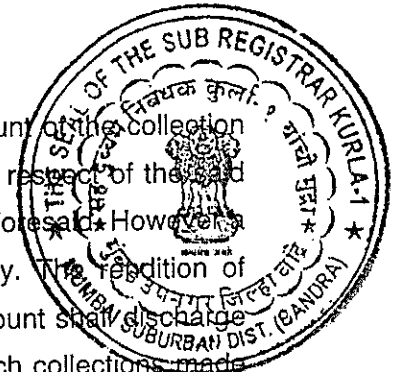
9. The Developer shall utilize and adjust the sums of money paid by the Purchaser as mentioned in Item No. 2 of **Sixth Schedule** hereto for meeting all legal costs, charges and expenses, including professional costs of the Advocates and Solicitors of the Developer in connection with formation and registration of the Organization (of the purchasers of flats in the said Building) preparing their constitution, Rules Regulations and Bye-laws and Declaration (and Bye-laws) to be made by the Society and the Developer in favour of the Purchaser (as the case may be) and the cost of preparing and engrossing this Agreement and the costs of the Deed of Conveyance and/or other documents to be executed by the Owner, Society and the Developer in favour of the Organization. In respect of the above, the Developer shall not be required to give details of these expenses.

10. The Developer shall not render to the Purchaser any separate account of the collection made from him/it towards the outgoings and/or expenses incurred in respect of the said Flat and/or towards Club-House utility and maintenance charges as aforesaid. However, a consolidated audited account shall be shared with the said Society. The condition of consolidated account to the said Society and settlement of such account shall discharge the Developer of its responsibility to refund excess, if any, out of such collections made from one or more of the flat purchasers and/or recovering deficit, if any, from one or more of them, the flat purchasers as members of the said Society shall make up among themselves their respective accounts. The Purchaser shall not make any grievance or take any objection whatsoever to the consolidation of all receipt and expenses in respect of the different flats in the said Building as aforesaid.

11. The Purchaser agrees to pay (by cheque/demand draft/pay order or any other instrument in the same name as provided in clause 2 above) to the Developer along with interest for delayed payments at 15% (fifteen per cent) per annum on all the amounts which become due or payable by the Purchaser to the Developer under clause 4 above and under the other provisions of this Agreement from the date any amount is due or payable by the Purchaser until actual payment. This shall be without prejudice to the other rights and remedies of the Developer.

12. The Purchaser shall promptly pay all amounts agreed pursuant to this Agreement and shall observe and perform the terms, conditions, provisions and covenants contained in this Agreement and on the part of the Purchaser to be observed and performed. It is specifically agreed undertaken and covenanted by the Purchaser that all defaults, breaches and/or non-compliance of any of the terms and conditions of this Agreement, including but not limited to the defaults specified below shall be deemed to be events of default liable for consequences stipulated in this Agreement ("**Event of Default**") :-

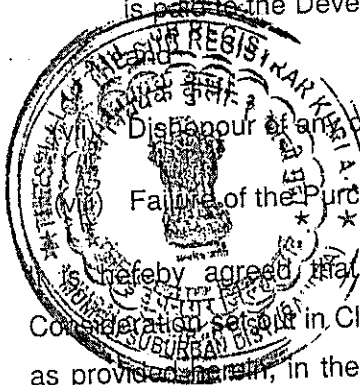
- (i) Failure or incapacity on the part of the Purchaser to make payments within the time as stipulated in this Agreement for any reasons whatsoever, including but not limited to, instalments of the amounts and the proportionate share of rates, taxes, cesses, assessments, betterment charges, development charges levied or



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imposed by concerned local or government body or authority and all other outgoings charges and deposits etc.;

- (ii) Failure or incapacity on the part of the Purchaser to pay the appropriate stamp duty and to execute and register the Agreement in relation to the said Flat as and when called upon by the Developer;
- (iii) Failure or incapacity on the part of the Purchaser to take possession of the said Flat within the time stipulated by the Developer in its notice;
- (iv) Failure on the part of the Purchaser as and when called upon by the Developer, to become a member of the said Society as herein provided;
- (v) Failure or incapacity on the part of the Purchaser to perform and observe any or all of the Purchaser's obligations as set forth in this Agreement;
- (vi) Assignment of this Agreement by the Purchaser before the entire Consideration is paid to the Developer, without obtaining prior written consent of the Developer;



Dispanour of any cheque/s given by the Purchaser for any reason whatsoever.

Failure of the Purchaser to pay the TDS;

13. It is hereby agreed that the time for payment of each of the Instalments of the Consideration set out in Clause 4 and 5 above shall be the essence of the contract. Save as provided herein, in the event of happening or occurring of an Event of Default, the Developer shall, without prejudice to the other rights the Developer may have against the Purchaser either under this Agreement or in law or otherwise, be entitled (but shall not be obliged to) at their own option to terminate this Agreement **PROVIDED ALWAYS THAT** the power of termination contained herein shall be exercised by the Developer only after the Developer has given to the Purchaser notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the Agreement and a period of 15 (fifteen) days to cure the same. In case of the failure of the Purchaser to rectify and/or remedy the breach within the cure period then the Developer shall be entitled to terminate this Agreement without any further notices.

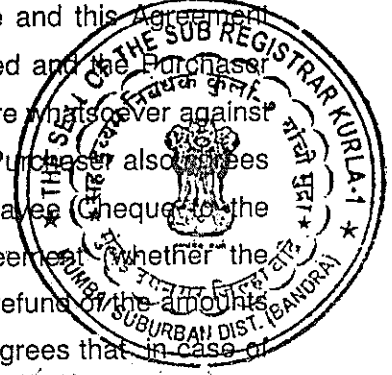
14. Upon termination of this Agreement as stated above, without prejudice to the other rights and remedies of the Developer in law and under this Agreement, all the rights of the Purchaser under this Agreement and/or in respect of the said Flat shall stand extinguished and the Developer shall be entitled to (i) deal with, resell and/or dispose of the said Flat in the manner as the Developer may deem fit and proper without any reference or recourse to the Purchaser; and (ii) the Developer shall be entitled to forfeit a sum equivalent to 20% (twenty percent) of the Sale Consideration of the said Flat being the earnest money as mentioned in Item No.(ii)of the Fifth Schedule hereunder written and any other amounts due and payable by the Purchaser including interest on outstanding payments, applicable taxes, cesses or other outgoings which may fall due as on the date of termination out of all amounts till then paid by the Purchaser under this

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Agreement and refund without interest to the Purchaser, the balance amount, (excluding any amount of interest paid or payable by the Purchaser for late payment of instalments). The Purchaser shall not claim any interest upon such amount/s so refunded upon such termination of this Agreement. In the alternative, upon termination of this Agreement as aforesaid, the Developer shall be entitled to appropriate all amounts till then paid by the Purchaser and claim and recover from the Purchaser the loss or damages suffered by the Developer for breach of contract by the Purchaser. The Purchaser agrees that upon termination of this Agreement as aforesaid, the Developer shall be released and discharged of any and all liabilities and obligations under this Agreement and the Purchaser hereby irrevocably authorizes the Developer to dispose off and sell the said Flat to such person or persons at such price and on such terms and conditions as the Developer may deem and think fit in its absolute discretion and the Purchaser shall not be entitled to raise any objection to the same and this Agreement (and related documents, if any) shall be deemed to stand cancelled and the Purchaser shall cease to have any right title interest claim demand of any nature whatsoever against the said Flat or any part thereof and/or against the Developer. The Purchaser also agrees that the payment and delivery of the said refund by Account Payee Cheque to the Purchaser at the address given by the Purchaser in this Agreement (whether the Purchaser encashes the cheque/s or not) shall be deemed to be a refund of the amount/s so required to be refunded by the Developer. The Purchaser also agrees that in case of any financing arrangement entered by the Purchaser with any bank or financial institution with respect to the purchase of the said Flat, the said refund shall be subject to the Purchaser obtaining a 'No Claim Certificate' in favour of the Developer from such bank or financial institution. If the Purchaser fails to obtain such 'No Claim Certificate' as aforesaid then in such an eventuality, the Developer shall not make any such refund to the Purchaser and shall be entitled to make such refund to such bank or financial institution on receipt of written demand and proper documentation showing existence of a valid contract between such bank or financial institution and the Purchaser and the default committed by Purchaser on such bank or financial institution in repayment. The Purchaser agrees that the Developer on verifying such written demand and proper documentation as aforesaid and being satisfied thereof shall be entitled without their consent to make such refund to such bank or financial institution and the Purchaser will not raise any objection/claim thereto against the Developer in any court of law and before any Forum.



- The Purchaser hereby agrees that after this Agreement is executed and registered and after the said Flat is offered for possession by the Developer to the Purchaser (irrespective of whether possession of the said Flat is actually taken or not by the Purchaser) if the Purchaser commits default in payment of any amount due or payable by the Purchaser to the Developer under this Agreement and/or fails to respond to the notice/s in writing sent by the Developer, the Developer shall be entitled after giving 15 (fifteen) days prior notice (in writing) to the Purchaser to unilaterally cancel this Agreement and forfeit 20% (twenty percent) of the Sale Consideration of the said Flat being the earnest money as mentioned in Item No.(ii) of the **Fifth Schedule** hereunder written and any other amounts due and payable by the Purchaser, including interest on

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outstanding payments, applicable taxes, cesses or other outgoings which may fall due as on the date of termination and refund the balance without interest as aforesaid and after deducting there from the amount of stamp duty and registration charges paid by the Developer on the Deed of Cancellation and the Purchaser shall not be entitled to claim and receive from the Developer the amount of stamp duty and the registration charges paid by the Purchaser on this Agreement which stands cancelled. Upon cancellation of this Agreement as aforesaid, the Developer shall be at liberty to dispose of and sell the said Flat as the Developer deems fit and proper to any person or party and at such price and on such terms and conditions as it may in its absolute discretion think fit without any reference or recourse or notice whatsoever to the Purchaser and the Purchaser shall cease to have any right title interest claim demand of any nature whatsoever against the said Flat or any part thereof and/or against the Developer.

16. In addition to the said Flat, there are certain common areas and facilities more particularly described in the **Fourth Schedule** annexed and marked hereto. The usage of the same shall be common. The proportionate share attributed to the said Flat will be determined on the completion of the Building. The Developer has agreed to sell to the Purchaser and the Purchaser has agreed to acquire from the Developer the said Flat on the basis of the carpet area only and the Sale Consideration agreed to be paid by the Purchaser to the Developer is agreed on the basis of the carpet area of the said Flat. The Purchaser hereby agrees that the usage of the said common areas shall be common to the residents of the Developers Sale Buildings only, and the cost of maintenance of these common areas will be shared only by the flat purchasers from the Developers Sale Building which also includes building H and the 7 (seven) flats within the Rehab buildings (society building). Other than these costs of maintenance all other costs will be shared by the purchasers of flat from Developers Sale Building / free sale component and the occupants of flats from Society building/Rehab component as part of said society expenses on a monthly/yearly basis.

17. The carpet area of the said Flat is approximate and there may be a variation of upto 2% without compensation, due to design and construction exigencies as well as amendment /modification to the plans and/or as may be required due to approval of plans and the Sale Consideration shall stand adjusted accordingly. The Purchaser shall have no objection to the said amendment /modification and has accorded his/her/their irrevocable consent to the same.

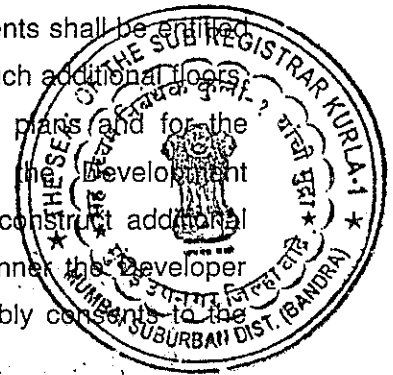
18. It is specifically agreed between the Parties that –

18.1 the entire increased, additional, future and extra F.S.I. before obtaining the occupation certificate for all the buildings to be constructed on the Project Land which may be (i) purchased from the third parties and/ or the authorities by payment of premium or price (ii) due to a change of law and policy (iii) purchase of TDR (if any) and/or (iv) floating FSI which may be acquired by the Developer, shall be utilised by the Developer in the manner as stated in the said Development Agreements.

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Sale Building /Free Sale		

18.2 the Purchaser has accorded his / her / their / its irrevocable consent to the Developer to make any variations, alterations, amendments or deletions to or in the scheme of development of the Developers Sale Building /Free Sale Component and layout plans and/or building plans and/or floor plans relating thereto, to relocate/realign service and utility connections and lines, open spaces, pumps, underground tanks, parking spaces, recreation areas and all or any other areas, amenities and facilities, including its dimensions as the Developer may deem fit and/or to the sanctioned plans (from time to time) before the occupation certificate for all the buildings to be constructed on the Project Land is obtained.

18.3 If the Floor Space Index, by whatever name or form is increased (a) in respect of the Project Land and/or additional construction (i.e. more than what is envisaged at present) is possible on the Free Sale Land (b) on account of TDR (or in any other similar manner) available for being utilized or otherwise, then in such event, the Developer in accordance with the Development Agreements shall be entitled to make additions, alterations to the plans for constructing such additional floors, wing/s, building/s, structures as per the revised building/s plans and for the aforesaid purpose the Developer in accordance with the Development Agreement shall always have the right and be entitled to construct additional floors, make alterations and deal with the same in the manner the Developer deems fit and proper and the Purchaser expressly irrevocably consents to the same.



18.4 The Purchaser's consent as stated above shall be considered to be the Purchaser's consent contemplated by Section 7 (1) (i) &(ii) of MOFA and the other provisions of MOFA and in accordance with the provisions of the Maharashtra Regional Town Planning Act, 1966 and the DCR framed therein.

18.5 The Purchaser is aware as recited in Recital AA above that out of the 21 Societies, the said 18 Participating Societies have amalgamated themselves into a single Society namely "Shell Towers Co-operative Housing Society Ltd." which is duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/TNA/MHADB/HSG/(TO)/(TC)/13192/Year 2012-2013 dated 20.06.2012.

Out of the balance 3 Societies viz the said Ushakiran Society have by and under Order dated 28th August, 2014 passed by the Registrar, Co-operative Society, MHADA, the Ushakiran Society was permitted to merge with the Society .

The Shantadurga Society and the Sai Tarangini Society have by and under a preliminary order dated 28th August 2014 passed by the Deputy Registrar, Co-operative Society, MHADA, the Shantadurga Society and the Sai Tarangini Society have been permitted to merge with the said Society in the manner and subject to the terms and conditions as stated therein. The Purchaser has accorded his / her / their / its irrevocable consent to the Developer and the Society herein for the said amalgamation.

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The rights retained by the Developer under this Agreement in terms of exploitation of the present and future development rights with respect to the Developers Sale Buildings/Free Sale Component in accordance with the Development Agreements shall continue even though the Lease Deed in favour of the said Society is already executed and the same shall be reserved therein in terms of a covenant and undertaking of the said Society to the Developer.

19. The Developer shall construct and complete the Building in accordance with approvals, plans, designs and specifications sanctioned by MCGM and/or any other relevant authority with such variations, additions, alterations and/or modifications as the Developer may consider necessary (from time to time) or expedient or as may be required by any public or local bodies or authorities or government or due to planning constraints or otherwise to be made.
20. The Developer shall 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 plans or thereafter and shall before handing over possession of the said Flat to the Purchaser, obtain from the concerned local authority necessary approvals in respect of the said Flat.
21. The said Flat shall contain Fixtures Fittings and Amenities as per the particulars given in Annexure IX hereto.
22. Without prejudice to the rights of the Developer herein (including the right to terminate this Agreement) in case the Purchaser commits default in payment of any of the amounts due and payable by the Purchaser to the Developer under this Agreement, the Purchaser shall pay interest thereon to the Developer at the rate of 15% (Fifteen per cent) per annum from the date when the payment is due and payable until payment and realization thereof.
23. The Purchaser confirms and acknowledges that the Purchaser has been apprised and made aware and the Purchaser has agreed that:
- 23.1 The development and construction of the residential Building on the Developers Sale components under the Regulation 33(5) of the Development Control Regulations of Greater Mumbai, 1991.
- 23.2 The development of the Project Land and the construction of the said Buildings thereon shall happen in a phased manner which shall take substantial time for completion. In course of such development, the Developer shall be entitled to amend the existing layout plans, building plans and / or floor plans (including increase / decrease of floor levels) as may be desired by the Developer from time to time without the consent or concurrence of the Purchaser.

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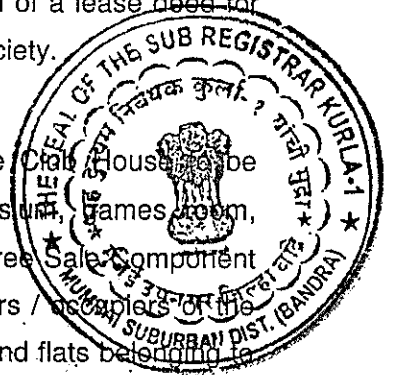
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23.3 The Developer shall be entitled to amalgamate the schemes in respect of the adjoining lands with the development scheme of the said Project Land and/or the Developers Sale Component after obtaining the consent from the Society;

23.4 The Purchaser together with the other purchasers of the Developers Sale Buildings shall become members of the Society by completing the necessary formalities for admitting them as members and pay Rs 20,000/-towards the Society corpus Fund as mentioned in the Sixth Schedule.

23.5 The Developer has caused the execution of Lease Deed by MHADA in favour of the Society leasing the said 18 Participating Societies' subject land, as recited in Recital EE above. The Developer shall cause the execution of a lease deed for Balance Three Societies by MHADA in favour of the said Society.

23.6 It is agreed and acknowledged by the Purchaser that the Club House to be constructed and other amenities like Health-club, gymnasium, games room, multipurpose court. etc. on the Developers Sale Buildings/Free Sale Component shall be for the exclusive use of all the residents/ purchasers / occupants of the said Flat as may be comprised in the Free Sale Building/s and flats belonging to the Developers sale component but located in the Society Building and the same shall not be commercially exploited, and shall be solely used for the approved purpose only.



24. The rights of the Developer with respect to the Developers Sale Buildings/Free Sale Component and/or the Project Land, are as stated herein below:-

24.1 It is expressly agreed that the right of the Purchaser under this Agreement is only restricted to the said Flat agreed to be sold by the Developer to the Purchaser subject to payment of all the amounts stipulated herein and all other premises/flats shall be the sole property of the Developer and they shall be entitled to sell, transfer and/or deal with and dispose of the same without any reference or recourse or consent or concurrence from the Purchaser/s in any manner whatsoever in the manner as stated in the Development Agreements.

24.2 The Purchaser shall not let, sub-let, transfer, charge, assign or part with the Purchaser interest or benefit under this Agreement or part with the possession of the said Flat unless (i) prior written consent of the Developer is obtained (ii) paid at least 50% of the Sale consideration due and payable in respect of the Flat, (iii) a period of 1½ years from the date of Commencement Certificate has elapsed and whichever of (ii) and (iii) is later, (iv) have executed and registered the Agreement for Sale and (v) not in default of obligations at any point in time. Further, the Developer reserves the right to allow such transfer at its sole discretion on payment of transfer charges of Rs 400/- (Rupees Four Hundred

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 only) per sq. ft plus taxes as may be applicable on the carpet area of the said flat.
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The Purchaser shall be entitled to mortgage the said Flat in favour of any bank or financial institution for the purpose of securing loan to acquire the said Flat after the Purchaser intimates in writing to the Developer and obtains prior written consent in that behalf from the Developer.

24.4 The terraces above the topmost floors of all the buildings on the Project Land shall belong to the said Society.

24.5 If there is any open area or terrace / balcony attached to or adjacent to any flat/premises, the same shall be for the exclusive benefit of the premises/flats to which such open area or terrace/s or balcony/ies is/are attached. The Developer is entitled to provide for 'pocket terraces' attached to any flat or other premises and such pocket terraces shall belong exclusively to the owners / occupants of the flat or other premises.

24.6 After taking the approval of the said Society, the Developer shall be entitled to install signage on the Project Land or any part thereof including the terrace. The said signages may be illuminated or comprising of neon sign(s) and for that purpose the Developer is fully authorized to allow temporary or permanent construction for installation on Project Land and/ or on the exterior of the Building constructed on the Project Land

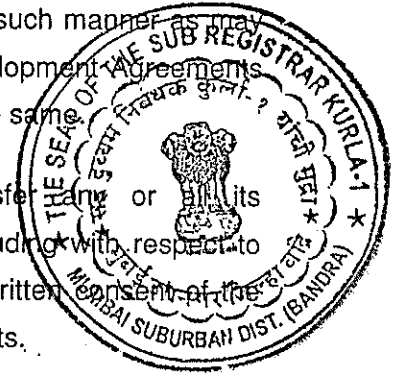
24.7 The Developer shall be entitled to install its logo in one or more places in or upon the said Buildings constructed on the Project Land and the Developer reserves to itself full and free right of way and means and access to such place or places for the purpose of maintaining, painting or changing the logo of the Developer.

24.8 The common areas and amenities to be provided as stated herein is a provisional one. The Developer is entitled and irrevocably authorized to alter / modify the layout of the Project Land, including alter / relocate or re-shaping the common areas and amenities shown in the presently approved layout. It is expressly agreed and the Purchaser is aware that as a result of changes in the layout plans and/or building plans of the Project including by reason of utilisation of (a) the entire increased, additional, future and extra F.S.I. (either purchased from the third parties and/ or the authorities by payment of premium or price and/or the change of law and policy and/or the purchase of TDR and/or floating FSI which may be acquired by the Developer in the manner as stated in the said Development Agreement or otherwise) and/or amalgamation of the development of the Project Land with any other scheme (under any of the provisions of the applicable law), the share of the said Flat in the common areas and facilities may increase or decrease. The Purchaser hereby expressly consents to such changes in the said share and hereby expressly authorizes the Developer to so increase or decrease the said share of the said Flat in the common areas and facilities of the Building and the Purchaser/s hereby irrevocably agrees to accept the said share as changed as aforesaid.

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- 24.9 Till the entire development of the Project Land to its full development potential is completed, the Purchaser shall not interfere in any manner in any work of development or construction and the Developer alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided and the Purchaser shall have no right or interest in the enjoyment and control of the Developer in this regard.
- 24.10 The Developer in accordance with the Development Agreements shall be entitled to grant, offer any portion of the Free Sale Land and/or the Project Land, to any third party all such rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, installations and/or services in the Free Sale Land and/or the Project Land in such manner as may be desired by the Developer in accordance with the Development Agreements and the Purchaser expressly and irrevocably consents to the same.
- 24.11 The Developer shall be entitled to assign / transfer any or all its rights/obligations under the Development Agreements including with respect to the Project Land or any part thereof, only with the prior written consent of the said Society in accordance with the Development Agreements.
- 24.12 The Developer shall be entitled to sub - let/ assign to contractors/ sub-contractors/ third party consultants the whole or any part of the work to be carried out under the Development Agreements in the manner as stated therein.
- 24.13 The Developer shall in accordance with the Development Agreements be entitled to raise construction finance, mortgage or otherwise deal with its development rights in the Free Sale Buildings, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the said Flat.
- 24.14 The Developer shall be entitled to make variations in the specifications and such variation shall not adversely affect the said Flat.
- 24.15 The Developer shall have the right to designate any space on the Free Sale Land for third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the Building. The Developer shall also be entitled to designate any space on the Free Sale Land or the Project Land to such utility provider either on leave and license or on the basis of a sub - lease for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Buildings.
- 24.16 Notwithstanding the other provisions of this Agreement, the Developer shall be entitled to nominate any person ("Project Management Agency") to manage the operation and maintenance of common amenities and facilities on the Project Land after the completion of the development of the Project Land. The cost incurred in appointing and operating the Project Management Agency shall be



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borne and paid by the occupants of the said Buildings including the Purchaser on a pro rata basis as part of the development and common infrastructure charges referred to herein. The Purchaser agrees that it shall not raise any dispute regarding the appointment of any Project Management Agency by the Developer for the said Buildings or towards the maintenance charges determined by such agency. It is agreed and understood by the Purchaser that the cost of maintenance of the said Buildings shall be borne and paid by the respective purchasers of the Free Sale Premises/ Rehab Premises therein. The Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Developer and/or the Project Management Agency.

25. The Developer hereby covenants as follows

- 25.1 The Developer shall hand over the quiet, vacant and peaceful possession of the said Flat to the Purchaser on receipt of the Occupation certificate with respect to the said Buildings by 30th September, 2018 (date of possession) **PROVIDED THAT** all amounts due and payable by the Purchaser hereinabove including the amounts payable as provided in clause hereinafter are first duly paid. **PROVIDED HOWEVER** that the Developer shall be entitled to reasonable extension of time, being a period of 6 (six) months over and above the said Due Date. **PROVIDED HOWEVER** that the Developer shall also be entitled to further extension of time for giving delivery of the said Flat, if the completion of the Building in which the Flat are situated, is delayed on account of any of the events of force majeure including the following ("**Force Majeure**"):-
- (i) Non availability of steel, cement, other building material, water or electric supply; and/or
 - (ii) Civil commotion or any terrorist attack/ threat; and/or
 - (iii) Any notice, order, rule, notification of the Government and/or other public or local or competent authority and/or any other change in law; and/or
 - (iv) Any strike, lock-out, bandh or other like cause.
 - (v) Act of god, which includes earthquake, cyclone, tsunami, flooding and any other natural disaster or unforeseen naturally accruing event.
 - (vi) Any change in law and/or changes in the policies of the Government from time to time.
 - (vii) Any event beyond the reasonable control of the Developer.
 - (viii) Any restrain and/or injunction and/or prohibition order of Court and/or any other judicial or quasi-judicial authority and/or any statutory authority.
 - (ix) Delay on part of Government agencies to grant permissions/approvals.

Then the date for handing over possession of the said Flat as stated aforesaid shall be extended to the extent of the loss of time;

25.2 The Purchaser shall take possession of the said Flat within 15 (fifteen) days of the Developer giving written notice to the Purchaser that the said Flat is ready for

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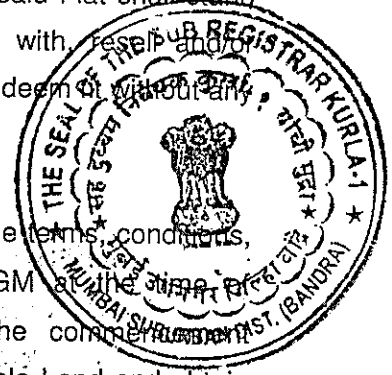
use and occupation and the Occupation Certificate has been issued by the Municipal Corporation of Greater Mumbai ("MCGM"). A photocopy of such Occupation Certificate will be furnished to the Purchaser along with the written notice. The Purchaser shall be entitled to take possession of the said Flat only if the Purchaser duly observes and performs all the obligations and stipulations contained in this Agreement and shall have duly paid all the instalments of the Sale consideration and all the other charges payable by the Purchaser under this Agreement.

25.3 Subject to the Clause 15 as mentioned above, if the Developer does not give possession of the Flat to the Purchaser on or before the date as stipulated in Clause 25.1 above, then the Developer shall be liable on demand in writing of the Purchaser to refund to the Purchaser the amounts already received by them in respect of the said Flat with simple interest @15% percent per annum from the date of possession till the date the amounts and interest thereon are repaid in full and shall not be liable to pay any compensation or damages . On such repayment of the money together with interest thereon, all the rights of the Purchaser under this Agreement and / or in respect of the said Flat shall stand extinguished and the Developer shall be entitled to deal with, resell and/or dispose of the said Flat in the manner as the Developer may deem fit without any reference or recourse to the Purchaser.

25.4 The Developer shall observe, perform and comply with all the terms, conditions, stipulations and restrictions, imposed by MHADA / MCGM at the time of sanctioning the plan and thereafter, as stipulated in the completion certificate for the construction of the Building on the Free Sale Land and obtain from the appropriate authority the necessary approvals in respect of the Building, before offering the possession of the said Flat to the Purchaser.

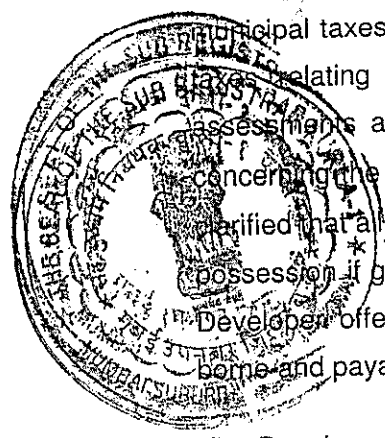
25.5 The Building shall be constructed and completed in accordance with the sanctioned plan, and commencement certificate as approved by MCGM with such modifications thereto as may be made by the Developer as set out hereinabove. Save and except as provided herein, the Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the sanctioning authorities at the time of sanctioning the plans and shall, before the Developer has offered the possession of the Flat to the Purchaser, obtain the necessary approvals from the appropriate authorities in respect of the Building.

25.6 If within a period of 3 (three) years from the date of offering the possession of the said Flat by the Developer, the Purchaser brings to the notice of the Developer in writing any defect in the said Flat or the Building in which the said Flat is situated or the material used therein then such defect shall be rectified by the Developer at its own cost and in case, if it is not possible to rectify such defects then the Purchaser shall be entitled to receive from the Developer reasonable compensation for such defect. Provided that, if within a period of 3 (three) years



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which the said Flat is offered for possession by the Developer (Irrespective of whether possession of the said Flat is actually taken or not by the Purchaser), the Purchaser brings to the notice of the Developer in writing any structural defect in the said Flat or the said Building in which the said Flat is situated or any unauthorized change by the Developer in the construction of the said Building then, if such defect or unauthorized change is in the opinion of the architect appointed by the Developer, is solely attributable to the Developer, such defects or unauthorized changes shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from the Developer reasonable compensation for such defect or change. However, the Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural defect or unauthorized change to said Flat and such decision shall not be disputed by the Parties on any grounds whatsoever. The Purchaser and the Developer agree that the Owner shall not in any way be liable to the Purchaser and/or the Developer for any such defect or change and the Purchaser agrees not to make any claim of any nature whatsoever against the Owner for any such defect or change.



25.7 The Developer shall bear and pay all outgoings and statutory dues including municipal taxes, work contract tax, taxes for land under construction and all the assessments and/or dues and/or charges of any sort or in respect of and/or concerning the Project Land and the Building and the development thereof. It is verified that all taxes, dues, cess, outgoings with respect to the said Flat after the possession is given to the Purchaser for a period commencing from the date the Developer offering the possession of the said Flat to the Purchaser shall be borne and payable by the Purchaser.

25.8 The Developer is at liberty and entitled to enter into any Agreement for sale for any other area / flat / unit in the said Buildings at its sole discretion and the Purchaser shall not be entitled to object or challenge the same.

25.9 The Developer shall provide common facilities for the Building such as water pipe, drainage, electrical sub-station, electrical connection, compound walls, which will be jointly used by the Purchaser of the said Flat along with the other purchasers in the said Buildings.

26 Save and except as disclosed herein and in the disclosures made to the Purchaser, the Developer hereby represents the following -

26.1 The Developer, in accordance with the terms and conditions of the Development Agreements, is entitled to develop the Free Sale Land and construct the said Buildings and is at a liberty to sell on ownership basis and/or allot, dispose or transfer the Flats and/or right in the said Buildings.

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26.2 The Developer has by and under a mortgage deed dated 31st July 2012 ("Mortgage") registered with the Sub-Registrar of Assurances under Serial No. KRL1-2812-2013, Charge identification Number २०३१२१०९ executed between Godrej Landmark Redevelopers Pvt Ltd., ASK Real Estate Special Opportunities Fund, The Various Persons Who Have Agreed To The Terms Of The ASK PMS Real Estate Special Opportunities Portfolio 1 and Godrej Projects Development Pvt Ltd., Godrej Landmark Redevelopers Pvt Ltd. has created a mortgage with respect to a portion of the said Land, on the terms and conditions set out therein.

26.3 Upon possession of the said Flat being delivered to the Purchaser, the Purchaser shall be entitled to use and occupy the said Flat. Save and except as provided above after the Purchaser takes possession of the said Flat, the Purchaser shall have no claim against the Developer in respect of any item of work in the said Flat or in the Building or on the Free Sale Component which may be alleged to be defective or incomplete or undone.

26.4 The Building and the said Flat are not subject to any litigation or proceedings in any Court or Tribunal, nor is there any attachment on the Free Sale Land either before or after judgment.

26.5 There is no prohibitory order under any statute or otherwise, restricting any restricting rights of the Developer to enter into this Agreement.

26.6 The Developer has all the right and title to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right title and interest of the Purchaser created herein, may prejudicially be affected.

26.7 The Developer has not entered into any Agreement for Sale and/or Development or any other agreement / arrangement with any person or party with respect to the Free Sale Land and/or the Building and/or the said Flat which will, in any manner, affect the rights of Purchaser under this Agreement.

26.8 The Developer confirms that, the Developer is not restricted in any manner whatsoever from selling the said Flat to the Purchaser in the manner contemplated in this Agreement.

26.9 No notice from the Government or any other local body or authority or any legislative enactment, Government Ordinance, Order, Notification (including any notice for acquisition or requisition of the said Land) has been received by or served upon the Developer in respect of the Free Sale Land.

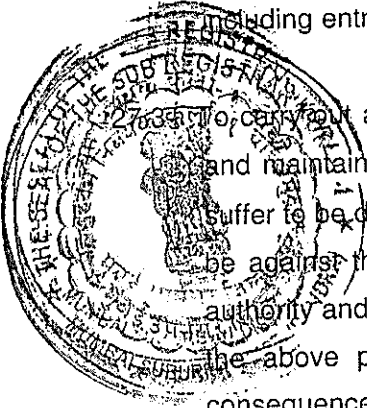
27 The Purchaser himself / herself / themselves / itself(s) with the intention to bind all persons into whomsoever hands the said Flat may come, hereby covenant with the Developer as follows:-

27.1 To maintain the said Flat at the Purchaser's own cost in good and tenantable state of repairs and conditions from the date possession of the said Flat is offered to



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 the Purchaser and the Purchaser shall not do or suffer to be done anything in or to the Building or staircase or any passages therein which may be against any rules and regulations of concerned Government or local or other authority and the Purchaser shall not change or alter or make additions in or to the Building or any part thereof without the prior written permission of the Developer or the said Society.

27.2 Not to store or permit to be stored in the said Flat any goods or articles which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building or store goods or articles which are objected to by the concerned Government, local or other authority and the Purchaser shall not keep any article in the common passages, lifts, staircases, landings, entrance lobbies, terraces or any other common areas on the Free Sale Land and the Building thereon and the Purchaser shall not display or permit display of any sign boards, hoardings or advertisements on the exterior of the said Flat or in the common areas on the Free Sale Land and the Building thereon and the Purchaser shall not carry or cause to be carried to upper floors any heavy packages which may damage or are likely to damage the lift, staircases, common passages or structure of the Building in which the said Flat are situate, including entrance of the Building .



To carry out at his / her / their / its own costs all internal repairs to the said Flat and maintain the said Flat in good condition and the Purchaser shall not do or suffer to be done anything in or to the said Buildings or in the said Flat which may be against the rules and regulations of the concerned local authority or 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.

27.4 To maintain or remain responsible for the structural stability of the said Buildings and not to do anything which has the effect of affecting the structural stability of the said Buildings and also not to store or bring and allow to be stored and brought in the said Flat any goods of hazardous or combustible nature or which are so heavy as to affect or endanger the Building or any portion of any fittings or fixtures thereof including windows, doors, floors, etc. in any manner. The Purchaser shall not do or cause anything to be done in or around the said Flat which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the said Flat or adjacent to the said Flat. The Purchaser shall not make any structural additions and/or alterations such as beams, columns, partition walls, shear walls, etc. or improvements of a permanent nature in the said Flat. The Purchaser is aware that the said Buildings are a shear wall construction and is not designed to take additional load of concrete or masonry structure, and if the Purchaser demolishes, punctures, and/or in any other way alters the existing shear walls and / or adds or in any way put up a new concrete or masonry structure / partition in the Said Flat, the

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stability of the Building will be endangered. The Purchaser further indemnifies the Developer that in the event of happening of any of the events, as mentioned above, the purchaser would be solely liable and responsible for the same.

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- 27.5 Not to demolish or cause to be demolished the said Flat or any part thereof nor at any time make or cause to be made any additions or alterations of whatever nature in or to the said Flat or any part thereof nor any alteration in the elevation, external facade and outside colour scheme of the said Buildings and the Purchaser shall not fix grilles or projections on the exterior of the said Flat and the Purchaser shall not decorate or alter the exterior of the said Flat either by painting and/or otherwise.
- 27.6 To keep the sewers, drains and pipes in the said Flat and appurtenance thereto in good tenable repairs and condition and in particular, support shelter and protect the other parts of the Building and the Purchaser shall not chisel or in any other manner damage columns, beams, walls, slabs or R. C. C. Partis or other structural members in the said Flat without the prior written permission of the Developer. After the execution of the Lease Deed of the Project Land the said Society prior written permission of the said Society will be required for the said Flat.
- 27.7 Not to enclose the passages / balconies, if any, forming part of the said Flat without the previous written permission of the Developer and/or the said Society and of the municipal and other concerned authorities.
- 27.8 Not to affix air conditioner/s at any other place other than those earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the Building in any manner whatsoever.
- 27.9 Not to shift or alter the position of the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Flat / Building in any manner whatsoever.
- 27.10 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the Free Sale Land and the Building.
- 27.11 Not to do or permit to be done any act or thing which may render void or violable any insurance of the Free Sale Land and the Building in which the said Flat is situated or any part thereof or whereby an increased premium shall become payable in respect of the insurance.
- 27.12 All taxes, dues, cess, outgoings due and payable in proportion to the carpet area of the said Flat and in the manner as set out hereinabove shall be borne and payable by the Purchaser.
- 27.13 The Purchaser shall on demand, deposit with the Developer his / her / their / its proportionate share towards the installation of water meter, Piped gas connection



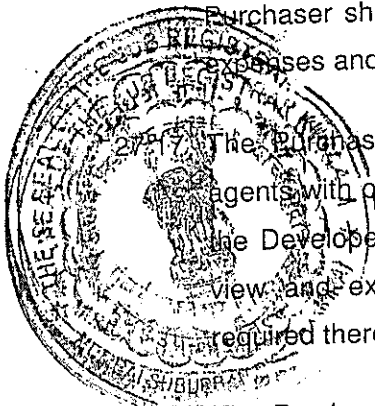
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and electric cable meter and/or any other deposit to be paid by the Developer to the local authority or body concerned and/or any other concerned authority.

27.14 The Purchaser shall comply with the (i) Bye - laws laid down by the Society regarding occupation, transfer and use of the said Flat and (ii) the building rules and regulations for the time being of the concerned local authority, government or public bodies.

27.15 The Purchaser shall apply for the membership of the Society and pay the necessary charges for membership as called upon by the Society.

27.16 The Purchaser shall abide, observe and perform all the rules and regulations of the Society and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Building and the said Flat therein and for observance and performance of the building rules and regulations for the time being in force of the concerned local authority and of Government and other public bodies and authorities. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Flat in the Building on the Free Sale Land and the Purchaser shall pay and contribute regularly and punctually towards the taxes, expenses and outgoings.



27.17 The Purchaser shall permit the Developer and its architects, surveyors and agents with or without workmen and others upon the reasonable notice given by the Developer to the Purchaser, to enter upon the said Flat for the purpose to view and examine the state and condition thereof and execute any works required therein.

27.18 The Purchaser shall be liable and hereby expressly agrees to bear and pay all existing and future service tax, VAT, local body tax, GST, TDS and / or other taxes and charges and / or levies that may be imposed if any, whether payable in the first instance or otherwise, and all increases therein which are / may be levied or imposed by the concerned local authorities and / or Government and / or public bodies or authorities.

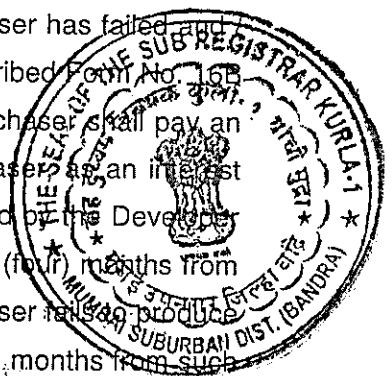
27.19 The Purchaser is aware that the Finance Act 2013 has inserted section 194I A in the Income Tax Act, 1961, whereby any credit given or any payment made on or after 01.06.2013, for acquisition of any immovable property other than agricultural land is subject to Tax Deduction at Source (TDS) at the rate of 1% where the aggregate consideration is equal to or more than Rs. 50 Lac. The Purchaser is further aware that the Purchaser has to deduct TDS at the time of actual payment or credit of such sum to the account of the transferor / seller / Developer, whichever is earlier. It is hereby agreed by the Purchaser as stated in clause 3(i) above that the deduction of an amount of 1% of the invoice value made by the Purchaser on account of TDS as required under prevailing law while making payment to / crediting the account of the Developer under this Agreement

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shall be deducted by the Purchaser and paid to the Income Tax Authorities on or before the 7th of the next English Calendar month. As required under the Income Tax Act, 1961 the amount of TDS deducted shall be paid by the Purchaser electronically only by using Form No. 26QB. The TDS shall be acknowledged / credited by the Developer, only upon the purchaser submitting the original TDS Certificate within 30 (thirty) days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Developer in the prescribed Form No. 26AS of the Developer. The Purchaser further agrees and undertakes that if the Purchaser fails and/or neglects to deduct the tax at source or fails to pay the same after deduction, the Purchaser alone shall be deemed to be an assessee in default in respect of such tax and the Developer shall not be liable for any statutory obligations / liability for non-payment of such TDS. It is further agreed by the Purchaser that if on or before the Possession Date or at the time of receiving the possession of the said Flat, the Purchaser has failed and/or neglected to furnish the said TDS Certificate/s in the prescribed Form No. 16B duly signed by the Purchaser to the Developer, then the Purchaser shall pay an amount equivalent to such TDS not deposited by the Purchaser as an interest free deposit to the Developer, which deposit shall be refunded by the Developer on the Purchaser producing the said TDS Certificate within 4 (four) months from the Possession Date. Provided further that in case the purchaser fails to produce the said TDS Certificate within the stipulated period of 4 (four) months from such possession date then the Developer shall be entitled to appropriate the said deposit against the amount receivable from the Purchaser, which amount was deducted by the Purchaser from the payments to the Developer on account of TDS but not paid to the credit of the Central Government.



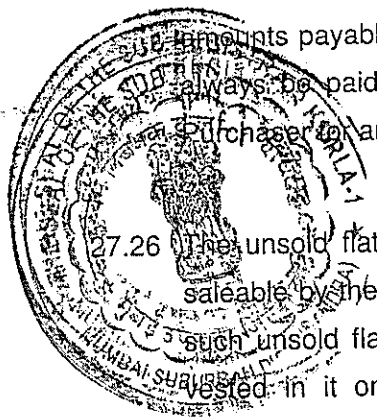
- 27.20 The Purchaser is aware and acknowledges that the Developer, in accordance with the Development Agreements, are entitled to sell, lease, sub-lease, give on leave and license basis or otherwise dispose of and transfer the flats and apartments, comprised in the Building and the Purchaser undertakes that he / she/ they / it shall not be entitled to raise any objection with respect to the same.
- 27.21 The Purchaser shall not at any time do any work in the said Flat which would jeopardize the soundness or safety of the Building or prejudicially affect the same.
- 27.22 The Purchaser has been apprised of the terms and conditions of the Development Agreements and the same shall be fully binding on the Purchaser. Further, nothing as contained herein shall dilute / change /modify the extent of the rights, obligations and entitlements of the Developer as provided in the Development Agreements.

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27.23 To use the passenger lifts in the Building for the period and in accordance with the rules and regulations framed by the Developer or the Society, from time to time. The Purchaser shall not cause any damage to the lifts, staircases, common passages or any common facilities or any other parts of the Building including the said Flat.

27.24 To pay all amounts agreed or liable to be paid by the Purchaser pursuant to this Agreement for Sale and to observe and perform the terms, conditions, provisions, stipulations and covenants contained in this Agreement for Sale (and on the part of the Purchaser to be paid observed and performed) as far as the same are required to be paid observed and performed by the Purchaser and shall keep the Developer indemnified against all actions suits and proceedings and all costs, charges, expenses, fines, penalties, levies and damages incurred or suffered by or caused to or levied or imposed on the Developer by reason of non-payment non-observance and/or non-performance thereof.

27.25 Irrespective of a dispute, if any, arising between the Developer and the Purchaser and/or the Society all amounts, contribution and deposits including amounts payable by the Purchaser to the Developer under this Agreement shall always be paid punctually to the Developer and shall not be withheld by the Purchaser for any reasons whatsoever.



27.26 The unsold flats shall continue to be the absolute property of the Developer, saleable by them to persons or their choice entirely at their sole discretion, and such unsold flats shall be deemed to have been brought into the Society and vested in it only on acquirer thereof from the Developer being enrolled as member of the Society. The lease or Conveyance or other appropriate deeds and documents to be executed in favour of the Society shall contain appropriate covenants to such effect. In case, the Conveyance or other appropriate deeds or documents are executed in favour of the Society, before the disposal by the Developer of all the unsold flats in the said Building, then and in such event, the Developer shall join in as members in respect of such unsold flats and as and when such flats are sold to the persons of their choice at their sole discretion, the Society, shall be bound to admit as members the purchasers of such flats without charging any premium or transfer fees or charges. The Developer shall not be liable to pay non-occupancy charges (by whatever name called) in relation to the lease, license or other use of the unsold premises/flats in the Free Sale Buildings but the Purchaser will pay all such charges without any dispute as a member of the Society.

27.27 The open spaces, common entrances, common passages, ducts, refuge areas, lobbies, staircases, lifts in the Building shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Purchaser shall not use or permit the use of common

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passages, ducts, refuge areas, open spaces, lobbies, and staircases in the Building for storage or for use by servants at any time.

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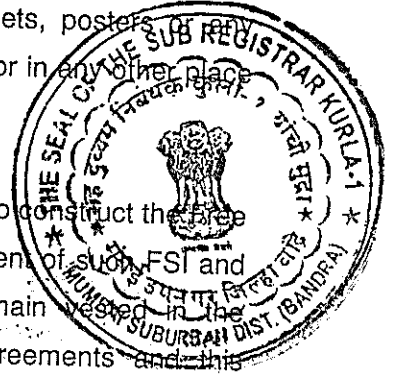
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27.28 The Developer may complete any wing, part, portion or floor of Building and obtain part occupation certificate and give possession of the said Flat to the Purchaser hereof and the Purchaser shall not be entitled to raise any objection thereto. If the Purchaser takes possession of the said Flat in such partly completed wing, part or portion or floor, the Developer or its agents or contractors shall carry on the remaining work with the Purchaser occupying his / her / their / its said Flat. The Purchaser shall not object to, protest or obstruct in the execution of such work, even though the same may cause any nuisance or disturbance to him / her / them / it.

27.29 The Purchasers shall not display at any place in the said Flat / Building any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser shall not stick or affix pamphlets, posters or any paper on the walls of the Building or common areas therein or in any other place or on the window, doors and corridors of the Building.



28 The Lease Deed in favour of the Society shall identify the FSI utilized to construct the Free Sale Buildings and the Lease Deed shall be restricted only to the extent of such FSI and not to the balance and/or future FSI which shall continue to remain vested in the Developer in accordance with the terms of the Development Agreements and this Agreement.

29 The Purchaser hereby agrees to pay to the Developer, on or before the 5th day of every month beginning from the month following the month in which the Developer offers to give possession of the said Flat to the Purchaser, until the complete administrative control of the Project Land with the Society Building/Rehab Buildings and the Developers Sale Building/Free Sale Building is regained by the Society, such proportionate share as may be determined by the Developer or the said Society of all other outgoing and expenses, provisions for depreciation and sinking fund and all outgoing and expenses of management, upkeep, maintenance and repairs of the said Buildings and common lights, common sanitary and other utility services, garden and other services and amenities on the Free Sale Component and in the said Building thereon including remuneration, salaries and wages to watchmen, supervisors, sweepers, gardeners and other persons employed for the aforesaid purposes or any of them and the collection charges in respect thereof and the Purchaser shall not withhold payment of the aforesaid outgoing and expenses demanded from the Purchaser under this clause on any ground whatsoever. Attached hereto is **Annexure X** indicating a list of outgoing.

30 The Purchaser hereby agrees that in the event of any amount becoming payable by way of levy of premium to the concerned local authority or any amount becoming payable by way of betterment charges or development levies or any other payment of a similar nature in respect of the Free Sale Component and/or the said Buildings, the same shall be

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- 31 The Purchaser hereby also agrees that in the event of any amount by way of premium security deposit or fire cess, betterment charges or development tax or security deposit for the purpose of obtaining water/ electric/ cable connection for the Free Sale Buildings or any other purpose in respect of the Free Sale Buildings or any other tax or payment of a similar nature is paid to MHADA / MCGM or any other authority or becoming payable by the Developer, the same shall be reimbursed by the Purchaser to the Developer proportionately with respect to the said Flat and in determining such amount, the decision of the Developer shall be conclusive and binding upon the Purchaser.
- 32 It is hereby agreed between the Developer and the Purchaser that at the time of execution of the Lease Deed in favour of the Society, the Purchaser and/or the Society shall reimburse to the Developer, any refundable deposits paid by the Developer, in respect of the Free Sale Buildings and the infrastructure pertaining thereto.
- 33 After the possession of the said Flat is handed over to the Purchaser, if any additions or alterations in or about or relating to the Building is required to be carried out at the request of the Government, local authority or any other statutory authority, the same shall be carried out by the Purchaser at his / her / their own costs and the Developer shall not be in any manner liable or responsible for the same.

34 The Developer and the Purchaser also agree to the following –

- 34.1 The Purchaser agrees and undertakes to use the said Flat for residential use only and the said car parking space, allotted to the Purchaser shall be used for the purpose of parking the car/s of the Purchaser, and not for any other purpose and the said covenant shall be binding on any future transferee/s of the said Flat. The Developer shall endeavour to ensure that the Society shall at its first General Meeting, permanently allot the aforesaid Car Parking Space/s in the Tower/Wing to each of the purchasers of flats including the Purchaser herein. The Purchaser agrees and acknowledges that the Developer is not selling the car parking space/s to the Purchaser, that no independent or separate consideration is attributable to the same and that the Purchaser shall have the use and benefit thereof upon and subject to the terms and conditions recorded herein and subject to the bye-laws, rules and regulations of Society.
- 34.2 If, after the date on which the Purchaser has taken possession of the said Flat, any damage of whatsoever nature is caused to the said Flat, neither the Developer nor its contractor will be held responsible for the cost of reinstating or repairing the same and the Purchaser alone will be responsible for the same.
- 34.3 Prior to carrying out the interior works in the said Flat, the Purchaser shall give to the Developer in writing, the details of the nature of interior works to be carried out and take the Developer's prior written approval for the same and also permission from the Society /MCGM for the same.

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- 34.4 The Developer shall be entitled to inspect all interior works carried out by the Purchaser. In the event the Developer finds that the nature of interior work being executed by the Purchaser is harmful to the said Flat or to the structure, façade and/or elevation of the Building then, the Developer can require the Purchaser to stop such interior work and the Purchaser shall stop such interior work at once, without raising any dispute.
- 34.5 The Purchaser will ensure that the debris from the interior works are dumped in an area earmarked for the same and will be cleared by the Purchaser, on a daily basis, at no cost to the Developer and no nuisance or annoyance to the other purchasers. All costs and consequences in this regard will be to the account of the Purchaser;
- 34.6 The Purchaser will further ensure that the contractors and workers (whether engaged by the Purchaser) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the free flow of waste water, thus resulting in choking and leakage in the said Flat or the Building.
- 34.7 The Purchaser/s shall ensure that the contractors and workers do not use or spoil the toilets in the said Flat or in the Building and use only the toilets earmarked by the Developer for this purpose.
- 34.8 All materials brought into the said Flat for carrying out interior works will be at the sole cost, safety, security and consequence of the Purchaser and that the Developer will not be held responsible for any loss / theft / damage to the same.
- 34.9 If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Purchaser at his / her / their / its own cost, and that the Developer will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Purchaser alone.
- 34.10 During the execution of interior works, if any of the Purchaser's contractor / workmen / agents / representatives misbehaves or is found to be in a drunken state, then the said contractor / workmen / agents / representatives will be removed forthwith and will not be allowed to re-enter the said Flat and the Building. Further, the Purchaser shall be responsible for acts of such persons.
- 34.11 The Purchaser shall extend full cooperation to the Developer, their agents, contractors to ensure good governance of such works.
- 34.12 The Purchaser shall ensure that common passages / walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter.



35 ~~Any delay tolerated or indulgence shown by the Developer in enforcing any of 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, limit or affect the rights of the Developer.~~

36 Nothing contained in this Agreement is intended to be nor shall be construed or claimed by the Purchaser as a grant, demise or assignment in law of the Building or any part/s thereof and/or of the Free Sale Land or any part thereof. The Purchaser shall have no claim in respect of all open spaces, lobbies, stair-cases, terraces, recreation space etc., and they shall remain in the possession of the Developer until the execution of a consolidated lease deed/ conveyance in favour of the Society.

37 The Developer shall be free to construct sub-station for electricity supply, office for the Society, in the open compound, underground and overhead tanks, structures, watchman's cabin, toilet for servants, septic tanks and soak pits for location of which are not particularly marked on the building plans. The Purchaser shall not interfere with the rights of the Developer by raising any disputes in the Court of Law under Section 7 of MOFA and/or any other provisions of any other applicable law. The Developer shall always be entitled to sign undertakings and indemnities on behalf of the Purchaser as required by any authority of the State or Central Government or competent authorities under any law concerning authorities of buildings or implementation of the scheme for the development of the Free Sale Land and/or the Project Land.

38 It is abundantly made clear to the Purchaser who is a non - resident / foreign national of India. ~~Original that in~~ respect of all remittances, acquisitions / transfer of the said Flat, it shall be his / her / their / its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Purchaser understands and agrees that in the event of any failure on his / her / their / its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he / she / they / it alone shall be liable for any action under the Foreign Exchange Management, 1999, or any other statutory modifications or re - enactments thereto. The Developer accepts no responsibility in this regard and the Purchaser agrees to indemnify and keep the Developer indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

39 The stamp duty and registration charges of this Agreement shall be borne and paid by the Purchaser as also the proportionate share of the Lease Deed/Conveyance Deed as and when executed.

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40 This Agreement shall not be altered, modified or supplemented except with the prior written approval of the Parties, and all such alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by the Parties herein.

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41 All notices to be served on the Purchaser in connection as contemplated by this Agreement shall be deemed to have been duly served on the Purchaser/s if sent to the Purchaser by courier / speed post / registered post/ Under Certificate of posting/Courier or by hand delivery or by Fax, E-mail to the address of the addressee at his/her/their/i address herein provided:

**201, Suhrud, Datar Colony Road,
Bhandup (East),
Mumbai - 400042,
Maharashtra, India**

Kind Attn: **Mr. Amol Chitnis**
Email id: **chitnisamol@hotmail.com**

In the event the Purchaser changes its aforesaid address as mentioned in this clause, he/ she/ they/it shall intimate the same to the other party and thereafter all the communications as mentioned above shall be addressed to the changed address. In case there are joint purchaser(s), all communications shall be sent by the Developer to the Purchaser whose name appears first and at the address given by him/her which shall for all purposes be considered as served on all the Purchaser(s)

A notice shall be deemed to have been served as follows:

- (i) if personally delivered, at the time of delivery.
- (ii) if sent by courier, Registered (Post) A.D. or by E-mail at the time of delivery thereof to the person receiving the same.



42 The Purchaser shall present this Agreement at the proper registration office for registration within the time limit prescribed by MOFA and the Registration Act, 1908 and intimate to the Developer the serial number which under this Agreement is lodged for registration and thereupon the Developer shall remain present to admit execution thereof before the Sub-Registrar.

43 For the purpose of this transaction the Permanent Account Number (PAN) of the Parties hereto is as under:

Society : PAN: AAIAS9674H

Developer : PAN: AAECG6540Q

Purchaser : PAN: AGIPC9354K

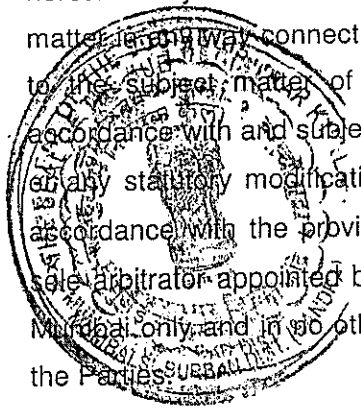
44 This Agreement constitutes the whole agreement and understanding between the Parties relating to its subject matter and shall not be modified (whether by alteration addition or omission) otherwise than by writing duly signed by all the parties and supersedes and extinguishes any prior drafts, agreements, letters, writings, allotment, brochures and/or any other documents entered into including undertakings, representations, warranties and arrangements of any nature, whether in writing or oral, relating to such subject matter. The Purchaser hereby expressly admits, acknowledges and confirms that no terms, conditions,

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particulars or information whether oral written or otherwise given or made or represented, including those contained/given in any advertisement or brochure or publicity materials by the Developer and/or its agents to the Purchaser and/or his/its agents other than such terms conditions and provisions as are contained or incorporated in this Agreement shall be deemed to form part of this Agreement or to have induced the Purchaser to enter into this Agreement.

45 The original Agreement stamped with the full stamp duty payable in accordance with the Bombay Stamp Act, 1958 shall be retained by the Purchaser and photocopy of the stamped and registered Agreement shall be retained by the Developer and the Society. Each page of this Agreement along with the Annexure is signed by the Parties hereto.

46 All disputes, differences or questions whatsoever which may at any time hereafter (whether during the continuance of this Agreement or upon or after its discharge or determination) arise between the Parties hereto or their respective successors-in-title or representatives and permitted assigns touching or concerning this Agreement or its construction or effect or as to the rights, duties, obligations and liabilities of the Parties hereto or any of them under or by virtue of this Agreement or otherwise or as to any other matter in any way connected with under or arising out of this Agreement or in relation to the subject matter of this Agreement shall be governed by and determined in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force and in accordance with the provisions thereof. The arbitration proceedings shall comprise of a sole arbitrator appointed by the Developer. The arbitration proceedings shall be held in Mumbai only and in no other place. The Arbitrator's Award shall be final and binding on the Parties.



47 This Agreement and the rights and duties of the parties arising out of this Agreement shall be governed by and construed in accordance with the laws of India and the Courts of Mumbai alone shall have exclusive jurisdiction for all disputes arising under this Agreement.

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First Schedule

(Description of 21 Participating Societies)

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1. CHEMBUR MAYFAIR CO-OPERATIVE HOUSING SOCIETY LIMITED
2. SAHAKAR NAGAR MADHU KUNJ CO-OPERATIVE HOUSING SOCIETY LIMITED
3. SAHAKAR NAGAR NIRAMAYA CO-OPERATIVE HOUSING SOCIETY LIMITED
4. SAHAKAR NAGAR GOKULDHAM CO-OPERATIVE HOUSING SOCIETY LIMITED
5. SAHAKAR NAGAR NAVRATNA CO-OPERATIVE HOUSING SOCIETY LIMITED
6. SAHAKAR NAGAR ALANKAR CO-OPERATIVE HOUSING SOCIETY LIMITED
7. CHEMBUR GULMOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED
8. SAHAKAR NAGAR TWELVE STAR APARTMENTS CO-OPERATIVE HOUSING SOCIETY LIMITED
9. SAHAKAR NAGAR SHRI GANESH CO-OPERATIVE HOUSING SOCIETY LIMITED
10. SHELL COLONY LAXMI KAMAL CO-OPERATIVE HOUSING SOCIETY LIMITED
11. SAHAKAR NAGAR DHARMASTHALA CO-OPERATIVE HOUSING SOCIETY LIMITED
12. CHEMBUR SWAYAMPRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED
13. SAHAKAR NAGAR CANCUN CO-OPERATIVE HOUSING SOCIETY LIMITED
14. SAHAKAR NAGAR SUNRISE CO-OPERATIVE HOUSING SOCIETY LIMITED
15. CHEMBUR MINI CO-OPERATIVE HOUSING SOCIETY LIMITED
16. SAHAKAR NAGAR SOLAR CO-OPERATIVE HOUSING SOCIETY LIMITED
17. SAHAKAR NAGAR ASMITA CO-OPERATIVE HOUSING SOCIETY LIMITED
18. SAHAKAR NAGAR SHREE NIKETAN CO-OPERATIVE HOUSING SOCIETY LIMITED
19. CHEMBUR SHREE SHANTADURGA CO-OPERATIVE HOUSING SOCIETY LIMITED
20. CHEMBUR USHAKIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED
21. CHEMBUR SAI TARANGINI CO-OPERATIVE HOUSING SOCIETY LIMITED



Second Schedule

(Description of the Project Land)

ALL that piece or parcel of land forming part of CTS Nos. 45, 49 (pt), 54 (pt), 56 (pt) and 58 (pt), Chembur "M" Ward (West), District Kurla, Mumbai 400 071, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:

- On or towards the North : Central Railway Harbour Line between Kurla and Chembur Station.
- On or towards the East : Eastern Express Highway.
- On or towards the West : Tansa Pipeline.
- On or towards the South : Sahakar Nagar - 2.

The aggregate area of the 21 leasehold plots of the 21 Societies including the proportionate rights to common areas, amenities and facilities within the sanctioned layout, recreation areas, roads, open spaces, reservations etc.) is approximately 17,541.98 square meters and the Tit Bit Lands.

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Third Schedule
(Description of the said Flat)

Flat No. 1001 on the 10th floor of Wing H admeasuring carpet area of 42.80 sq.mtrs./ 460.70 square feet approximately. The dimensions of the said Flat are unfinished dimensions without plaster, skirting and other finishes. The said Flat is shown in red hatched lines and surrounded by red colour boundary line on Floor Plan marked **Annexure VIII**.

Fourth Schedule
Description of the Common areas and Amenities

1. Common area shall include staircases, lobbies, passages, landings refuge floors and common terraces etc.
2. Common facilities shall include:
 - a. Lift machine room with equipment.
 - b. Electrical Common board wiring/switches.
 - c. Common area lighting and meters
 - d. Underground water tank, water pipes and meters.
 - e. Internal loads, driveway Compound wall & Gates.
 - f. Landscape spaces
 - g. Open areas on ground and the podium.
 - h. Storm water drains and rain water harvesting system
 - i. Common water main lines, water pumps and water tanks.
 - j. Parking in basements and above floors.
 - k. Utility rooms used for various utilities/services
 - l. Club House and other amenities like Health-club, gymnasium, games room, and multipurpose court. etc.



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Fifth Schedule

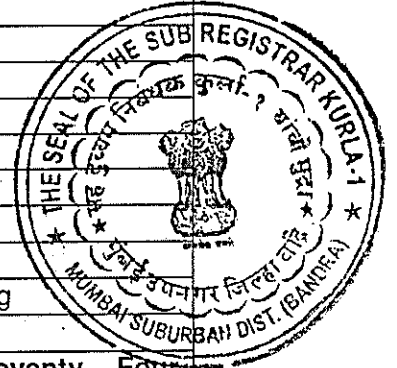
(Consideration payable towards the said Flat)

(i). The sale consideration payable by the Purchaser for the said flat No.1001 in Wing H on 10th Floor is Rs. 10843156/- (Rupees One Crore Eight Lac Forty Three Thousand One Hundred Fifty Six Only).

(ii) The Purchaser has paid to the Developer a sum of Rs. 2168631/- (Rupees Twenty One Lac Sixty Eight Thousand Six Hundred Thirty One Only) being 20% (twenty percent) approx. of the total consideration payable hereunder for the said flat as advance payment/earnest money or deposit (the payment and receipt whereof the Developer hereby admits and acknowledges) the details.

(iii) The Purchaser hereby agrees and undertakes to pay the Developer the balance of the consideration namely Rs. 8674525/- (Rupees Eighty Six Lac Seventy Four Thousand Five Hundred Twenty Five Only) as per the following schedule:

Sr. No	%	Amount in Figures in Rs.	Events
1	10	1084313	On Commencement of Excavation
2	10	1084316	On completion of Plinth
3	10	1084316	Completion of 3rd floor slab
4	10	1084316	Completion of 6th floor slab
5	10	1084316	Completion of 9th floor slab
6	10	1084316	Completion of 12th floor slab
7	10	1084316	Completion of Final slab
8	5	542158	Completion of plumbing and flooring
9	5	542158	Possession
Total	80	Rs. 8674525/-	(Rupees Eighty Six Lac Seventy Four Thousand Five Hundred Twenty Five Only)



(iv) The Purchaser hereby expressly agrees to bear and pay all existing and future service tax, VAT, LBT, TDS and/or other associated taxes and charges and/or levies that may be imposed if any, whether payable in the first instance or otherwise and all increases therein which are/may be levied or imposed by the concerned local authorities and/or Government and/or public bodies or authorities.

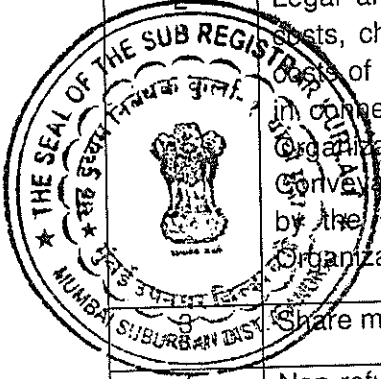
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Sixth Schedule

Estimated other charges

1	Electricity Meter Charges towards electric meter and installation charges	25000/-
2	Legal and Documentation Charges towards all legal costs, charges and expenses, including professional fees of the Advocates and Solicitors of the Developer in connection with formation and registration of the Organization / Deed of Apartment/ Deed of Conveyance and/or other documents to be executed by the Owner and the Developer in favour of the Organization	15000/-
	Share money, Application, Entrance fee of society	600/-
4	Non-refundable Club House Development charges being proportionate share towards Club House Development.	300000/-
5	Provisional Maintenance payable in advance. The Advance Maintenance is estimated at approximately Rs 12/- per sq. ft. per month on Carpet area of the flat for an initial period of twenty four months. This is a present estimate and the same would be adjusted on actual.	127707/-
6.	Water Meter Charges towards water meter and connection charges	25000/-
7	Society Corpus Fund	20000/-
	Total Estimated Other Charges	513307/-



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२०११		

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED for and on

behalf of the abovenamed Society

SHELL TOWERS CO-OPERATIVE HOUSING

SOCIETY LIMITED by its duly constituted attorney

GODREJ LANDMARK REDEVELOPERS PVT. LTD)

through its Authorized Signatory

Mr. Norbert Mendes

in the presence of

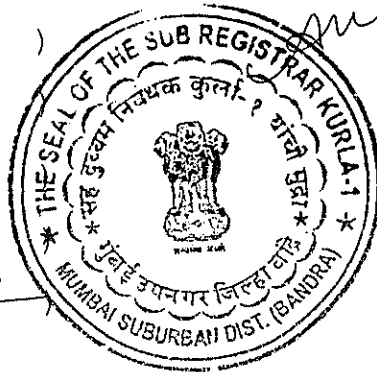
AJAY MALI

JITENDRA SHINDE



For Godrej Landmark Redevelopers Pvt. Ltd.

Authorized Signatory
★ ★ ★ ★



SIGNED AND DELIVERED for and on behalf

of the abovenamed Developer **GODREJ**

LANDMARK REDEVELOPERS PRIVATE

LIMITED by its authorized representative

Mr. Norbert Mendes

in the presence of

AJAY MALI

JITENDRA SHINDE



For Godrej Landmark Redevelopers Pvt. Ltd.

Authorized Signatory
★ ★ ★ ★

SIGNED AND DELIVERED by the

abovenamed Purchaser

Mr. Amol Chitnis

Amol Chitnis

in the presence of Avinash B. Chitnis

JITENDRA SHINDE

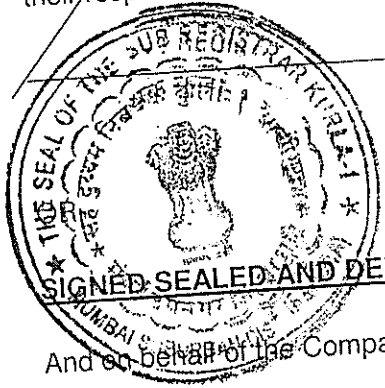


Amol Chitnis

Avinash B. Chitnis

OB
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THE COMMON SEAL of the within named
Purchase
2011
was hereunto affixed pursuant to a

Resolution of the Board of Directors of
the Company passed on the _____ day
of _____ 20__ in the presence of
_____ Director
of the Company and _____
_____ Secretary of the
Company who have set and subscribed
their respective hands in the presence of



SIGNED, SEALED AND DELIVERED for
And on behalf of the Company by its duly
authorized representative. _____

_____ in the
presence of _____

SIGNED AND DELIVERED by the
within named Purchaser Messrs _____

_____ by its Partner
_____ in the presence of _____

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ACKNOWLEDGEMENT of having received)
 from the withinnamed Purchaser a sum)
 of Rs. 3363225/- (Rupees Thirty Three Lac Sixty)
 Three Thousand Two Hundred Twenty Five Only))
 By cheque / DD No. Various, dated Various)
 drawn on Various Banks being the)
 earnest money / deposit / Instalment payment)
 incl. Service Tax paid by him / her / them / it)
 to us and a separate receipt whereof dated Various)
 has been already issued by us to the Purchasers.)

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We say received
 For GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED

(Developer)

[Handwritten Signature]

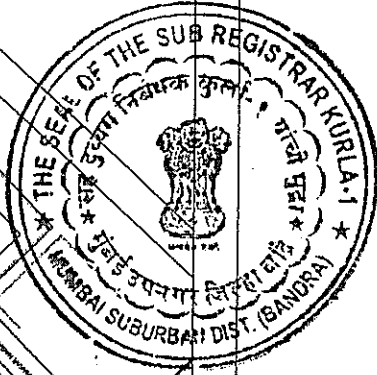
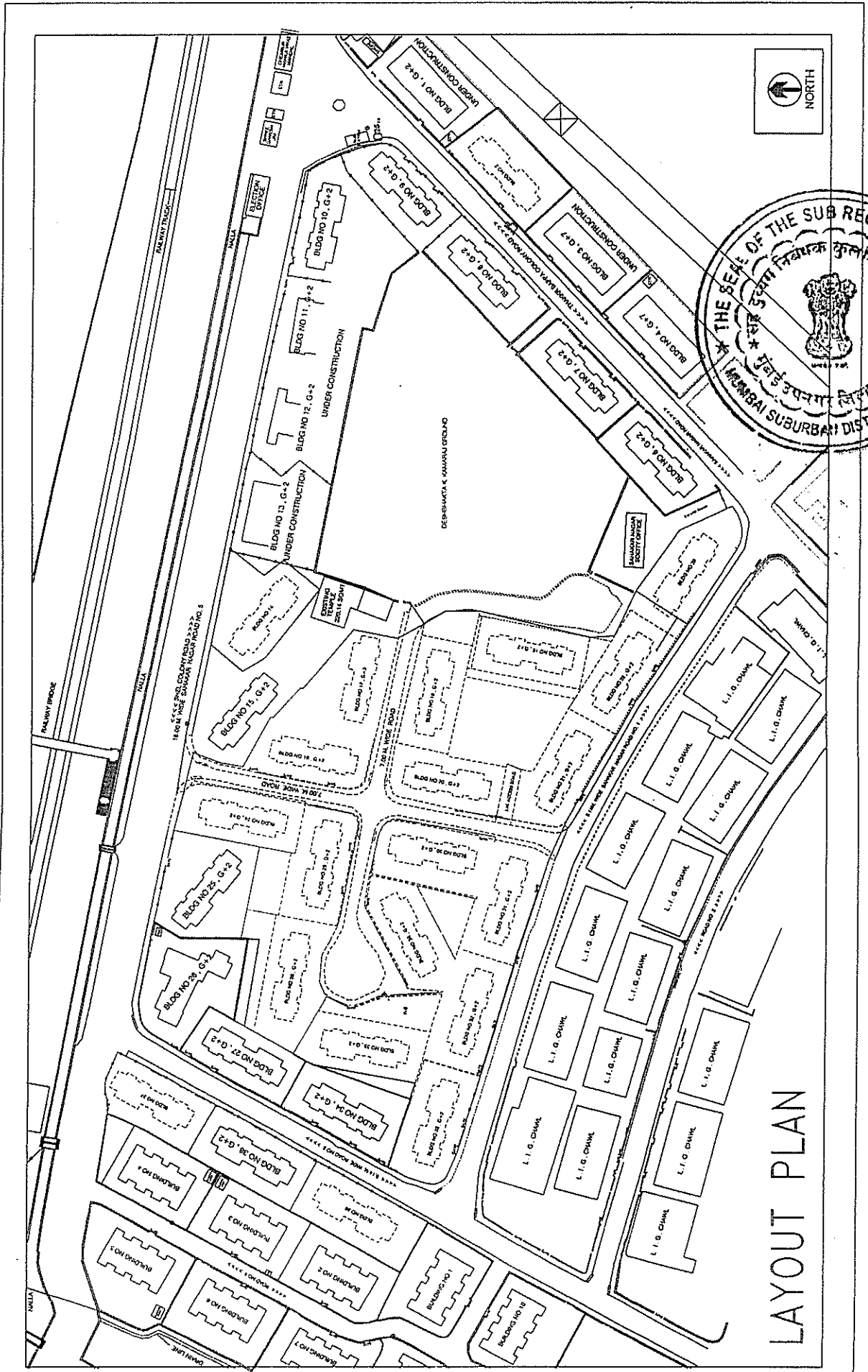
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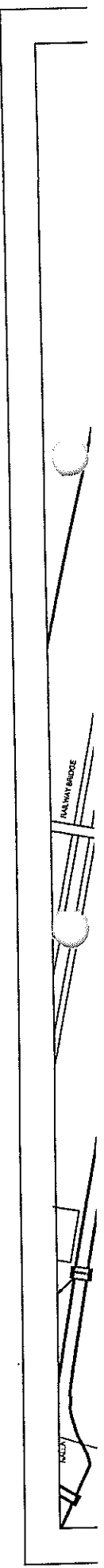
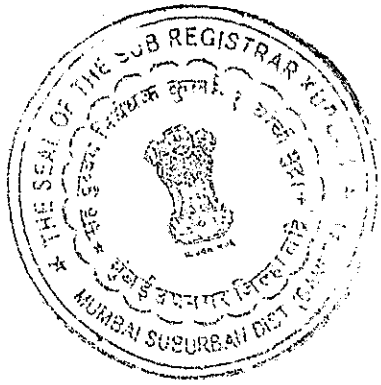


Annexure I Layout

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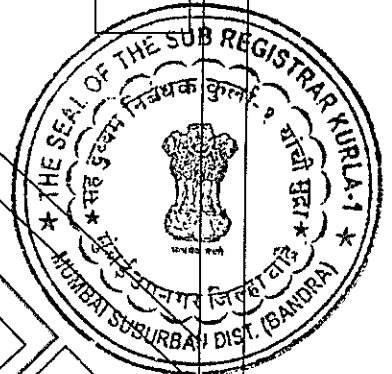
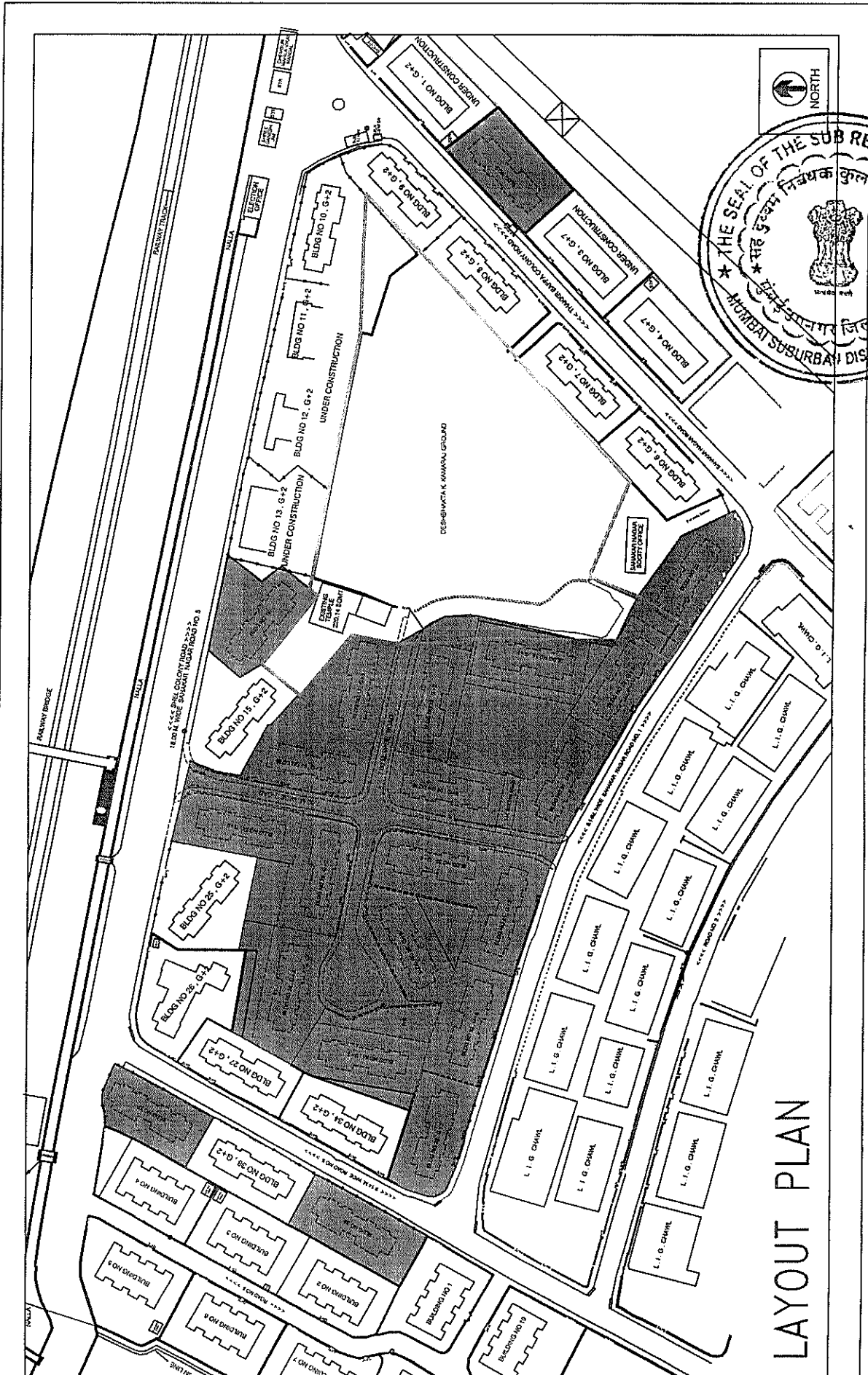


MUMBAI BRIDGE

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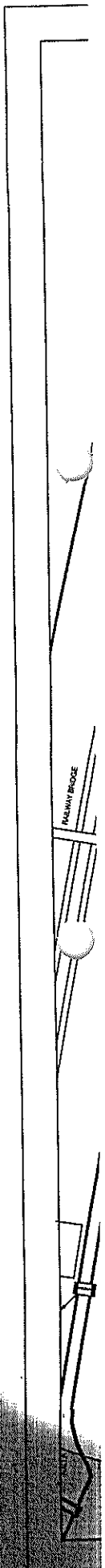
Annexure II Project land Layout (Brown)

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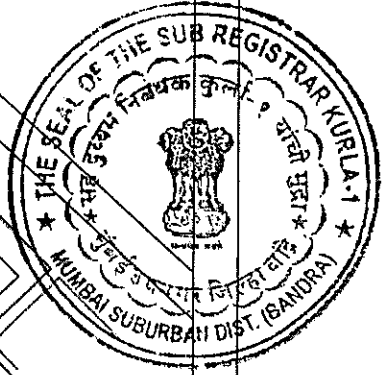
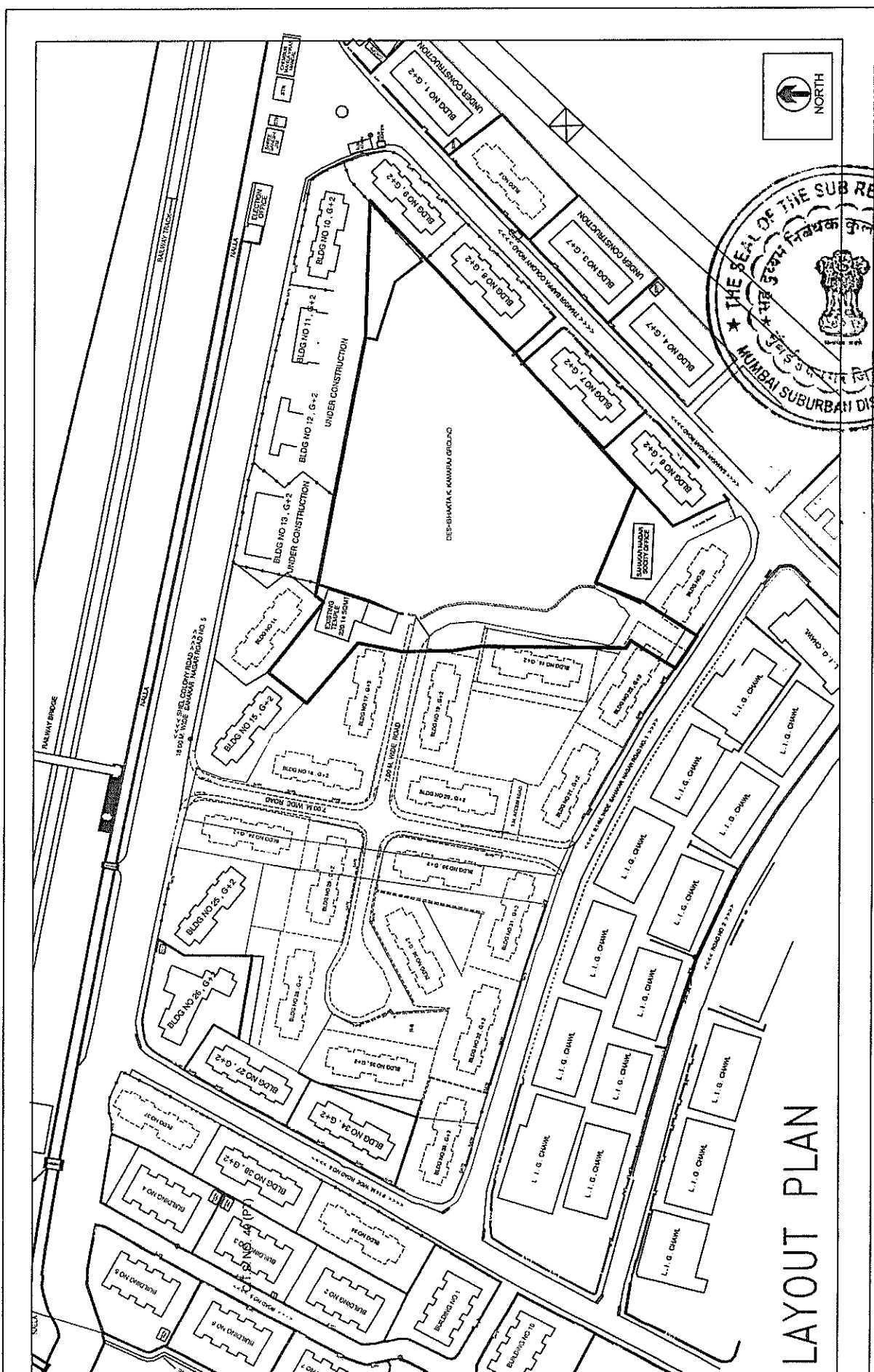
LAYOUT PLAN

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Annexure III
Layout Plan showing Rehab Component (Yellow) and
Free Sale Component (Green)



LAYOUT PLAN

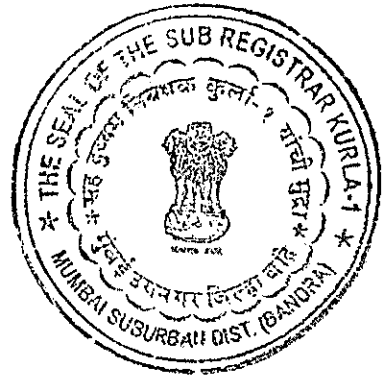
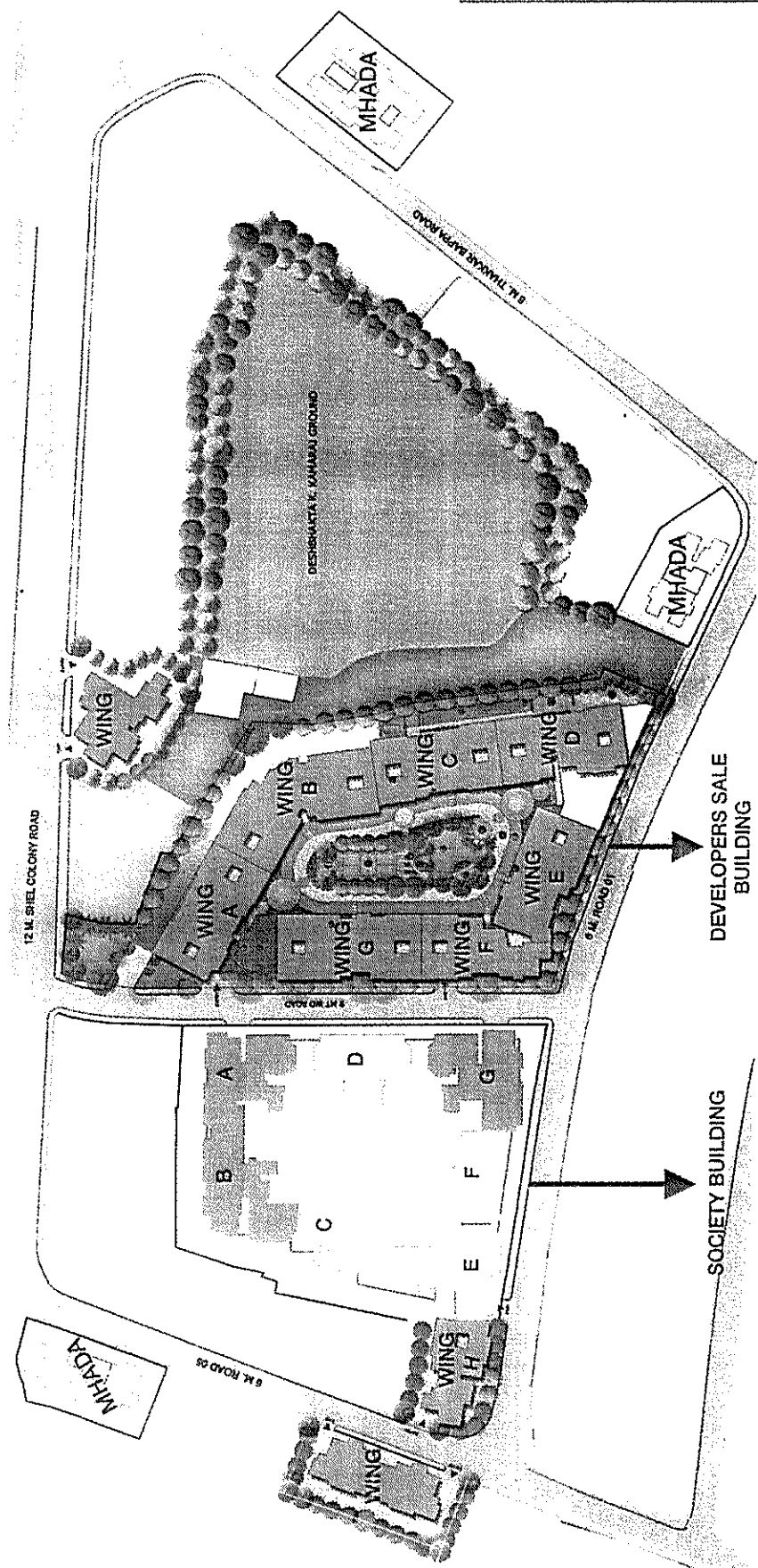
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Annexure IV
Proposed plan showing building in
Rehab area containing both Free Sale and Rehab flats (Pink).

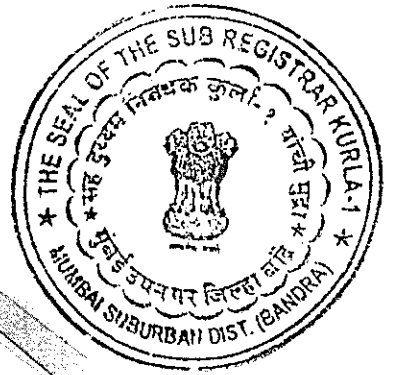
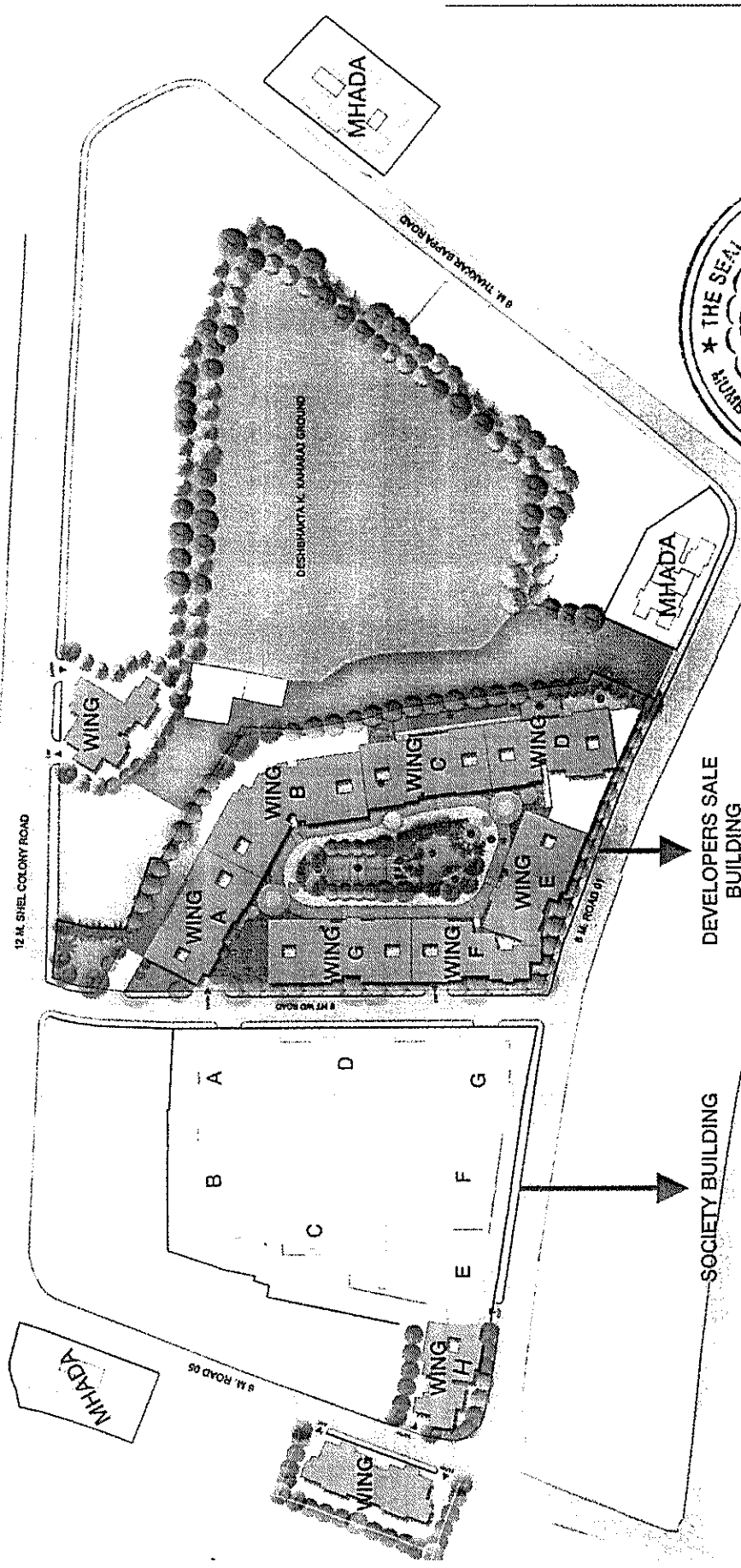


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Annexure V
Plan showing the layout of
Godrej Central in yellow and green



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Annexure VI (Colly)
Sanctions/ Permissions for
Residential development

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BMPP-2744-2007-10,000 Forms. (4 Pages F/D)

This IOD is issued subject to compliance of the provision of U.L. (C & R) Act, 1976.

EC-48

346
Form -----
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in replying please quote No. and date of this letter.

Valid upto 12 9 SEP 2014

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

No. E.B./CE/ CE / 6680 / BPES / AM of 200 - 200
 BS/A 13 0 SEP 2013

MEMORANDUM

Godrej Landmark Redevelopers Pvt. Ltd. C.A. to Sahakar Nagar
 Tower CHS Ltd.



With reference to your Notice, letter No. 3837 dated 15.12.2012 and the plans, Sections Specifications and Description and further particulars and details of your buildings at 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at 200

Proposed Re-development of existing bldg. No. 2, 14, 16, 17, 19 to 24, 28 to 33, 36, 37 & 39 on plot bearing C.T.S.No. 49, 54, 56 & 58 of Village Chembur, MHADA Colony, Chembur, Mumbai. I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the commencement certificate under Sec.45/69(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 road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P. for access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. The completion certificate will not be obtained from Executive Engineer (R.C.) / Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.

M. K. Kulkarni
 20-09-2013
 Executive Engineer Building Proposal
 (Eastern Suburbs. I)

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() 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 generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 29 SEP 2014, but not so as to contravene 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.

M. H. D. S.
20-09-2013
Executive Engineer, Building Proposals,
Zone, E.S.I. M/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 empowered 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 part of the building 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 notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective 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 is 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 premises and to grant a permission before occupation and to levy 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-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

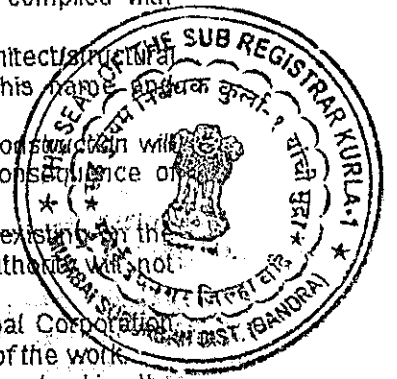
Attention is drawn to the notes Accompanying this Intimation of Disapproval.

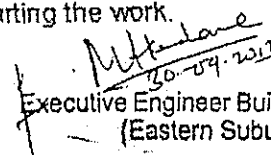
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Brihanmumbai Mahanagarपालिका
No. CE / 6680 / BPES / AM १३ 0 SEP 2013

6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. 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.
8. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
9. That the requirements of N.O.C. of concerned Electric Supply Co. / C.F.O. will not be obtained and the requisition, if any, will not be complied with before occupation certificate / B.C.C.
10. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and license No. duly revalidated will not be submitted.
11. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consolidation of settlement of floors and plinth filling etc.
12. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & NOC from Tree Authority will not be submitted.
13. That the notice under Sec. 347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
14. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
15. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
16. That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
17. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
18. That the N.A. permission from the Collector of Bombay shall not be submitted.
19. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
20. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
21. That the carriage entrance shall not be provided before starting the work.
22. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
23. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.




 Executive Engineer Building Proposal
 (Eastern Suburbs.) - 2

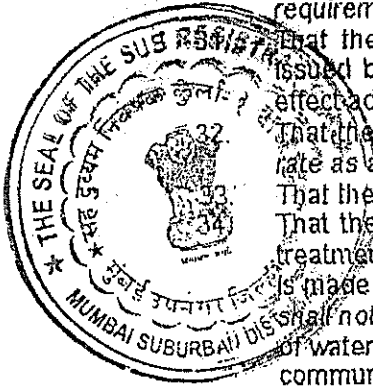


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Brihanmumbai Mahanagarpalika

No. CE / 6680 / BPES / AM 13 0 SEP 2013

24. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
25. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
26. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
27. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
28. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
29. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
30. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
31. That the capacity of overhead tank will not be provided as per ' P ' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
32. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
33. That the N.O.C. from Insecticide Officer shall not be submitted.
34. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
35. That the board mentioning the name of Architect/Owner shall not be displayed on site.
36. That the requirements as per Circular No. CE/PD/12387 of 17/03/2005 shall not be complied with during the execution of work.
37. That the debris management plan shall not be submitted to S.W.M. Department.
38. That the registered U/T shall not be submitted by Owner / Developer / Builder to sale the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.
39. That the N.O.C. from MGL shall not be obtained for each existing building.
40. That the soil investigation report from Geologist shall not be submitted.
41. That the authorised private pest control agency to give anti-larval treatment on construction site shall not be appointed and conditions of circular u/No.AMC/WSH/9348/ 29.3.2010 shall not be complied with.
42. That the N.O.C. from Register / Dy.Registrar of CHS shall not be submitted before demolition of the existing structure.
43. That the debris generated / building material shall not be dumped within a periphery of 50.00 Mtrs. from mangroves.



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30-29-2013
Executive Engineer Building Propos
(Eastern Suburbs.) -7

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Brihanmumbai Mahanagarपालिका

No. CE / 6680 / BPES / AM 13 0 SEP 2013

44. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
45. That the Architect shall not submit the quarterly progress report of the proposed work to this office.
46. That the registered undertaking from the owner stating that they will not object development of the neighbouring plot which may involve deficiency in open space shall not be submitted
47. That the registered undertaking from the owner to incorporate a clause in sale agreement with prospective buyer that the said building is constructed with deficiency in open space shall not be submitted.
48. That the N.O.C. from S.P.(P&D) Department shall not be submitted.
49. That the area reserved for parking shall not be used / utilized for the purpose of parking only and registered undertaking to that effect shall not be submitted.
50. That the registered undertaking indemnifying the M.C.G.M. against any litigation arising out of hardship to user in case of the failure of mechanized system / nuisance due to mechanical system to the building under reference and to the adjoining wing / adjoining building shall not be submitted.
51. That the Railway N.O.C. shall not be submitted.
52. That the registered undertaking for compliances of E.E.(T) conditions shall not be submitted.
53. That the conditions of layout approved under No. CE/3918/EE/GOVT/2013 dated 5.9.2013 shall not be complied with.
54. That the work of construction shall not be carried out between 7.00 p.m.
55. That the registered undertaking for excess area of parking proposed at this stage will not be counted in F.S.I. if plans for consumption of full potential is not submitted and get approved.
56. That the N.O.C. from M.O.E.F. shall not be submitted.
57. That the conditions of Letter of Intent of Garden reservation relocation under No. ChE/33975/DPES dated 2.5.2013 shall not be complied with.
58. That the extra water and sewerage charges will not be paid to Assistant Engineer, Water Works 'M' Ward before C.C.
59. That the N.O.C. / clarification from C.O. (MHADA) regarding condition No.38 of MHADA N.O.C. under No. CO/MBJEE-RDC/N.O.C./F-29/001808 dated 10.10.2012 for approval of plans for sale component along with MHADA's component shall not be submitted.

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

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That some of the drains will not be laid internally with C.I.pipes.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 10 ft. wide paved pathway upto staircase will not be provided.



M. K. Kulkarni
30/09/2013
Executive Engineer Building Proposal
(Eastern Suburbs.) -Z

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Brihanmumbai Mahanagarpalika

No. CE / 6680 / BPES / AM 13 0 SEP 2013

5. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No.name of the building etc.will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C.Regulation No.36.
8. 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.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, temites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
11. That one set of plans mounted on canvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
14. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
15. That the final NOC from S.G. shall not be submitted.
16. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
17. That the infrastructural works such as; construction of handholds/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
18. That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
19. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
20. That the final N.O.C. for occupation permission from MHADA shall not be submitted.

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

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

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 20-09-2013
 Executive Engineer
 (Building Proposal) E.S.- 1

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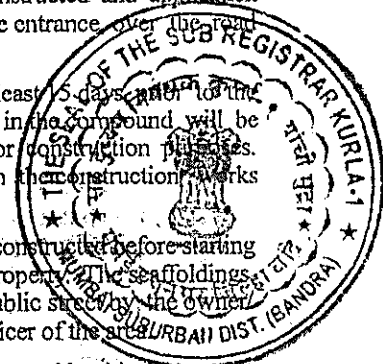
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NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained 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 building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit 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 before 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 Municipal tap water has been consumed on their 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 scaffolding, 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 approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (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 acces 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 asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass picces 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.



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- (20) This Intimation of Disapproval is given exclusively for the purpose 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 :-
- Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the area in occupation of each.
 - 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.
 - 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 overhead 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 pillars and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement 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 fitting 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 tightly serving the purpose of a lock and the warning pripes of the ribbet pretressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made casily, 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 required by Bye-law No. 5 (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 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

Copy to owner
 Gadsby Lamark Patel Developers Pvt
 Ltd. CA to Sunakar Nagar Shell
 Tower CHS Ltd

M. K. Kulkarni
 30/09/2015
 Executive Engineer, Building Proposals
 Zones E, S, J, M, W Wards.

J. A.

To,
 Shri Amit
 M/s. Aakr
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Annexure VI (Colly)
Sanctions/ Permissions
Residential development

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BRIHANMUMBAI MAHANAGARPALIKA

No. CE/6681/BPES/ AM 19 0 APR 2014

To,
 Shri Amit Pawar, Architect,
 M/s. Aakar Architects & Consultants,
 1st floor, Satyanarayan Prasad Commercial Centre,
 Dayaldas Road, Vile-Parle (E), Mumbai - 400 057.

Sub :- Amended plans for proposed development of existing building No.2,
 14, 16, 17, 18 to 24, 29 to 33, 35 to 37 & 39 on plot bearing C.T.S.No. 49,
 54, 56 & 58 of village Chembur, MHADA Colony, Chembur.

Ref :- Your letter dated 24.2.2014.

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even No. dated 27.9.2013 and amended plan approval letter under even No. dated 24.2.2014 following additional conditions :-

1. That the R.C.C. design and calculations as per the amended plans considering seismic forces should be submitted through the registered Structural Engineer before starting the work.
2. That the all requisite fees, premiums, deposits shall be paid before applying for C.C.
3. That the C.C. shall be got endorsed as per approved amended plans before starting the work.
4. That the revised N.O.C. from E.E.(T & C) shall be submitted.
5. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
6. That the registered undertaking cum Indemnity Bond shall be submitted indemnifying the C.C.M. and its officers, servants, agents and the Municipal Commissioner against any / all actions, acts, costs, claims, damages, demands of any nature and kind whatsoever, which may be instituted, claimed or made and further indemnifying against any legal dispute of plot, ownership, accidents, damage, risks by any person or persons, any third party or legal entity or society or trust by reasons of the granting of approval under the provision of D.C.R.1991.
7. That as per Circular No.CHE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-
 a)Ownership document, b)Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvass mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k)Fire Safety Audit carried out as per the requirement of C.F.O.
 The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.
8. That the condition mentioned in letter of intent for shifting / interchanging P.G. reservation under No. CHE/33975/DPES dated 2.5.2013 shall be complied with and demarcation of P.G. reservation shall be submitted before asking C.C..
9. That the Commencement Certificate for free sale buildings shall be issued only after work of rehab building is started.
10. That the Tripartite Agreement for handing over sharing B.U.A. shall be executed accordingly between MHADA Society and Developer appointed by society shall be submitted.
11. That the demarcation from MHADA for plot under reference shall be submitted before asking CC.

One set of amended plans duly signed and stamped is hereby returned in token of the Municipal approval.

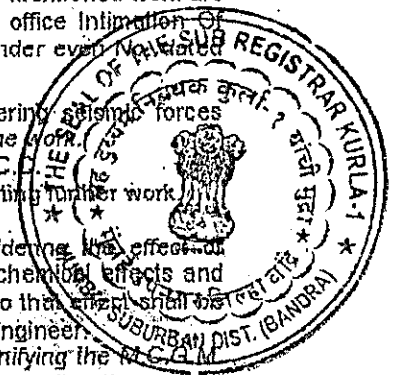
Yours faithfully,

—Sd—
 Executive Engineer
 (Building Proposals)E.S.-I

Acc : one set of plan

Copy forwarded to the owner
 M/s. Godrej Landmark Redevelopers Pvt.Ltd.
 C.A.to Sahakar Nagar Shell Tower C.H.S. Ltd.

Ex.Eng.(B.P.)E.S.-I



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Annexure VI (Colly)

Sanctions/ Permissions for Residential development

BRIHANMUMBAI MAHANAGARPALIKA

No. CE/6680/BPES/AM - 111 APR 2014

Sole

Shri Amit Pawar,
M/s. Askar Architects & Consultants,
201, 2nd, Amjrabha Apartment,
Devdas Road, Borivali (W), Mumbai - 400 092.

Sub :- Amended plans for proposed development of existing building No.2,
14, 16, 17, 18 to 24, 25 to 33, 35, 36, 37 & 39 on plot bearing C.T.S.No. 45,
49(pt), 54, 56 & 58(pt) of Village Chembur, MHADA Colony, Chembur.

Ref :- Your letter dated 24.2.2014.

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office intimation of Disapproval under even No. dated 26.9.2013 and amended plan approval letter under even No. dated 24.2.2014 and following additional conditions :-

1. That the R.C.C. design and calculations as per the amended plans considering seismic forces should be submitted through the registered Structural Engineer before starting the work.
2. That the all requisite fees, premiums, deposits shall be paid before applying for C.C.
3. That the C.C. shall be got endorsed as per approved amended plans before starting further work.
4. That the N.C.C. Form F (T & C) shall be submitted.
5. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphat water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
6. That the registered undertaking cum indemnity Bond shall be submitted indemnifying the M.C.G.M. and its officers, servants, agents and the Municipal Commissioner against any / all actions, acts, costs, claims, damages, demands of any nature and kind whatsoever, which may be instituted, claimed or made and further indemnifying against any legal dispute of plot, ownership, accidents, damage, risks by any person or persons, any third party or legal entity or society or trust by reasons of the granting of approval under the provision of D.C.R.1991.
7. That as per Circular No. CHE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-
a) Ownership document, b) Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d) RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f) Structural Audit Reports, g) All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k) Fire Safety Audit carried out as per the requirement of C.F.O.
The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.
8. That the condition mentioned in letter of intent for shifting / interchanging P.G. reservation under No. CHE/33975/DPES dated 2.5.2013 shall be complied with and demarcation of P.G. reservation shall be submitted before asking C.C..
9. That the Commencement Certificate for free sale buildings shall be issued only after work of rehab building is started.
10. That the Tripartite Agreement for handing over sharing B.U.A. shall be executed accordingly between MHADA Society and Developer appointed by society shall be submitted.
11. That the demarcation from MHADA for plot under reference shall be submitted before asking CC.

One set of amended plans duly signed and stamped is hereby returned in token of the Municipal approval.

Acc : one set of plan

(Handwritten initials)

Yours faithfully,
(Signature)
Executive Engineer
(Building Proposals) E.S.-I

To G P V S Sir for Ma Bla M 1) 2) 3) 4) 5)

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Annexure VI (Colly)

Sanctions / Permissions for Residential development

Gen-229 - 5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 6681 /BPES/AM 09 JUL 2014
 COMMENCEMENT CERTIFICATE

Godrej Landmark Redevelopers
Pvt. Ltd. C.A. to Sahakar Nagar,
Shell tower CHS. Ltd.



Sir,
 With reference to your application No. 000086 dt. 15/12/2012 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. on plot No. C.T.S.No. 49, 54, 56 & 58 Diva/ Village / Town Planning Scheme No. Chembur situated at Road / Street Sahakar Nagar Ward

M/W used the Commencement Certificate / Building permit is granted on the following conditions:-

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

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7) The conditions of this certificate shall be binding not only on the applicant but also on his heirs, executors, assignees, heirs, trustees and successors and every person deriving title through or under him

The Municipal Commissioner has appointed Shri S.B. Shivagunde Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act

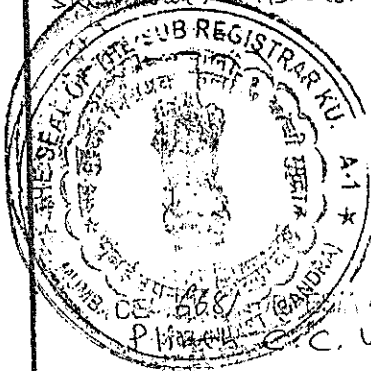
The C.C. is valid upto 08 JUL 2015

copy to owner

Godrej Landmark
Redevelopers Pvt. Ltd.
C.A. to Sahakar Nagar
Sahakar Nagar CHS. Ltd.

C.C. UP to top of basement as per approved amended Plans dt. 10/04/2014 for wing -A, wing-B, wing-D, wing-F & wing-G.

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



09/7/14
Executive Engineer (Building Proposal)
Eastern Suburbs - I

C.C. UP to top of Basement for wing C, E & H as per the approved amended Plans dated 10/04/2014

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To,
Godrej
Pvt.
Shri

Sir,

for Dev
Maharaj
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Annexure VI (Colly)
Sanctions/ Permissions for
Residential development

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Gen-229 - 3000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 6686 /BPESAM

15 JUL 2014

COMMENCEMENT CERTIFICATE

To,
Godrej Landmark Redevelopers,
Pvt. Ltd. C. A. to Sahakar Nagar,
Shell tower CHS. Ltd.

Sir,

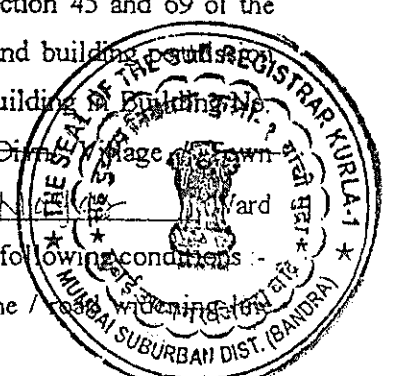
With reference to your application No. 000127 dt. 15/12/2012

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building of Building No. 45, 43 (P) 54, under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building of Building No. 56 & 58 (P) on plot No. _____ C.T.S.No. _____ Dir. _____

Planning Scheme No. Chembur situated at Road / Street Sahakar Nagar

M/W. the Commencement Certificate / Building permit is granted on the following conditions :-

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



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7) The conditions of this certificate shall be binding not only on the applicant but on his executors, assignees, administrators and successors and every person deriving title through under him.

The Municipal Commissioner has appointed Shri S. B. Shivagunde Executive Engineer to exercise his powers and functions of the planning Authority under section the said Act

The C.C. is valid upto 14 JUL 2015"

COPY TO OWNERS

Godrej Land Development Pvt. Ltd. Godrej Estate, Sector Nagpur, Shell tower, CHS Ltd.



C.C. UP to top of Basement as Per amended Plans dt. 11/04/2014 for wing -A, wing -E, wing -F & wing -G.

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

[Signature] 15/7/14
Executive Engineer (Building Proposal)
Eastern Suburbs - I
FOR

CE: 6680 BPES-17 19 JAN 2015

Plinth C.C. UP to top of Basement for wing C & D as Per amended Plans dated 11/04/2014

[Signature] 19/1/15
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

[Handwritten Signature]

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Annexure VII
Title Certificate

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WADIA GHANDY & Co.

ADVOCATES, SOLICITORS & NOTARY

N. M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400 001, India.

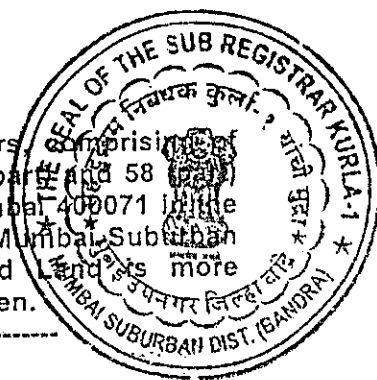
Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 6784, +91 22 2267 0226

General e-mail: contact@wadiaghandy.com | Personal e-mail: firstname.lastname@wadiaghandy.com

NL/DJM/10657

TITLE CERTIFICATE

Re: Land admeasuring approximately 11,889.09 square meters comprising of CTS No. 45 (part), 49 (part), 50 to 53 (part), 54 (part), 56 (part) and 58 (part) situated at Chembur "M" Ward (West), District Kurla, Mumbai - 400 071 in the registration district and sub district of Mumbai City and Mumbai Suburban (hereinafter referred to as "the said Land"). The said Land is more particularly described in the First Schedule hereunder written.

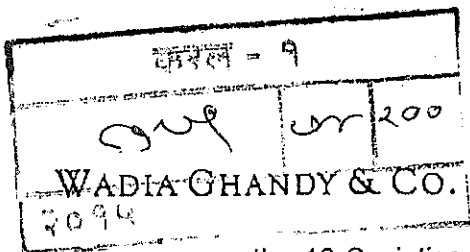


I. Introduction

A. Our clients Godrej Landmark Redevelopers Private Limited ("GLRPL") a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Godrej Bhavan, 4th Floor, 4A Home Street, Fort, Mumbai 400 001 and also its office at 201, "C" Wing, 2nd Floor, Godrej Coliseum, Near Lokmanya Pan Bazaar, Somaiya Hospital Road, Sion (East), Mumbai 400 022 are developing the said Land under the provisions of Regulation 33 (5) of the Development Control Regulations of Greater Mumbai, 1991 ("DCR") pursuant to the grant of development rights from 21 (twenty one) individual co-operative housing societies, more particularly described in Second Schedule hereunder written ("Individual Societies") out of which 18 societies (as detailed below) have now been amalgamated into Shell Towers Co-operative Housing Society ("the said Society"), a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 ("Societies Act") and bearing Registration No. MUM/MHADB/HSG/TC/13192, in the manner detailed herein below.

B. The said Land is a portion of the Larger Land admeasuring 17,541.98 square meters and more particularly described in the Third Schedule hereunder written, on which a redevelopment scheme under the provisions of Regulation 33(5) of the Development Control Regulations of Greater Mumbai, 1991 ("DCR") is being undertaken pursuant to the MHADA No-objection Certificate dated 8th August 2013 and 12th February 2014 (as detailed below) ("the Redevelopment Scheme"). The said Land aggregating to 11,889.09 square meters comprises of (i)

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the 18 Societies Land admeasuring 10217.69 square meters or thereabouts and as defined below, (ii) the Ushakiran Land admeasuring 530.74 square meters and as defined below, (iii) the Shantadurga Land admeasuring 570.33 square meters and as defined below and (iv) the Sai Tarangini Land admeasuring 570.33 square meters and as defined below.

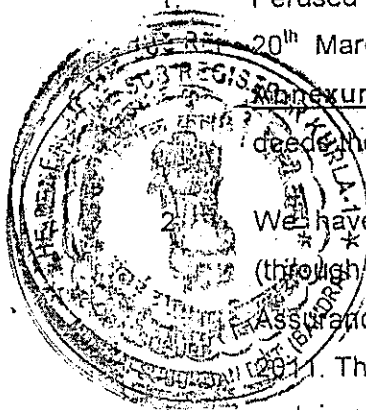
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II. Steps:

With respect to the issuance of this Title Certificate, we have undertaken the following steps:

A. With respect to the 18 Societies Land (as defined below)

1. Perused the original title deeds with respect of the 18 Societies Land on 20th March 2012 and a list thereof is annexed hereto and marked as Annexure - "A". We have not undertaken inspection of the original title deeds hereafter.



We have conducted a search with respect to the 18 Societies Land (through our Search Clerk Mr. Sameer Sawant) at the Sub-Registrar of Assurances at Mumbai for the last 47 (forty-seven) years i.e. from 1965 to 2011. The search conducted is subject to availability of certain records, and certain records being torn, at the concerned Sub-Registrar's office. A list of documents reflected in the search report dated 22nd December 2011 is annexed hereto as Annexure "B".

3. Examined the property register card with respect of the 18 Societies Land.
4. Cause to undertake searches at the Registrar of Companies ("ROC") for the Kamla Landmarc Property Leasing and Finance Private Limited ("Kamla") on 12th January 2012.
5. Examined the Title Report dated 22nd March 2012, issued by M/s Percept Legal, the Advocates for Kamla.
6. With respect to the facts which cannot be ascertained from the examination of the public records, the 18 Societies have executed a Declaration dated 24th March, 2012.

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WADIA GHANDY & CO.

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7. We have not administered any independent requisitions on title and we have not issued a public notice to invite objections and/or claims with respect to the 18 Societies Land.

B. With respect to the Ushakiran Society Land (as defined below)

1. Perused the original title deeds with respect to the Ushakiran Society Land and a list thereof is annexed hereto and marked as Annexure "C". We have not undertaken inspection of the original title deeds thereof.
2. We have conducted a search with respect to the Ushakiran Society Land (through our Search Clerk Mr. Sameer Sawant) at the Sub-Registrar of Assurances at Mumbai for the last 48 (forty - eight) years from 1965 to 2012. The search conducted is subject to availability of certain records being torn at the concerned Sub-Registrar's office. A list of documents reflected in the search report dated 16th July, 2012 is annexed hereto as Annexure "D".
3. Examined the property register cards with respect of the Ushakiran Society Land.
4. With respect to the facts which cannot be ascertained from the examination of the public records, the Ushakiran Society has executed a Declaration cum Indemnity dated 13th November 2012.
5. We have caused a search to be taken in the office of the Registrar of Companies in respect of the charges which may have been registered by M Patankar Build Cons Private Limited ("Patankar") formerly known as Patankar Build Cons Private Limited with the office of Registrar of Companies in respect of the Ushakiran Society Land. As reflected therein, no charges have been created by Patankar with respect to the Ushakiran Society Land.
6. Caused the publication of public notices on 8th September, 2012 in the Free Press Journal and Navshakti with respect to the Ushakiran Society Land. In response to these notices we have not received any claims.



C. With respect to the Shantadurga Land (as defined below)

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WADIA GHANDY & CO.

1. Perused the original title deeds with respect to the Shantadurga Land, a list thereof is annexed hereto and marked as Annexure - "E". We have not undertaken inspection of the original title deeds thereafter.
2. We have conducted a search with respect to the Shantadurga Land (through our Search Clerk Mr. Sameer Sawant) at the office of Sub-Registrar of Assurances at Mumbai for the last 31 (Thirty - one) years i.e. from 1981 to 2012. The search conducted is subject to availability of certain records, and certain records being torn at the concerned Sub-Registrar's office. A list of documents reflected in the search report dated 21st August 2012 is annexed hereto as Annexure "F".

E.

3. Examined the property register card with respect of the Shantadurga Land.



4. With respect to the facts which cannot be ascertained from the examination of the public records, the Shantadurga Society has executed a Declaration of indemnity dated 4th June 2013.

5. Caused the publication of public notices with respect to the Shantadurga Land on 4th October 2012 in the following two newspapers i.e. The Free Press Journal and Navshakti. In response to these notices we have not received any claims.

D. With respect to the Sai Tarangini Land (as defined below)

1. Caused searches to be undertaken (through our search clerk Mr. Sameer Sawant) at the office of Sub-Registrar of Assurances at Mumbai for the last 49 (forty-nine) years i.e. from 1965 to 2013. The search conducted is subject to availability of certain records and certain records being torn at the concerned Sub-Registrar's office. The document reflected in the search report is annexed hereto as Annexure - "G".
2. Examined the property register card of C.T.S Nos. 54, 54/29 - 54/32 with respect of the Land.
3. Caused the publication of public notices on 4th April 2013 in the following two newspapers i.e. The Free Press Journal and Navshakti. In response to these notices we have received one claim as detailed below.

III

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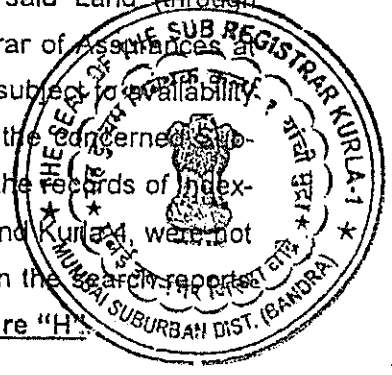
WADIA GHANDY & CO.

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4. The originals of the title deeds with respect to the Sai Tarangini Land have not been inspected by us as we were informed that the same were not available with the Sai Tarangini Society.

E. With respect to the said Land

1. We have conducted a search with respect to the said Land (through Search Clerk Mr. Sameer Sawant) at the Sub-Registrar of Assurances at Mumbai from 2011 to 2014. The search conducted is subject to availability of certain records, and certain records being torn, at the concerned Sub-Registrar's office. At the time of conducting searches, the records of Index-II maintained at the Sub-Registrar's office at Kurla 2, and Kurla 4, were not available for inspection. A list of documents reflected in the search report dated 28th August 2014 are annexed hereto as **Annexure "H"**.
2. We have caused a search to be taken in the office of the Registrar of Companies in respect of the charges which may have been registered by GLRPL with the office of Registrar of Companies in respect of the development rights pertaining to the said Land or any part thereof. As reflected therein, there is one charge created in favour of Godrej Projects Development Private Limited, as more particularly detailed below.
3. We have taken a Declaration dated 16th October 2014 from the said Society and 20th October 2014 from GLRPL.
4. We have been provided with the Certificate dated 6th September 2014 issued by Amit Pawar, Architect.
5. With respect to the searches undertaken at the office of the Sub-Registrar of Assurances at Mumbai, we disclaim any responsibility for the consequences, which may arise on account of non-availability of records or on account of records being torn or mutilated.



III. Chain of Title

Maharashtra Housing and Development Authority ("MHADA") is the owner of the said Land. MHADA has constructed 21 (twenty one) buildings ("the said Buildings") on the said Land each comprising of ground plus two floors and having 12 (twelve) flats. MHADA has executed the following lease deeds and sale

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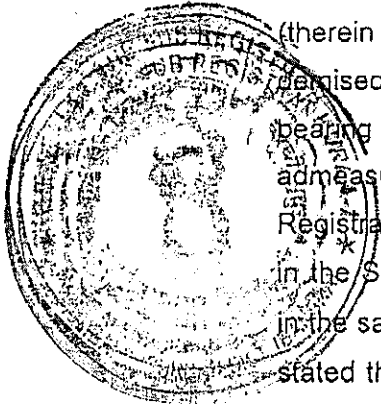
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deeds in favour of the following co-operative societies registered under the provisions of the Societies Act, the details whereof are stated herein below:-

1. Chembur Swayamprakash Co-operative Housing Society Limited
("Swayamprakash Society")

1.1 The Swayamprakash Society was registered under registration no. BOM/HSG/7598 vide its certificate of incorporation dated 7th May 1981.

1.2 By and under an Indenture of Lease dated 15th May 1997 ("Swayamprakash Lease") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/763/97 executed between MHADA (therein referred to as the Lessor of the one part) and Swayamprakash Society (therein referred to as the Society, of the other part), the Lessor therein has demised unto the Swayamprakash Society all that piece and parcel of land bearing Survey No.14 (part) corresponding to CTS No.54 (part) admeasuring 544.45 square meters situated at Chembur in the Registration District and Sub District of Bandra, more particularly described in the Schedule thereunder written ("Swayamprakash Land") comprised in the said Land for the consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.



1.3 MHADA had constructed a building bearing no. 29 comprising of ground plus two floors having 12 (twelve) flats on the Swayamprakash Land ("Swayamprakash Building"). By and under a Deed of Sale dated 15th May 1997 registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/761/97 ("Swayamprakash Sale Deed") executed between MHADA (therein referred to as the Vendor of the one part) and Swayamprakash Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Swayamprakash Building to the Swayamprakash Society in the manner as stated therein.

2. Chembur Gulmohar Co-operative Housing Society Limited
("Gulmohar Society")

2.1 The Gulmohar Society was registered under registration no. BOM/HSG/7600 vide its certificate of incorporation dated 7th May 1981.

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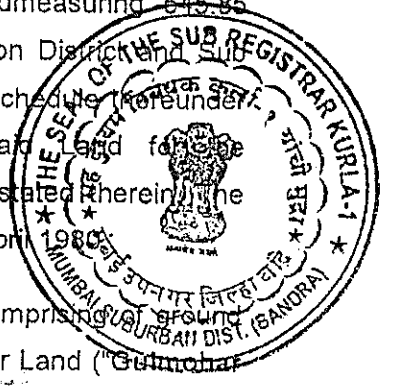
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2.2 By and under a registered Indenture of Lease dated 1st October, 1996 ("Gulmohar Lease") registered with the Sub – Registrar of Assurances Kurla bearing Serial No. PBDR-3/1294/96 executed between MHADA (therein referred to as the Lessor of the one part) and Gulmohar Society (therein referred to as the Society, of the other part), MHADA had demised unto the Gulmohar Society all that piece and parcel of land bearing Survey No.14 (part) corresponding to CTS No.56 (part) admeasuring 545.85 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule (hereunder) written ("Gulmohar Land") comprised in the said Deed for the consideration and on such terms and conditions as stated therein, the lease is for a period of 99 years commencing from 1st April, 1980.



2.3 MHADA had constructed a building bearing no. 21 comprising of ground plus two floors having 12 (twelve) flats on the Gulmohar Land ("Gulmohar Building"). By and under a Deed of Sale dated 15th May 1997 ("Gulmohar Sale Deed") registered with the Sub – Registrar, Kurla bearing Serial No. 3/1296/1996 executed between MHADA (therein referred to as the Vendor of the one part) and Gulmohar Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Gulmohar Building situated on the Gulmohar Land to the Gulmohar Society in the manner as stated therein.

3. Chembur Sahakar Nagar Asmita Cooperative Housing Society Limited ("Asmita Society").

3.1 The Asmita Society was registered under registration no. MUM/MHADB/HSG/TC/12049/2002-2003 vide its certificate of incorporation dated 27th March, 2003.

3.2 By and under an Indenture of Lease dated 26th March, 2010 ("Asmita Lease") registered with the Sub – Registrar, Kurla bearing Serial No. BDR-3/3912/2010 executed between MHADA (therein referred to as the Lessor of the one part) and Asmita Society (therein referred to as the Society, of the other part), the Lessor therein had demised unto the Asmita Society, all that piece and parcel of land bearing Survey No.14 (part) and CTS No. 49 to 58 (part) admeasuring 467.37 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described

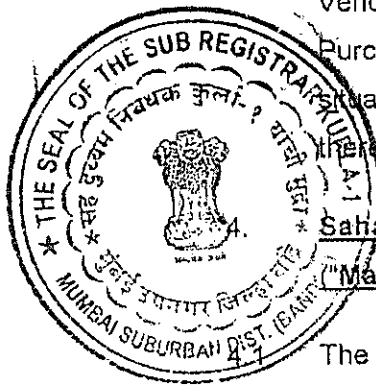
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in the Schedule thereunder written ("Asmita Land") comprised in the said Land, for the consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

3.3 MHADA had constructed a building bearing no. 37 comprising of ground plus two floors having 12 (twelve) flats on the Asmita Land ("Asmita Building"). By and under a Deed of Sale dated 26th March, 2010 ("Asmita Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. BDR-3/3913/2010 executed between MHADA (therein referred to as the Vendor of the one part) and Asmita Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Asmita Building situated on the Asmita Land to the Asmita Society in the manner as stated therein.



Sahakar Nagar Madhukunj Cooperative Housing Society Limited
("Madhukunj Society").

The Madhukunj Society was registered under registration no. BOM/HSG7678 vide its certificate of incorporation dated 14th August, 1981.

4.2 By and under an Indenture of Lease dated 31st October, 1996 ("Madhukunj Lease") registered with the Sub-Registrar, Kurla bearing Serial No. PBDR-3/1421/96 executed between MHADA (therein referred to as the Lessor of the one part) and Madhukunj Society (therein referred to as the Society, of the other part), MHADA had demised unto the Madhukunj Society all that piece and parcel of land bearing Survey No.14 (part) corresponding to CTS No.56 (part) admeasuring 570.33 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Madhukunj Land") comprised in the said Land, for the consideration and on such terms and conditions as stated therein. The Madhukunj Lease is for a period of 99 years commencing from 1st April 1980.

4.3 MHADA had constructed a building bearing no.14 comprising of ground plus two floors having 12 flats on the Madhukunj Land ("Madhukunj Building"). By and under a Deed of Sale dated 31st October, 1996 ("Madhukunj Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/1419/96 executed between MHADA (therein

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referred to as the Vendor of the one part) and Madhukunj Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Madhukunj Building situated on the Madhukunj Land to the Madhukunj Society in the manner as stated therein.

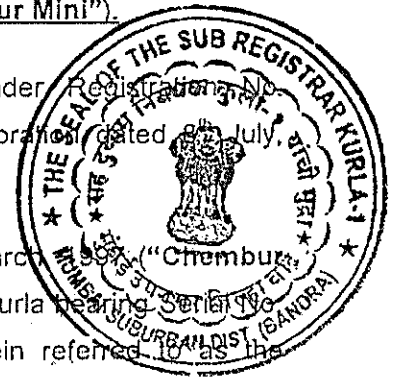
5. Chembur Mini Housing Society Limited ("Chembur Mini").

5.1 The Chembur Mini Society was registered under Registration No. BOM//HSG7650/1981 vide its certificate of incorporation dated 8th July, 1981.

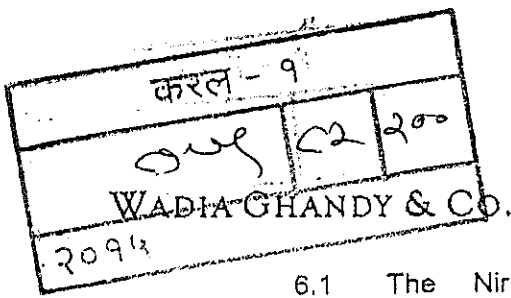
5.2 By and under an Indenture of Lease dated 13th March, 1980 ("Chembur Mini Lease") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/477/97 executed between MHADA (therein referred to as the Lessor of the one part) and Chembur Mini Society (therein referred to as the Society, of the other part), the Lessor had demised unto the Chembur Mini Society all that piece and parcel of land bearing Survey No:14 (part) corresponding to CTS No.54 (part) admeasuring 574.98 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Chembur Mini Land") comprised in the said Land, for the consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

5.3 MHADA had constructed a building bearing no. 32 comprising of ground plus two floors having 12 flats on the Chembur Mini Land ("Chembur Mini Building"). By and under a Deed of Sale dated 13th March, 1997 ("Chembur Mini Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/480/97 executed between MHADA (therein referred to as the Vendor of the one part) and Chembur Mini Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Chembur Mini Building situated on the Chembur Mini Land to the Chembur Mini Society in the manner as stated therein.

6. Sahakar Nagar Niramaya Cooperative Housing Society Limited ("Niramaya Society").

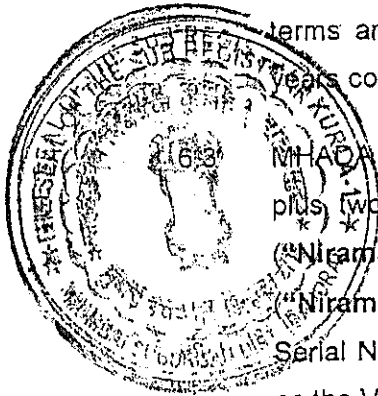


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6.1 The Niramaya Society was registered under registration no. BOM/HSG7803/1982 vide its certificate of incorporation dated 20th February, 1982.

6.2 By and under an Indenture of Lease dated 13th March, 1997 ("Niramaya Lease") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/728/97 executed between MHADA (therein referred to as the Lessor of the one part) and Niramaya Society (therein referred to as the Society, of the other part), the Lessor therein had demised unto the Niramaya Society all that piece and parcel of land bearing Survey No.14 (part) corresponding to CTS No.56 (part) admeasuring 574.98 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule ("Niramaya Society Land") comprised in the said Land, for the consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.



MHADA had constructed a building bearing no. 16 comprising of ground plus two floors having 12 (twelve) flats on the Niramaya Society Land ("Niramaya Building"). By and under a Deed of Sale dated 5th May, 1997 ("Niramaya Building") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/730/97 executed between MHADA (therein referred to as the Vendor of the one part) and Niramaya Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Niramaya Building situated on the Niramaya Society Land to the Niramaya Society in the manner as stated therein.

7. Sahakar Nagar Sunrise Cooperative Housing Society Limited
("Sunrise Society")

7.1 The Sunrise Society was registered under registration no. BOM//HSG7675/1981 vide its certificate of incorporation dated 13th August, 1981.

7.2 By and under an unregistered Indenture of Lease dated 12th March, 1997 ("Sunrise Lease") executed between MHADA (therein referred to as the Lessor of the one part) and Sunrise Society (therein referred to as the Society, of the other part), the Lessor therein had demised unto the Sunrise Society, all that piece and parcel of land bearing Survey No.14 (part)

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corresponding to CTS No.54 (part) admeasuring 574.98 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written being a portion of the said Land ("Sunrise Society Land") for the consideration and on such terms and conditions as stated therein. The lease is for a period of.99 years commencing from 1st April 1980.

7.3 MHADA had constructed a building bearing no. 31 comprising of ground plus two floors having 12 flats on the Sunrise Society Land ("Sunrise Building"). By and under an unregistered Deed of Sale dated 12th March, 1997 ("Sunrise Sale Deed") executed between MHADA (therein referred to as the Vendor of the one part) and Sunrise Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Sunrise Building situated on the Sunrise Society Land to the Sunrise Society in the manner as stated therein.

7.4 It appears that the Sunrise Lease deed and the Sunrise Sale Deed are not registered. We are of the view that the same should be registered under the provisions of The Registration Act, 1917 and The Transfer of Property Act, 1882.

7.5 Further, we have been informed by the Sunrise Society that the originals of the Sunrise Lease with respect to the Sunrise Society Land and Sunrise Sale Deed have been misplaced by the Sunrise Society. In its Declaration dated 27th March 2012, the Sunrise Society had declared and confirmed that it had not created any third party rights in and over the Sunrise Society Land and has provided indemnity in that regard. Sunrise Society had intimated this fact to MHADA and had also registered a complaint with the police.

8. Sahakar Nagar Twelve Star Apartments Co-operative Housing Society Limited ("Twelve Star Society").

8.1 The Twelve Star Society was registered under registration no. BOM/HSG/7684 of 1981 vide its certificate of incorporation dated 28th August, 1981.

8.2 By and under an Indenture of Lease dated 19th April, 1997 ("Twelve Star Lease") registered with the Sub - Registrar, Kurla bearing Serial No.



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PBDR-3/611/1997 executed between MHADA (therein referred to as the Authority of the one part) and Twelve Star Society (therein referred to as the Society, of the other part), the Authority therein had demised unto the Twelve Star Society all that piece and parcel of land bearing Survey No.14A corresponding to CTS No.56 (part) admeasuring 543.26 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Twelve Star Land") being a portion of the said Land for the rent reserved, consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

- 8.3 MHADA had constructed a building bearing no. 22 comprising of ground plus two floors having 12 flats on the Twelve Star Land ("Twelve Star Building"). By and under a Deed of Sale dated 19th April, 1997 ("Twelve Star Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/613/97 executed between MHADA (therein referred to as the Authority of the one part) and Twelve Star Society (therein referred to as the Society of the other part), MHADA had conveyed the Twelve Star Building situated on the Twelve Star Land to the Twelve Star Society in the manner as stated therein.



Sahakar Nagar Alankar Co-operative Housing Society Limited
("Alankar Society").

- 9.1 The Alankar Society was registered under registration no. BOM/HSG/7716 of 1981 dated 30th September, 1981.
- 9.2 By and under Indenture of Lease dated 1st November, 1996 ("Alankar Lease") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/1443/96 executed between MHADA (therein referred to as the Authority of the one part) and Alankar Society (therein referred to as the Society, of the other part), MHADA had demised unto the Alankar Society all that piece and parcel of the land bearing Survey No.14 (part) corresponding to CTS Nos. 56 (part), 50 to 53 admeasuring 561.64 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Alankar Land") being a portion of the said Land for rent reserved,

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consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

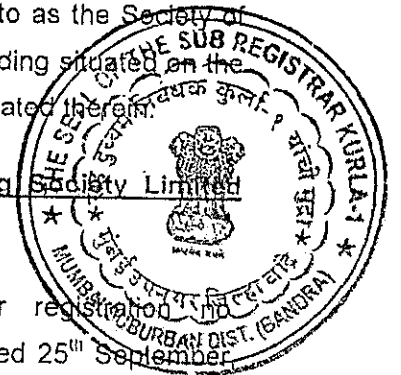
9.3 MHADA had constructed a building bearing no.20 comprising of ground plus two floors having 12 flats on the Alankar Land ("Alankar Building"). By and under a Deed of Sale dated 1st November, 1996 ("Alankar Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/1441/96 executed between MHADA (therein referred to as the Authority of the one part) and Alankar Society (therein referred to as the Society of the other part), MHADA had conveyed the Alankar Building situated on the Alankar Land to the Alankar Society in the manner as stated therein.

10. Sahakar Nagar Shri Ganesh Co-operative Housing Society Limited ("Shri Ganesh Society").

10.1 The Shri Ganesh Society was registered under registration no. BOM/HSG/7703 vide its certificate of incorporation dated 25th September 1981.

10.2 By and under an Indenture of Lease dated 6th January, 1997 ("Shri Ganesh Lease") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/70/97 executed between MHADA (therein referred to as the Authority of the one part) and the Shri Ganesh Society (therein referred to as the Society, of the other part), MHADA had demised unto the Shri Ganesh Society all that piece and parcel of land bearing Survey No.14 (part) corresponding to CTS No.56 (part) admeasuring 574.75 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Shri Ganesh Land") comprised in the said Land for the rent reserved, consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

10.3 By and under a Deed of Rectification dated 16th December, 2003 registered with the Sub - Registrar of Kurla bearing Serial No. 9734/2003 executed between MHADA (therein referred to as the Authority of the one part) and Shri Ganesh Society (therein referred to as the Society, of the other part), the description of the Shri Ganesh Land was modified to substitute CTS No. 56 with CTS No. 56 part (71 to 74) for the land underneath the building admeasuring 182.2 square meters and the CTS



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No. 56 for the land appurtenant to the building admeasuring 392.5 square meters totally admeasuring 574.75 square meters.

10.4 MHADA had constructed a building bearing no. 23 comprising of ground plus two floors having 12 flats on the Shri Ganesh Land ("Shri Ganesh Building"). By and under a Deed of Sale dated 6th January, 1997 ("Shri Ganesh Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/63/97 executed between MHADA (therein referred to as the Authority of the one part) and Shri Ganesh Society (therein referred to as the Society of the other part), MHADA had conveyed the Shri Ganesh Building situated on the Shri Ganesh Land for the consideration and on such terms and conditions as stated therein.

10.5 By and under a Deed of Rectification dated 16th December, 2003 registered with the Sub - Registrar of Kurla bearing Serial No. 9735 of 2003 executed between MHADA (therein referred to as the Authority of the one part) and Shri Ganesh Society (therein referred to as the Society, of the other part), the description of the Shree Ganesh Land was modified to substitute CTS No. 56 with CTS No. 56 part (71 to 74).



Chembur Mayfair Co-operative Housing Society Limited ("Chembur Mayfair Society").

11.1 The Chembur Mayfair Society was registered under registration no. BOM/HSG/7685 vide its certificate of incorporation dated 28th August, 1981.

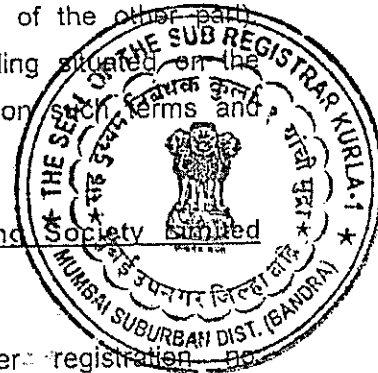
11.2 By and under a registered Indenture of Lease dated 24th April, 1998 ("Chembur Mayfair Lease") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/631/98 executed between MHADA (therein referred to as the Authority of the one part) and Chembur Mayfair Society (therein referred to as the Society, of the other part), the Authority therein had demised unto the Chembur Mayfair Society all that piece and parcel of land bearing Survey No.14 corresponding to CTS No.58 (part) admeasuring 543.47 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Chembur Mayfair Land") being a portion of the said Land for the rent reserved, consideration and on such

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terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

11.3 MHADA had constructed a building bearing no. 2 comprising of ground plus two floors having 12 flats on the Chembur Mayfair Land ("Chembur Mayfair Building"). By and under a registered Deed of Sale dated 24th April, 1998 ("Chembur Mayfair Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/630/98 executed between MHADA (therein referred to as the Authority of the one part) and Chembur Mayfair Society (therein referred to as the Society of the other part) MHADA had conveyed the Chembur Mayfair Building situated on the Chembur Mayfair Land for the consideration and on such terms and conditions as stated therein.



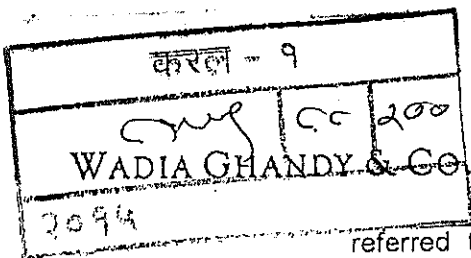
12. Sahakar Nagar Gokuldham Co-operative Housing Society ("Gokuldham Society").

12.1 The Gokuldham Society was registered under registration No. BOM/HSG/7931 vide its certificate of incorporation dated 21st October, 1982.

12.2 By and under an Indenture of Lease dated 12th March, 1997 ("Gokuldham Lease") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/500/97 executed between MHADA (therein referred to as the Authority of the one part) and Gokuldham Society (therein referred to as the Society, of the other part), the Authority had demised unto the Gokuldham Society all that piece and parcel of land bearing Survey No.14 corresponding to CTS No.56 (part) admeasuring 574.98 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Gokuldham Land") being a portion of the said Land for the rent reserved, consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

12.3 MHADA had constructed a building bearing no.17 comprising of ground plus two floors having 12 flats on the Gokuldham Land ("Gokuldham Building"). By and under a Deed of Sale dated 12th March, 1997 ("Gokuldham Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/498/97 executed between MHADA (therein

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referred to as the Authority of the one part) and Gokuldham Society (therein referred to as the Society of the other part), the Authority therein MHADA had conveyed Gokuldham Building situated on the Gokuldham Land to the Gokuldham Society in the manner as stated therein.

13. Shell Colony Laxmi-Kamal Co-operative Housing Society Limited ("Laxmi Kamal Society").

13.1 The Laxmi Kamal Society was registered under registration no. BOM/HSG/7571 vide its certificate of incorporation dated 7th April, 1981.

13.2 By and under a registered Indenture of Lease dated 3rd December, 1996 ("Laxmi Kamal Lease") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/1528/96 executed between MHADA (therein referred to as the Authority of the one part) and Laxmi Kamal Society (therein referred to as the Society, of the other part), MHADA had demised unto the Laxmi Kamal Society all that piece and parcel of land bearing Survey No.14 (part) corresponding to CTS No. 54 (part) admeasuring 574.98 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Laxmi Kamal Land") comprised in the said Land for the rent reserved, consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

13.3 MHADA had constructed a building bearing no. 24 comprising of ground plus two floors having 12 flats on the Laxmi Kamal Land ("Laxmi Kamal Building"). By and under a registered Deed of Sale dated 3rd December, 1996 ("Laxmi Kamal Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/1526/96 executed between MHADA (therein referred to as the Authority of the one part) and Laxmi Kamal Society (therein referred to as the Society of the other part), MHADA had conveyed the Laxmi Kamal Building situated on the Laxmi Kamal Land to the Laxmi Kamal Society in the manner as stated therein.

14. The Chembur Dharmasthala Co-operative Housing Society Limited ("Dharmasthala Society").

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14.1 The Dharmasthala Society was registered under registration no. BOM/HSG/7592 vide its certificate of incorporation dated 30th April, 1981 ("Dharmasthala Society").

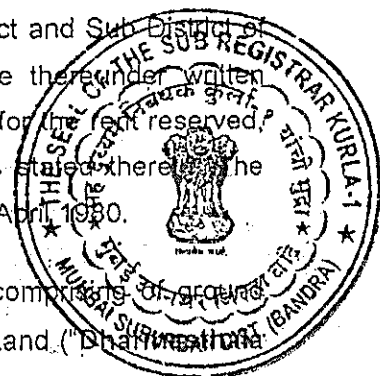
14.2 By and under an Indenture of Lease dated 24th July, 1998 ("Dharmasthala Lease") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/1123/98 executed between MHADA (therein referred to as the Authority of the one part) and Dharmasthala Society (therein referred to as the Society, of the other part), the Authority therein had demised unto the Dharmasthala Society all that piece and parcel of land bearing Survey No. 14 (part) corresponding to CTS No. 54 (part) admeasuring 544.48 square meters situated at Chembur in the Registration District and Sub-District of Bandra more particularly described in the Schedule thereunder written ("Dharmasthala Land") comprised in the said Land for the part reserved, consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April, 1990.

14.3 MHADA had constructed a building bearing no.28 comprising of ground plus two floors having 12 flats on the Dharmasthala Land ("Dharmasthala Building"). By and under Deed of Sale dated 24th July, 1998 registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/1125/98 executed between MHADA (therein referred to as the Authority of the one part) and Dharmasthala Society (therein referred to as the Society of the other part), MHADA had conveyed the Dharmasthala Building situated on the Dharmasthala Land to the Dharmasthala Society in the manner as stated therein.

15. Sahakar Naqar Cancun Cooperative Housing Society Limited ("Cancun Society").

15.1 The Cancun Society was registered under registration no. BOM/HSG7805/1982 ("Cancun Society") vide its certificate of incorporation dated 16th February, 1982.

15.2 By and under an unregistered Indenture of Lease dated 29th July, 1997 ("Cancun Lease") executed between MHADA (therein referred to as the Lessor of the one part) and Cancun Society (therein referred to as the Society, of the other part), the Lessor therein had demised unto the Cancun Society all that piece and parcel of land bearing Survey No.14

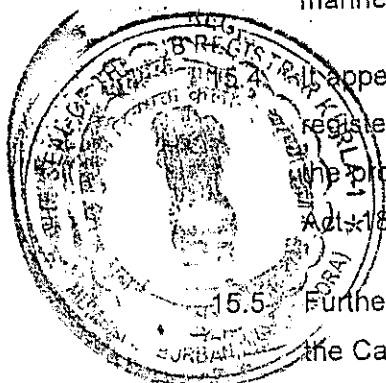


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(part) corresponding to CTS No.54 (part) admeasuring 574.98 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Cancun Society Land") being a portion of the said Land for the consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

15.3 MHADA had constructed a building bearing no. 30 comprising of ground plus two floors having 12 flats on the Cancun Society Land ("Cancun Building"). By and under an unregistered Deed of Sale dated 29th July, 1997 ("Cancun Sale Deed") executed between MHADA (therein referred to as the Vendor of the one part) and Cancun Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Cancun Building situated on the Cancun Society Land to the Cancun Society in the manner as stated therein.



It appears that the Cancun Lease deed and the Cancun Sale Deed are not registered. We are of the view that the same should be registered under the provisions of, The Registration Act, 1917 and The Transfer of Property Act, 1882.

15.5 Further, we have been informed by the Cancun Society that the originals of the Cancun Lease with respect to the Cancun Land and Cancun Sale Deed have been misplaced by the Cancun Society. In its Declaration dated 27th March, 2012, the Cancun Society has declared and confirmed that it has not created any third party rights in and over the Cancun Society Land and has provided an indemnity in that regard. Cancun Society has intimated this fact to MHADA and has also registered a complaint with the police.

16. Sahakar Nagar Solar Cooperative Housing Society Limited ("Solar Society").

16.1 The Solar Society was registered under registration no. BOM/HSG7623/1981 vide its certificate of incorporation dated 9th June, 1981.

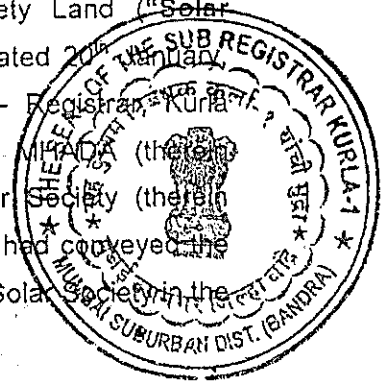
16.2 By and under a registered Indenture of Lease dated 20th January, 1997 registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/172/97 executed between MHADA (therein referred to as the Lessor of

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the one part) and Solar Society (therein referred to as the Society, of the other part), the Lessor therein had demised unto the Solar Society all that piece and parcel of land bearing Survey No.14 (part) corresponding to CTS No.54 (part) admeasuring 574.08 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Solar Society Land") for the consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

- 16.3 MHADA had constructed a building bearing no. 33 comprising of ground plus two floors having 12 flats on the Solar Society Land ("Solar Building"). By and under a registered Deed of Sale dated 20th March 1997 ("Solar Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/170/97 executed between MHADA (therein referred to as the Vendor of the one part) and Solar Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Solar Building situated on the Solar Society Land to the Solar Society in the manner as stated therein.



17. Sahakar Nagar Navratna Cooperative Housing Society Limited
 ("Navratna Society").

- 17.1 The Navratna Society was registered under registration no. BOM/HSG7820/1982 vide its certificate of incorporation dated 29th March, 1982.
- 17.2 By and under an unregistered Indenture of Lease dated 3rd May, 1997 ("Navratna Lease") executed between MHADA (therein referred to as the Lessor of the one part) and Navratna Society (therein referred to as the Society, of the other part), the Lessor therein had demised unto the Navratna Society all that piece and parcel of land bearing Survey No.14 (part) corresponding to CTS No.56 (part) admeasuring 574.98 square meters situated at Chembur in the Registration District and Sub District of Bandra more particularly described in the Schedule thereunder written ("Navratna Society Land") for the consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

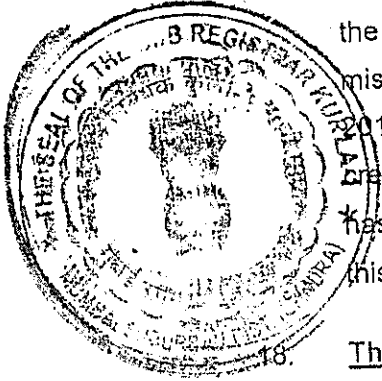
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17.3 MHADA had constructed a building bearing no. 19 comprising of ground plus two floors having 12 flats on the Navratna Society Land ("Navratna Building"). By and under a Deed of Sale dated 3rd May, 1997 ("Navratna Sale Deed") registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/746/97 executed between MHADA (therein referred to as the Vendor of the one part) and Navratna Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Navratna Building situated on the Navratna Society Land to the Navratna Society in the manner as stated therein.

17.4 It appears that the Navratna Lease is not registered. We are of the view that the same should be registered under the provisions of The Registration Act, 1917, and The Transfer of Property Act, 1882.

17.5 Further, we have been informed by the Navratna Society that the original of the Navratna Lease with respect to the Navratna Society Land has been misplaced by the Navratna Society. In its Declaration dated 27th March, 2012, the Navratna Society has declared and confirmed that it has not created any third party rights in and over the Navratna Society Land and has provided an indemnity in that regard. Navratna Society has intimated this fact to MHADA and has also registered a complaint with the police.



18. The Sahakar Nagar Shree Niketan Co-operative Housing Society Limited ("Shree Niketan Society")

18.1 The Shree Niketan Society was registered under registration no. MUM/MHDBAW-M/HSBG/(TC)/11156 vide its certificate of incorporation dated 20th April, 2001.

18.2 Under the MHADA Offer Letter dated 2nd December, 2011 the Shree Niketan Society is entitled to seek a demise of 722.45 square meters being a portion of the said Land ("Shree Niketan Land"). We have been informed by Shree Niketan Society that MHADA has constructed a building of ground plus two floors comprising 12 tenements on the Shree Niketan Land ("Shree Niketan Building").

18.3 MHADA has neither executed lease with respect to the Shree Niketan Land nor Deed of Sale with respect to Shree Niketan Building in favour of the Shree Niketan Society and the same needs to be undertaken to confer a

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
title with respect to the same in favour of Shree Niketan and ultimately in favour of the said Society.

- 18.4 The Swayamprakash Society, Gulmohar Society, Asmita Society, Madhukunj Society, Chembur Mini Society, Niramaya Society, Sunrise Society, Twelve Star Society, Alankar Society, Shri Ganesh Society, Chembur Mayfair Society, Gokuldham Society, Laxmi Kamal Society, Dharmasthala Society, Cancun Society, Solar Society, Navratna Society, Shree Niketan Society shall hereinafter be collectively referred to as the "18 Societies" and the Swayamprakash Land, Gulmohar Land, Asmita Land, Madhukunj Land, Chembur Mini Land, Niramaya Land, Sunrise Land, Twelve Star Land, Alankar Land, Shri Ganesh Land, Chembur Mayfair Land, Gokuldham Land, Laxmi Kamal Land, Dharmasthala Land, Cancun Land, Solar Society Land, Navratna Society Land and the Shree Niketan Land shall hereinafter be collectively referred to as the "Societies Land".



19. The Chembur Ushakiran Co-operative Housing Society ("Ushakiran Society")

- 19.1 The Ushakiran Co-operative Housing Society was registered under registration no. BOM/HSG/7676 vide its certificate of incorporation dated 16th August, 1981.
- 19.2 By and under an Indenture of Lease dated 18th January 1997 registered with the Sub-Registrar, Kurla bearing Serial No. PBDR-3/157/97 ("Ushakiran Lease") executed between MHADA (therein referred to as the Lessor of the one part) and the Ushakiran Society (therein referred to as the Society, of the other part) the Lessor therein had demised unto the Society all that piece and parcel of land bearing Survey No.14(part) corresponding to CTS No.54(part) admeasuring 530.74 square meters situated at Chembur in the Registration District and Sub District of Bandra, more particularly described in the Schedule thereunder ("Ushakiran Society Land") written for the consideration and on such terms and conditions as stated therein. The Ushakiran Lease is for a period of 99 years commencing from 1st April 1980.
- 19.3 MHADA had constructed a building bearing no. 36 on the said Land comprising of ground plus two floors having 12 (twelve) flats on the

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Ushakiran Society Land ("Ushakiran Building"). By and under a Deed of Sale dated 18th January, 1997 registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/155/97 ("Ushakiran Sale Deed") executed between MHADA (therein referred to as the Vendor of the one part) and the Ushakiran Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Ushakiran Building to the Ushakiran Society for the consideration and in the manner as stated therein.

20. The Chembur Shree Shantadurga Co-operative Housing Society Limited ("Shantadurga Society")

20.1 The Shantadurga Society bears registration no. BOM/HSG/7579 vide its certificate of incorporation dated 18th April, 1981.

20.2 By and under an Indenture of Lease dated 1st December 1997 registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/1652/97 ("Shantadurga Lease") executed between MHADA (therein referred to as the Lessor of the one part) and the Shantadurga Society (therein referred to as the Society, of the other part), the Lessor therein had demised unto the Shantadurga Society all that piece and parcel of land bearing Survey No.14(part) corresponding to CTS No.56(part) measuring 570.33 square meters situated at Chembur in the Registration District and Sub District of Bandra, more particularly described in the Schedule thereunder written ("Shantadurga Land") for the consideration and on such terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.

20.3 MHADA had constructed a building bearing number 18 on the Shantadurga Land comprising of ground plus two upper floors ("Shantadurga Building") comprising of 12 (twelve) flats. By and under a Deed of Sale dated 1st December 1997 registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/1654/97 ("Shantadurga Sale Deed") executed between MHADA (therein referred to as the Vendor of the one part) and Shantadurga Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Shantadurga Building to the Shantadurga Society for the consideration and in the manner as stated therein.

21. The Chembur Sai Tarangini Co-operative Housing Society Limited ("Sai Tarangini Society")

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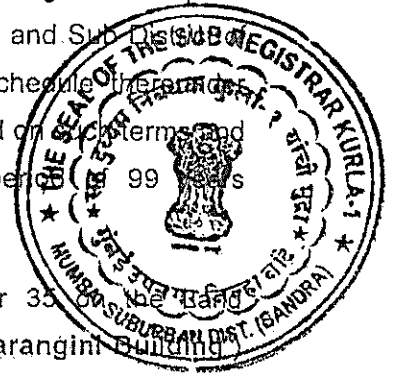
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- 21.1 The Sai Tarangini Society bears registration no. BOM/HSG/7691 vide its certificate of incorporation dated 31st August, 1981.
- 21.2 By and under an Indenture of Lease dated 19th November 1996 ("Sai Tarangini Lease") executed between MHADA (therein referred to as the Lessor of the One part) and the Sai Tarangini Society (therein and referred to as the Society, of the other part), the Lessor therein had demised unto the Sai Tarangini Society all that piece and parcel of land bearing Survey No.14(part) corresponding to CTS No.54(part) admeasuring 570.33 square meters situated at Chembur in the Registration District and Sub District of Bandra (East), more particularly described in the Schedule hereunder, written ("Sai Tarangini Land") for the consideration and on the terms and conditions as stated therein. The lease is for a period of 99 years commencing from 1st April 1980.
- 21.3 MHADA had constructed a building bearing number 35 comprising of ground plus two upper floors (the "Sai Tarangini Building") comprising of twelve flats. By and under a Deed of Sale dated 19th November 1996 ("Sai Tarangini Sale Deed") executed between MHADA (therein referred to as the Vendor of the one part) and the Sai Tarangini Society (therein referred to as the Purchaser of the other part), MHADA had conveyed the Sai Tarangini Building to the Society for the consideration and in the manner as stated therein.
- 21.4 Pursuant to certain *inter - se* disputes between the members of the managing committee of the Sai Tarangini Society in particular with the then secretary of the Society, a no-confidence motion was passed by the Sai Tarangini Society on 24th March 2012 against the then secretary and chairman of the managing committee of the Sai Tarangini Society. By and under a letter dated 2nd September 2012, 9 (nine) members of the Sai Tarangini Society informed the Deputy Registrar, MHADA that a no confidence motion has been passed against the Secretary and Chairman. Thereafter, by and under an order dated 20th October 2012 the Deputy Registrar, Co-operative Societies, MHADA has stated that the duties and responsibilities designated to the existing Managing Committee as per the provisions of Societies Act, the rules made therein, and the by - laws, have not been complied with intentionally. Therefore, the Deputy Registrar, Co-operative Societies, MHADA concluded that the then managing committee



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of the Sai Tarangini Society had failed to perform their duties and passed an order dissolving the then existing managing committee under section 78(1) of the Societies Act and vide the same order appointed Shri Rahul Patil as the Administrator ("Administrator") of the Sai Tarangini Society. The Administrator was directed to conduct elections within a period of six months and thereafter hand over possession of the office of the Sai Tarangini Society/ property to the newly elected managing committee. We have been informed by GLRPL that till the date hereof no new managing committee of the Sai Tarangini Society has been elected.

21.5 Further, we have been informed by the Sai Tarangini Society that the original of the Sai Tarangini Lease with respect to the Sai Tarangini Land and the Sai Tarangini Sale Deed with respect to the Sai Tarangini Building has been misplaced by the Sai Tarangini Society.

Resolution of the Individual Societies

Each of the Individual Societies have passed a resolution in their respective special general body meetings for the redevelopment of their respective portions of land comprised in the said Land and also for amalgamation of their respective societies into one society.

Each of the Participating Societies have passed a general body resolution inter-alia approving the redevelopment of the said Land by Godrej, at which time the concerned officer from the office of the Deputy Registrar, Co-operative Societies was also present. The resolution of the Sai Tarangini Society is in favour of Kamla Landmarc Property Leasing and Finance Private Limited ("Kamla"), and GLRPL.

23. Development Agreements

With respect to the 18 Societies Land

23.1 By and under a Development Agreement dated 30th December, 2011 ("Kamla Development Agreement") registered with the Sub Registrar of Assurances at Kurla - 1 bearing Serial No. BDR - 3/822/2012 executed between (1) The Mayfair Society, (2) the Madhu Kunj Society, (3) the Niramaya Society, (4) the Gokuldharm Society, (5) the Navratna Society, (6) the Alankar Society, (7) the Gulmohar Society, (8) the Twelve Star Society, (9) the Shree Ganesh Society, (10) the Laxmi Kamal Society, (11) the

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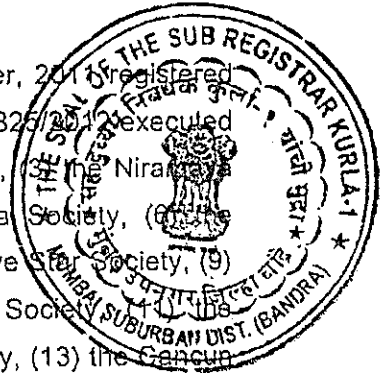
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Dharmasthala Society, (12) the Swayam Prakash Society, (13) the Cancun Society, (14) the Sunrise Society, (15) the Chembur Mini Society, (16) the Solar Society, (17) the Asmita Society, (18) the Shree Niketan Society (therein collectively referred to as the Participating Societies of the first to the eighteenth part) and Kamla (therein referred to as the Developers of the nineteenth part), the 18 Societies have agreed to grant to Kamla, development rights in respect of the 18 Societies Land inter-alia by utilisation of 2.5 FSI, for the consideration and subject to the terms and conditions contained therein.

23.2 By and under a Power of Attorney dated 30th December, 2011 registered with the Sub-Registrar, Kurla bearing Serial No. BDR-3/825/2011 executed by (1) The Mayfair Society, (2) the Madhu Kunj Society, (3) the Nirant Society, (4) the Gokuldharm Society, (5) the Navratna Society, (6) the Alankar Society, (7) the Gulmohar Society, (8) the Twelve Star Society, (9) the Shree Ganesh Society, (10) the Laxmi Kamal Society, (11) the Dharmasthala Society, (12) the Swayam Prakash Society, (13) the Cancun Society, (14) the Sunrise Society, (15) the Chembur Mini Society, (16) the Solar Society, (17) the Asmita Society, (18) the Shree Niketan Society (therein collectively referred to as the Participating Societies), in favour of Kamla (therein referred to as the Attorneys) ("Kamla POA"), the 18 Societies have granted powers unto Kamla for the purpose of carrying out development of the 18 Societies Land as more particularly stated therein.



23.3 By and under an Agreement dated 18th January, 2012 executed between Kamla (therein referred to as Kamla of the one part) and Godrej Projects Development Private Limited (therein and hereinafter referred to as "GPDPL" of the other part) (hereinafter referred to as "the Kamla Agreement"), it was agreed that GPDPL shall be entitled to undertake the development of the 18 Societies Land inter-alia by utilisation of 2.5 FSI and all related and incidental activities in the manner and on the terms and conditions more particularly stated therein.

Pursuant to the said Agreement:-

23.4 Sahakar Nagar Co-operative Housing Societies Union Limited registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under Registration No. BOM {W/M} HSG {OH} [1796/ 85-86] ("the

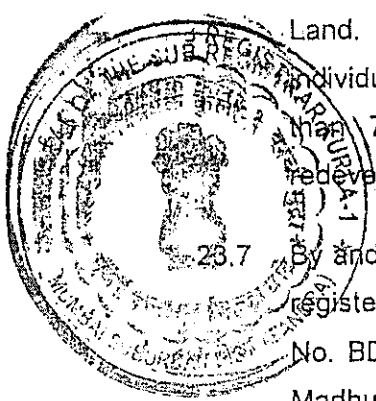
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Federation") has vide its Letter dated 22nd January 2012 granted its consent to the redevelopment of the 18 Societies Land and any other society in the Sahakar Nagar-1 Layout by Godrej Project Development Private Limited. The 18 Societies are members of the Federation. The Federation is constituted for the maintenance of a larger layout known as the Sahakar Nagar Layout. The said Land is a part of the Sahakar Nagar-1 Layout.

23.5 GPDPL has incorporated GLRPL, a private limited company, to undertake the redevelopment of the said Land.

23.6 There are a total of 216 (two hundred and sixteen) members of all the 18 Societies taken together. Out of 216 members, 215 members have given their individual consent to GLRPL for redevelopment of the 18 Societies Land. The provision of 33(5) of the DCR contemplates of 70% of the individual consents of the members. In the present case, there are more than 70% of the individual consents accorded to GLRPL for the redevelopment of the said Land under the provisions of 33(5) of the DCR.



23.7 By and under a Tripartite Development Agreement dated 29th March, 2012 registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. BDR-3/3825/2012 executed between (1) The Mayfair Society, (2) the Madhu Kunj Society, (3) the Niramaya Society, (4) the Gokuldharm Society, (5) the Navratna Society, (6) the Alankar Society, (7) the Gulmohar Society, (8) the Twelve Star Society, (9) the Shree Ganesh Society, (10) the Laxmi Kamal Society, (11) the Dharmasthala Society, (12) the Swayam Prakash Society, (13) the Cancun Society, (14) the Sunrise Society, (15) the Chembur Mini Society, (16) the Solar Society, (17) the Asmita Society, (18) the Shree Niketan Society (therein collectively referred to as the Participating Societies of the first to the eighteenth part), Kamla (therein referred to as Kamla of the nineteenth part) and GLRPL (therein referred to as the Developer of the twentieth part) ("18 Societies Development Agreement"), the terms and conditions of the Kamla Development Agreement stood modified insofar as the 18 Societies have granted to GLRPL, development rights in respect of the 18 Societies Land inter-alia by utilisation of 2.5 FSI, for the consideration and subject to the terms and conditions contained therein.

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23.8 By and under a Letter dated 29th March 2012 addressed by the 18 Societies to GLRPL, the payment obligations of GLRPL under the 18 Societies Development Agreement is re-scheduled with the performance of the obligations of the 18 Societies as stated therein ("Addendum Letter").

23.9 Thereafter, by and under a Power of Attorney dated 29th March, 2012 registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. BDR-3/3826/2012 executed by (1) The Mayfair Society, (2) the Madhu Kunj Society, (3) the Niramaya Society, (4) the Gokuldham Society, (5) the Navratna Society, (6) the Alankar Society, (7) the Gulmohar Society, (8) the Twelve Star Society, (9) the Shree Ganesh Society, (10) the Laxmi Kamal Society, (11) the Dharmasthala Society, (12) the Swayam Bhakashi Society, (13) the Cancun Society, (14) the Sunrise Society, (15) the Chembur Mini Society, (16) the Solar Society, (17) the Asmita Society, (18) the Shree Niketan Society (therein collectively referred to as the Participating Societies), in favour of GLRPL (therein referred to as the Attorneys), the 18 Societies has conferred powers unto GLRPL for the purpose of carrying out development of the 18 Societies Land as more particularly stated therein ("18 Societies POA").



With respect to the Ushakiran Land

23.10 By and under a Redevelopment Agreement dated 26th May, 2008 ("Redevelopment Agreement") executed between the Ushakiran Society (therein referred to as 'The Society' of the first part) and Patankar (therein referred to as 'The Developers' of the second part) the Ushakiran Society had granted unto Patankar the right to demolish the Ushakiran Building and redevelop the Ushakiran Land for the consideration and in the manner stated therein.

23.11 Pursuant thereto by and under a Deed of Confirmation dated 25th November, 2009 registered with the Sub Registrar of Assurances at Kurla bearing Serial No. BDR - 14/8430/2009 ("Confirmation Deed") executed between the Ushakiran Society (therein referred to as 'The Society' of the first part) and Patankar (therein referred to as 'The Developers' of the second part) the Ushakiran Society and Patankar confirmed and agreed to the terms of the said Redevelopment Agreement. (The Redevelopment

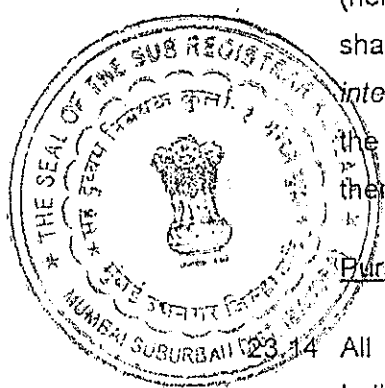
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Agreement and Confirmation Deed shall hereinafter be collectively referred to as "Patankar Development Agreement").

23.12 By and under a General Power of Attorney dated 25th November, 2009 registered with the Sub – Registrar of Assurances at Kurla bearing Serial No. BDR – 14/8431/2009, the Ushakiran Society has appointed Patankar as its constituted attorney to carry out certain acts and things to *inter alia* enable Patankar to carry out the development and construction on the Ushakiran Land in terms of the Patankar Development Agreement.

23.13 Subsequently, by and under an Agreement dated 7th August, 2012 executed between Patankar (therein referred to as 'Patankar' of the first part) and GLRPL (therein referred to as 'GLRPL' of the second part) (hereinafter referred to as "Patankar Agreement"), it is agreed that GLRPL shall be entitled to undertake the redevelopment of the Ushakiran Land *inter-alia* by utilization of 2.5 FSI and all related and incidental activities in the manner and on the terms and conditions more particularly stated therein.




Pursuant to the Patankar Agreement:

23.14 All 12 (twelve) Members of the Ushakiran Society have given their individual consent to GLRPL for redevelopment of inter-alia the Ushakiran Land. Regulation 33(5) of the DCR contemplates 70% of the individual consents of the members. In the present case, 100% of the individual consents have been accorded to GLRPL for the redevelopment of the Ushakiran Land under the provisions of Regulation 33(5) of the DCR.

23.15 The Ushakiran Society has passed a general body resolution approving the redevelopment of the Ushakiran Land by GLRPL, at which time the concerned officer from the office of the Deputy Registrar, Co-operative Societies was also present.

23.16 The Ushakiran Society has informed GLRPL that there are no mortgages or leave and licenses in respect of the existing flats in the Ushakiran Building.

23.17 By and under a Tripartite Development Agreement dated 19th November 2012 registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. KRL-1/11295/2012 executed between the Ushakiran Society

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(therein referred to as the 'Society' of the first part) Patankar (therein referred to as 'the Confirming Party' of the second part) and GLRPL (therein referred to as the 'Developer' of the third Part) the Ushakiran Society has granted to GLRPL, development rights in respect of the Ushakiran Land *inter-alia* by utilisation of 2.5 FSI, for the consideration and subject to the terms and conditions contained therein ("Ushakiran Development Agreement").

23.18 By and under a Power of Attorney dated 19th November 2012 registered with the Sub Registrar of Assurances at Kurla 4 bearing Serial No. BDR 3/11296/2012, the Ushakiran Society has conferred powers unto GLRPL for the purpose of carrying out development of the Ushakiran Land as more particularly stated therein ("Ushakiran POA").

With respect to Shantadurga Land

23.19 All the members of the Shantadurga Society have given their individual consent to GLRPL for redevelopment of the Shantadurga Land. Regulation 33(5) of the DCR contemplates 70% of the individual consents of the members. In the present case, 100% of the individual consents have been accorded to GLRPL for the redevelopment of the Shantadurga Land under the provisions of Regulation 33(5) of the DCR.

23.20 By and under a Development Agreement dated 11th April 2013 registered with the Sub Registrar of Assurances at Serial No. KRL1 - 3835 of 2013 dated 30th April, 2013 executed between the Shantadurga Society (therein referred to as the Society of the first part) GLRPL (therein referred to as the Developer of the second part) and, the Shantadurga Society has granted to GLRPL, development rights in respect of the Shantadurga Land *inter-alia* by utilisation of 2.5 FSI, for the consideration and subject to the terms and conditions contained therein ("Shantadurga Development Agreement").

23.21 By and under a Power of Attorney of even date registered with the Sub Registrar of Assurances at Serial No. KRL1 - 3836 of 2013 dated 30th April, 2013 the Shantadurga Society has conferred powers unto GLRPL for the purpose of carrying out development of the Shantadurga Land as more particularly stated therein ("Shantadurga POA").



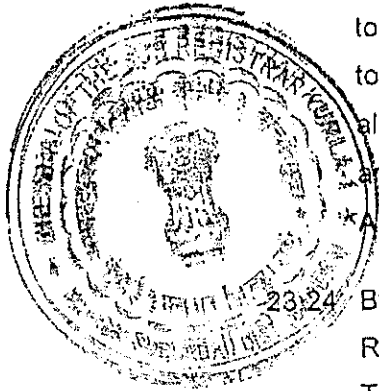
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With respect to Sai Tarangini Land

23.22 11 (eleven) out of 12 (twelve) members of Sai Tarangini Society have given their individual consent to GLRPL for redevelopment of the Sai Tarangini Land. Regulation 33(5) of the DCR contemplates 70% of the individual consents of the members. In the present case, more than 90% of the individual consents have been accorded to GLRPL for the redevelopment of the Land under the provisions of Regulation 33(5) of the DCR.



23.23 By and under a Development Agreement dated 1st July 2013 registered with the Sub-Registrar of Assurances at Serial No. KRL - 1/7016 of 2013 executed between the Sai Tarangini Society (executed for and on behalf of the Sai Tarangini Society by the authorized members of the Sai Tarangini appointed by the general body resolution of Sai Tarangini Society dated 10th May 2013) (therein referred to as the Society of the first part), Kamla (therein referred to as Kamla of the second part) GLRPL (therein referred to as the Developer of the third part) the Sai Tarangini Society has granted to GLRPL, development rights in respect of the Sai Tarangini Land inter-alia by utilisation of 2.5 FSI, for the consideration and subject to the terms and conditions contained therein ("Sai Tarangini Development Agreement").



23.24 By and under a Power of Attorney of even date registered with the Sub Registrar of Assurances at Serial No. KRL - 1/7017 of 2013 the Sai Tarangini Society has conferred powers unto GLRPL for the purpose of carrying out development of the Sai Tarangini Land as more particularly stated therein ("Sai Tarangini POA").

23.25 On the due election of the managing committee of the Sai Tarangini Society, the new managing committee will be required to ratify and confirm the terms and conditions of the Sai Tarangini Development Agreement and the Sai Tarangini POA.

23.26 The 18 Societies Development Agreement, the Addendum Letter, the 18 Societies POA, the Ushakiran Development Agreement, the Ushakiran POA, the Shantadurga Development Agreement, the Shantadurga POA, the Sai Tarangini Development Agreement and the Sai Tarangini POA, shall hereinafter be collectively referred to as the "said Development Agreements".

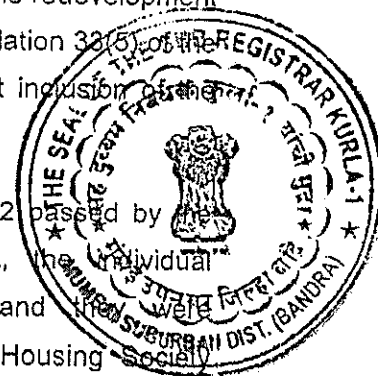
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24. Amalgamation of Individual Societies

- 24.1 By and under an order dated 23rd November, 2011 bearing reference no. 4074 of 2010 passed by the Registrar, Co-operative Society, MHADA; the 18 Societies and Sai Tarangini Society were permitted to amalgamate themselves into Sahakar Nagar Swayam Vikas CHS (proposed) ("Proposed New Society") in the manner and the terms as stated therein.
- 24.2 Subsequent thereto, since the Sai Tarangini Society did not pass a resolution for the redevelopment of its leasehold land together with the 18 Societies Land, an application was made to MHADA for the redevelopment of the 18 Societies Land under the provisions of the Regulation 33(5) of the Development Control Regulations, 1991 ("DCR") without inclusion of the leasehold land of Sai Tarangini Society.
- 24.3 Thereafter, by and under an order dated 20th June 2012 passed by the Deputy Registrar of Co-operative Societies, MHADA, the individual registrations of the 18 Societies were cancelled and they were amalgamated to form the: Shell Towers Co-operative Housing Society Limited, under registration no. MUM/TNN/MHADB/HSG/(TO)/13192/2012-2013 ("said Society"). As the Sai Tarangini Society failed to pass the necessary resolutions for the redevelopment of the Sai Tarangini Land together with the 18 Societies Land, it was not part of the order dated 20th June 2012.
- 24.4 The Ushakiran Society has passed a general body resolution to amalgamate with the said Society. By and under a preliminary order dated 7th February, 2013 bearing reference no. 614 of 2013 passed by the Registrar, Co-operative Society, MHADA, the Ushakiran Society was permitted to merge with the said Society in the manner and subject to the terms and conditions as stated therein.
- 24.5 Thereafter, by and under an order dated 28th August 2014 passed by the Deputy Registrar of Co-operative Societies, MHADA, the individual registration of the Ushakiran Society was cancelled and it was merged with the said Society.
- 24.6 The Shantadurga Society and the Sai Tarangini Society have passed general body resolutions to amalgamate with the said Society. By and







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under a preliminary order dated 28th August 2014 passed by the Deputy Registrar, Co-operative Society, MHADA, the Shantadurga Society and the Sai Tarangini Society have been permitted to merge with the said Society in the manner and subject to the terms and conditions as stated therein. The order dated 20th June 2012, and the two orders dated 28th August 2014, are collectively referred to as the "Amalgamation Orders".

- 24.7 The 18 Societies Development Agreement, the Addendum Letter and 18 Societies POA, the Ushakiran Development Agreement, the Ushakiran POA together with all the acts, deeds and things done by the committee members of the said Society pursuant to the aforesaid documents should be ratified and confirmed by the said Society. On due amalgamation of the Shantadurga Society and the Sai Tarangini Society with the said Society, the Shantadurga Development Agreement, the Shantadurga POA, the Sai Tarangini Development Agreement and the Sai Tarangini POA together with all the acts, deeds and things done by the committee members of the said Society pursuant to the aforesaid documents should be ratified and confirmed by the said Society.





- 24.8 By and under a Supplemental Agreement, to the Kamla Agreement ("Kamla Supplemental Agreement") dated 16th June 2014 executed between Kamla (therein referred to as Kamla of the first part), GPDPL (therein referred to as GPDPL of the second part), and GLRPL (therein referred to as GLRPL / the Developer of the third part), the parties have agreed upon an understanding between Kamla and GLRPL regarding the roles and obligation of Kamla with respect to the redevelopment of the Ushakiran Society, Shantadurga Society and Sai Tarangini Society.

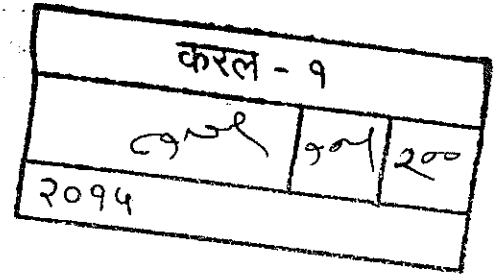
IV. MHADA Offer Letters

- A. By and under a Letter of Offer of MHADA dated 2nd December, 2011 bearing Ref. No. CO/MB/Arch/NOC/F-629/7092/2011 ("18 Societies MHADA Offer Letter"), MHADA had conferred rights to the Proposed New Society to undertake redevelopment of the 18 Societies Land in the manner and on the terms and conditions as stated therein. Under the MHADA Offer Letter it is inter-alia stated that:

1. MHADA shall allot total built up area of 33,798.70 square meters as per 2.5 FSI on total demarcated plot area of 14,607.88 square meters (comprising

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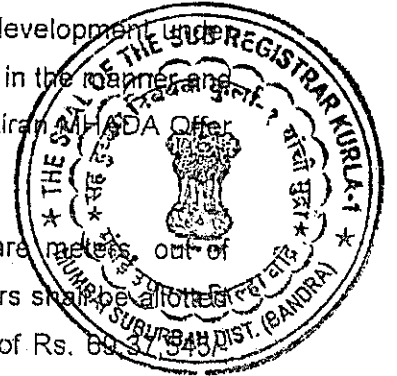
of the 18 Societies Land) on payment of premium to MHADA for an amount of Rs. 35,42,74,409.10/- (Rupees Thirty – Five Crore, Forty – Two Lakh, Seventy – Four Thousand, Four Hundred and Nine and Ten paise only); and

2. MHADA shall issue a separate offer letter for additional FSI of 1212.82 square meters of one of the 18 Societies being Shree Niketan Society (Building no. 39).

B. By and under the MHADA Offer Letter bearing reference No. CO/MB/Arch/NOC/F-409/2705/2011 dated 6th May, 2011 ("Ushakiran MHADA Offer Letter"), MHADA has conferred rights to the Ushakiran Society to undertake redevelopment under Regulation 33(5) of the DCR with respect to the Ushakiran Land in the manner and on the terms and conditions as stated therein. Under the Ushakiran MHADA Offer Letter it is inter-alia stated that:

1. MHADA shall allot total built up area of 1483.90 square meters, out of which the additional built up area of 890.62 square meters shall be allotted on the payment of premium to MHADA for an amount of Rs. 69,37,945/- (Rupees Sixty – Nine Lacs, Thirty - Seven Thousand, Five Hundred and Forty - Five only) by the Society; and
2. Offsite infrastructure charges of Rs. 8,37,182.30 /- (Rupees Eight Lacs, Thirty – Seven Thousand, One Hundred and Eighty – Two and Thirty Paise only) shall be payable to MHADA by the Usha Kiran Society.

C. By and under the MHADA Offer Letter bearing reference No. CO/MB/RDC/NOC/F-629/508/2013 dated 19th March, 2013 ("Shantadurga MHADA Offer Letter"), MHADA has conferred rights to the said Society to undertake redevelopment under Regulation 33(5) of the DCR with respect to a larger land which includes the Shantadurga Land in the manner and on the terms and conditions as stated therein. Under the Shantadurga MHADA Offer Letter it is inter-alia stated that MHADA shall allot a total built up area of 2581.77 square meters, out of which MHADA's share is 1021.68 square meters on the payment of offsite infrastructure charges aggregating to premium to MHADA for an amount of Rs. 63,87,300/- (Rupees Sixty – Three Lacs, Eighty - Seven Thousand, Three Hundred only) by the Shantadurga Society. The Shantadurga MHADA Offer Letter also specifies that the FSI of 2.5 has to be allotted with respect to the Sai Tarangini Society to



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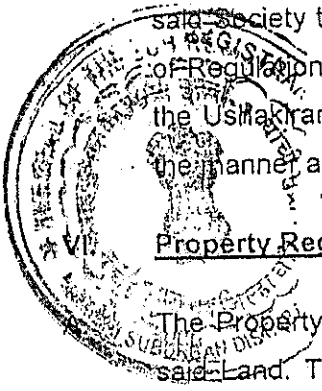
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construct a total built up area of 1667.98 square meters on the Sai Tarangini Land and additional land aggregating to 667.19 square meters.

V. MHADA NOC

A. By and under the MHADA No Objection Certificate Offer Letter bearing reference No. CO/MB/EE-RDC/NOC/F-629/1519/2013 dated 8th August, 2013 ("MHADA NOC"), MHADA has conferred rights to the said Society to undertake redevelopment of larger land admeasuring 17,541.98 square meters ("the Larger Land") comprising of the said Land involving the redevelopment of the 18 Societies, the Ushakiran Society, the Shantadurga Society and the Sai Tarangini Society in the manner and on the terms and conditions as stated therein.



B. Subsequently, MHADA has issued a revised No Objection Certificate dated 12th February 2014 and bearing No. CO/MB/REE/NOC/F-629/0191/2014 ("the Revised MHADA NOC") whereby the MHADA has approved the scheme of the said Society to undertake redevelopment on the Larger Land under the provisions of Regulation 33(5) of the DCR involving the redevelopment of the 18 Societies, the Ushakiran Society, the Shantadurga Society and the Sai Tarangini Society in the manner and on the terms and conditions as stated therein.



VI. Property Register Cards

The Property Register Cards of the said Land show MHADA as the owner of the said Land. The names of the Chembur Mini Society, the Gulmohar Society, the Shri Ganesh Society, the Alankar Society, and the Gokuldham Society, are shown as lessees with respect to the relevant portions of said Land. The names of the Mayfair Society, the Madhukunj Society, the Niramaya Society, the Navratna Society, the Twelve Star Society, the Laxmi Kamal Society, the Dharmasthala Society, the Swayamprakash Society, the Cancun Society, the Sunrise Society, the Solar Society, the Asmita Society, the Ushakiran Society, the Shantadurga Society, are required to be mutated as lessees in the property registered card with respect to the relevant portions of the said Land.

B. With respect to the Sai Tarangini Society, the name of the Sai Tarangini Society is shown as a lessee in the Property Register Cards of C.T.S Nos. 54, 54/29 to 54/32 only to the extent of 388.13 square meters. The Property Register Card with respect to the balance portion of the Sai Tarangini Land is required to be updated

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to reflect the Sai Tarangini as the lessee of MHADA for the entire portion of the Sai Tarangini Land.

VII. Litigation:

The details with respect to the litigation proceedings filed in relation to the said Land are listed hereinbelow:-

A. Arbitration Petition No. (L) 690 of 2010

1. One, Bombay Dyeing and Manufacturing Company Limited ("Bombay Dyeing") had filed an Arbitration Petition under Section 9 of the Arbitration and Conciliation Act, 1996 on 19th May, 2010 against (1) Core Committee for Self Development of Sahakar Nagar -1 (2) Chembur Mayfa Co-operative Housing Society Limited (3) Chembur Pallavi Co-operative Housing Society Limited (4) Chembur Chitra Co-operative Housing Society Limited (5) Sahakar Nagar Shweta Co-operative Housing Society Limited (6) Sahakar Nagar Madhu Kunj Co-operative Housing Society Limited (7) Sahakar Nagar Ashwati Manodha Co-operative Housing Society Limited (8) Sahakar Nagar Niramaya Society Co-operative Housing Society Limited (9) Sahakar Nagar Gokuldharm Society Co-operative Housing Society Limited (10) Chembur Shree Shantadurga Co-operative Housing Society Limited (11) Sahakar Nagar Navratna Co-operative Housing Society Limited (12) Sahakar Nagar Alankar Co-operative Housing Society Limited (13) Chembur Gulmohar Co-operative Housing Society Limited (14) Sahakar Nagar Twelve Star Co-operative Housing Society Limited (15) Sahakar Nagar Shree Ganesh Co-operative Housing Society Limited (16) Shell Colony Laxmi Kamal Co-operative Housing Society Limited (17) Sahakar Nagar Purna-Aishwarya Co-operative Housing Society Limited (18) Sahakar Nagar Dharmasthala Co-operative Housing Society Limited (19) Chembur Swayam Prakash Co-operative Housing Society Limited (20) Chembur Cancun Co-operative Housing Society Limited (21) Sahakar Nagar Sunrise Co-operative Housing Society Limited (22) Chembur Mini Co-operative Housing Society Limited (23) Sahakar Nagar Solar Co-operative Housing Society Limited (24) Chembur Hastinapur Co-operative Housing Society Limited (25) Chembur Sai Tarangini Co-operative Housing Society Limited (26) Chembur Usha Kiran Co-operative Housing Society Limited (27) Sahakar



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Nagar Asmita Co-operative Housing Society Limited for *inter alia* the following prayers (i) to appoint a Court Receiver or some other fit and proper person for the property described in the Schedule (which includes the said Land), annexed as Exhibit A to the Petition (ii) to restrain the Respondents 1 to 27, the participating members of the Respondent Nos. 2 to 27, servants and agents from acting in a manner inconsistent with the contract for redevelopment granted to the Petitioner under the Letter of Award dated 25th April, 2008 annexed as Exhibit I to the Petition or creating third party rights and/ or awarding or agreeing to award any contract or rights for development/ redevelopment of and/ or selling or transferring or agreeing to sell/ transfer in any manner, the said property (including the said Land) to third party and/ or other developers or builders or person/ party in respect of redevelopment of the said property or any part thereof as described in the Schedule annexed as Exhibit A to the Petition (iii) to restrain the Respondents 1 to 27, the participating members of the Respondent Nos. 2 to 27, servants and agents from dealing and/ or attempting to deal with in any manner or create third parties in respect of said property (including the said Land) or any part/s thereof and/ or awarding or agreeing to award any contract or rights for development/ redevelopment of and/ or selling or transferring or agreeing to sell/ transfer in any manner, the said property (including the said Land) referred to in the Petition as subject matter of contract (iv) to restrain the Respondents 1 to 27, the participating members of the Respondent Nos. 2 to 27, servants and agents from in any manner transferring, alienating, encumbering and/ or creating any charge or lien over the property as described in the Schedule annexed as Exhibit A to the Petition.



2. By and under an order dated 24th June, 2010 passed by the Hon'ble Justice R. Y. Ganoo the interim reliefs prayed for by Bombay Dyeing, were refused.
3. Thereafter, Bombay Dyeing filed Appeal No. 617 of 2010 by way of an appeal from the order dated 24th June, 2010 passed by the Hon'ble Justice R. Y. Ganoo. By and under order dated 20th April, 2011 passed by the Hon'ble Justice D. K. Deshmukh and the Hon'ble Justice Anoop V. Mohta the Appeal was dismissed and the order dated 24th June, 2010 was upheld.

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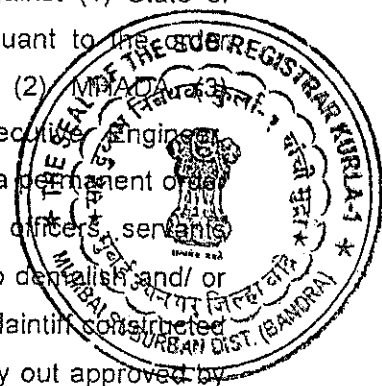
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4. Thereafter by and under order dated 20th June, 2011 passed by the Hon'ble Justice S.J. Vazifdar the Arbitration Petition was dismissed as withdrawn in view of the withdrawal of the claim by Bombay Dyeing on refund of the earnest money by the escrow agent. Thereafter the amount of Rs. 1,10,03,963/- (Rupees One Crore Ten Lakh Three Thousand Nine Hundred and Sixty – Three only) was refunded by the escrow agent to the Bombay Dyeing and Manufacturing Company Limited.

B. S.C. Suit No. 2766 OF 2004

1. The Chembur Sai Tarangini Co-operative Housing Society Limited had filed Suit No. 2766 of 2004 in Bombay City Civil Court against (1) State of Maharashtra (which was subsequently withdrawn pursuant to the order recorded in the Roznama dated 27th May, 2004) (2) Mhada, Brihanmumbai Mahanagar Palika and (4) The Executive Engineer, Housing, MHADA for *inter alia* the following prayers (a) a permanent order and injunction restraining Defendants 2-4 and/ or their officers, servants and agents from demolishing and/ or taking any steps to demolish and/ or threatening to demolish the said compound wall of the Plaintiff Society constructed on the plot demarcated as per the original sanctioned lay out approved by the Executive Engineer, Housing (Kurla Division) Mumbai (which plot is not a part of the said Land but a part of NDR Plot No. 8 which is part of MHADA NOC and the redevelopment scheme), without following the due process of law. (ii) to declare that the letter dated 1st February, 2004 is illegal, bad in law, null and void and not enforceable in law (iii) that pending the hearing and final disposal of the suit, Defendants 2-4 and/ or their officers, servants and agents be restrained by an order and injunction from in any manner either directly or indirectly demolishing and/ or taking any steps to demolish and/ or threatening to demolish the said compound wall of the Plaintiff Society, without following the due process of law.
2. By and under an order dated 30th June, 2010 passed by His Hon'ble Justice Shri M. S. Kshirsagar, the Suit was dismissed.
3. The Sai Tarangini Society filed an appeal bearing First Appeal No. 1163 of 2010 in Bombay High Court against the aforesaid order dated 30th June, 2010 passed by the Bombay City Civil Court.



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4. Thereafter the Sai Tarangini Society had filed a Civil Application No. 1910 of 2011 wherein it prayed for *inter alia* the following relief: that pending the hearing and final disposal of the First Appeal, the Respondents their agents, servants, officers and/ or any person/s claiming through Respondents be restrained by an order and injunction from directly or indirectly demolishing and/ or taking any steps or action to demolish the said compound wall of the of the Appellant and/ or from taking any action in respect of NDR Plot No. 8 or any part thereof (which is not a part of the said Land but a part of the MHADA NOC and the redevelopment scheme).
5. By and under order dated 10th June, 2011 passed by His Lordship the Hon'ble Justice A.S. Oka the *ad interim* relief in terms of prayer (a) of the Notice of Motion 2116 of 2010 was granted to the Appellant. The prayer (a) of the Notice of Motion 2116 of 2010 is for seeking injunction against the Defendants to demolish the compound wall constructed between Building No. 35 and Building No. 36.



Thereafter, by and under an order dated 30th September 2013 passed in the First Appeal no. 1163 of 2010 with Civil Application no. 1910 of 2011, the First Appeal no. 1163 of 2010 stood dismissed as withdrawn and Civil Application no. 1910 of 2011 stood disposed off as infructuous.

Attachment on Flat No.386 in the erstwhile Solar Society

1. There was an order of attachment dated 28th July, 2010 ("Attachment Order") by the office of Special Recovery Officer on the Flat No. 386 in the Solar Building ("Flat 386") of Mr. Raj Kishor Pathak ("Pathak") with regard to the monetary liability of Rs. 15,00,000/- (together with interest thereon "Due Amount") payable by Mr. Raj Kishor Pathak to Veershaiva Co-operative Bank Limited.
2. Pathak had filed Writ Petition no. 6625 of 2013 in the Bombay High Court inter-alia against the State of Maharashtra, The Divisional Joint Registrar, Co-operative Societies, The Special Recovery Officer attached to the Veershaiva Co-operative Bank Limited, and the Veershaiva Co-operative Bank Limited, inter-alia seeking the following prayers:
 - 2.1 For the issuance of a writ of certiorari, calling for the records and proceedings of Revision Application no. 153 of 2011 on the file of

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39

Respondent no. 2, and after verifying the legality and propriety of the proceedings thereof in general, and the impugned order dated 20th April 2013 (which rejected the aforesaid Revision Application no. 153 of 2011) passed therein, to quash, set aside the same; and

2.2 That pending the hearing and final disposal of the said Writ Petition no. 6625 of 2013 Respondent no. 3 be restrained by an order or direction from taking any steps for holding an auction sale of the said Flat. It may be noted that a copy of the aforesaid Revision Application no. 153 of 2011 has not been furnished to us.

3. By and under consent terms dated 14th August 2014 ("Consent Terms") executed between Pathak and Respondent no. 4, it was recorded that in consideration of an amount of Rs. 12,21,220/- (Rupees Twelve Lacs Twenty - One Thousand Two Hundred and Twenty only) paid by Pathak to Respondent no. 4 as and by way of full and final settlement of the Due Amount, and in lieu thereof the attachment of Flat 386 was to be treated as vacated.

4. By and under order dated 14th August 2014 passed by His Hon'ble Mr. Justice Savant, the said Writ Petition no. 6625 of 2013 was disposed of in accordance with the Consent Terms and the attachment on Flat 386 stands vacated.

5. Pursuant thereto the Special Recovery and Sales Officer had addressed a letter dated 5th September 2014 to the Solar Society, inter-alia stating that, in view of the Consent Terms filed by the Veershaiva Co-operative Bank Limited and Pathak, the overdraft account no. 25 standing in the name of M/s Shree Shyam Enterprise stood closed as on 30th August 2014 and the Attachment Order stood withdrawn.



D. Suit No.2267 of 2012 before the City Civil Court of Bombay

1. One Mr. Ramesh Pichmani Nadar filed a suit bearing no. 2267 of 2012 in the Bombay High Court with respect to Flat No. 193 in the Gokuldharm Society (the "Suit Flat"), against Mrs. Kani Ramesh Nadar, inter-alia seeking an injunction against creation of third party rights and in the Suit Flat. By and under an order dated 5th July 2010 passed by Her Ladyship the Hon'ble Smt. Justice Roshan Dalvi in Notice of Motion (Lodging) No.

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1763 of 2012 filed in the aforesaid suit, the Plaintiff obtained an ad-interim relief and the parties were enjoined from transferring, alienating, encumbering, or creating any third party rights with respect to the Suit Flat. The parties were also prohibited from dealing with developer, or accept any compensation from the developer or putting any party in possession of the Suit Flat.

2. Thereafter the aforesaid suit was transferred to the City Civil Court in Mumbai. GLRPL filed a Chamber Summons no. 162 of 2013 in the suit to be impleaded as the second defendant in the suit and all its proceedings. By an under an order dated 26th April 2013 passed by the Hon'ble Judge His Honour, Shri P.S. Kulkarni, the Chamber Summons was allowed and the Plaintiff was directed to make necessary amendments to the suit to implead GLRPL as Defendant no. 2.

3. By and under an order dated 8th May 2014 passed by the Hon'ble Judge His Honour, Shri P.D. Ambekar the Notice of Motion No. 1763 of 2012, the Notice of Motion was made absolute to the limited extent as set out below:



Defendant no. 1 is restrained from alienating the suit flat till the disposal of the suit. However, she is entitled to receive alternate accommodation, give vacant possession to Defendants No. 2 and obtain necessary benefits, till the disposal of the suit. It is further made clear that this order shall not come in any of redevelopment of the property by Defendant no. 2."

E. Writ Petition bearing (Lodg) no. 1458 of 2014

One Mrs. Panchali Nair filed a Writ Petition in the Bombay High Court against (i) MHADA (ii) said Society and (iii) GLRPL, inter-alia challenging and seeking a stay on the operation of the eviction order dated 21st May 2014 passed by The Executive Engineer, Kurla Division, MHADA under section 95A of the MHADA Act, directing the Petitioner to vacate her Flat no. 336 in the Dharmasthala Society ("Flat no. 336") within seven days thereof. By and under an interim order dated 25th June 2014 passed by the division bench comprising of Their Lordships, the Hon'ble Justice Mr. Patil and the Hon'ble Justice Mr. Ghuge, the Hon'ble Court observed that the claim of the Petitioner was monetary in nature and could not be decided in the Writ Petition. The Hon'ble Court further recorded the statement of Respondent no. 3 that the amount due to the Petitioner under the Development Agreement would be paid on handing over of vacant peaceful possession of Flat

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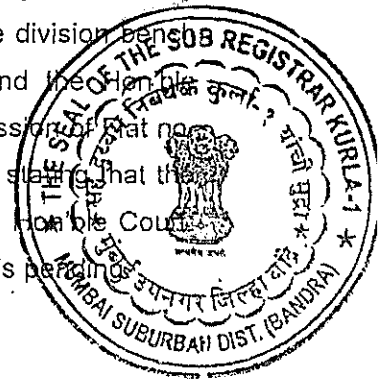
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41

no. 336 to GLRPL. With these observations and statements the Writ Petition was disposed off.

F. Writ Petition (L) No. 2138 of 2014

One Mr. Vikram Katira filed a Writ Petition (L) no. 2138 of 2014 in the Bombay High Court against (i) MHADA (ii) The Executive Engineer, Kurla Division, MHADA (iii) The Administrator, of the Chembur Sai Tarangani CHSL (iv) said Society (v) Kamla and (vi) GLRPL, inter-alia challenging and seeking a stay on the operation of the eviction order dated 11th August 2014 passed by Respondent no. 2 therein, which directed the Petitioner and one Mr. Manoj Katira to vacate Flat no. 412 in The Chembur Sai Tarangani CHSL ("Flat no. 412") within seven days thereof. By and under an interim order dated 14th August 2014 passed by the division comprising of Their Lordships, the Hon'ble Justice Mr. Patil and the Hon'ble Justice Mr. Ghuge, the Petitioner was directed to hand over possession of Flat no. 412 to GLRPL, and was also directed file an undertaking in Court stating that the monies received as rent would be subject to further orders of the Hon'ble Court. The Writ Petition has been adjourned by four weeks and the same is pending.



VIII. Title Certificate of M/s Percept Legal

A. The Advocates for Kamla M/s Percept Legal have issued a public notice in newspapers (The Times of India, 9th February 2012 Issue), (The Free Press Journal, 9th February 2012 Issue), (Navshakti, 9th February 2012 Issue), and (Mumbai Samachar, 9th February 2012 Issue), inviting third party claims in respect of the said Land and have received the following claims:

1. Chitra Co-operative Housing Society Limited vide its letter dated 15th February 2012 have stated that they have a proportionate right to the common areas and facilities within the Sahakar Nagar -1 layout which includes tit-bit land, open spaces etc., and that the tit-bit land between their Building No. 6 and the neighbouring Building No. 23 (Sahakar Nagar Shree Ganesh Co-operative Housing Society Limited) which Building No. 23 form part of the redevelopment of the said Land as per the sanctioned/ approved layout plans. Chitra Co-operative Housing Society Limited has annexed a plan to their aforesaid letter which shows their Building No. 6 and plot underneath (stating that the same is signed by the Vice-Chairman and Chief Officer BHADB, Dy. Engineer and Executive Engineer, BHADB, Mumbai. They have also objected to the use of the rear road to access the

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office of the Federation., stating that since there is an approach road from the front side of such office, the rear approach road is ill-legal. In this connection, vide the reply dated 3rd March, 2012 of the Advocates of Kamla it was stated that MHADA, by its letter No.EE/HGD/MB/3765/2010 dated 12th November, 2010 has demarcated the plot boundary in respect of Building No. 23. The plan attached to the letter of MHADA shows the portion of the tit-bit land allotted by MHADA to Building No. 23 of the Sahakar Nagar Shree Ganesh Co-operative Housing Society claims a right to the tit-bit land as allotted by MHADA.

2. Vide its letter dated 18th February, 2012 addressed by Smt. Panchali Nair (through her Advocate) to the Secretary/ Chairman of Dharamastihala Co-operative Housing Society Limited, Smt. Panchali Nair has claimed a monetary compensation against the Society for failing to transfer the share certificate in her favour after the demise of her husband Mr. P.K.S. Nair. She has claimed that she was not informed about the Society undergoing a development and she was not approached by the Society. She has stated that she is willing to sign the consent cum declaration form (for redevelopment), on *inter-alia* the condition that the Society must reimburse her legal expenses and compensate her for 10 years of mental harassment.



Vide its Letter dated 25th February 2012 the Chembur Sai Tarangini Co-operative Housing Society Limited has addressed its claim pertaining to the dispute with respect to NDR Plot No.8.

IX. Public Notice

- A. With respect to the public notice on 4th April, 2013 in the Free Press Journal and Navshakti inviting objections and/or third party claims/rights regarding the Sai Tarangini Land, Sai Tarangini Society and its members, to which we have received one objection. We have received a claim with respect to one of the flats namely Flat 412 in the Sai Tarangini Building, on behalf of Mr. Vikram Katira (the "Claimant"), who is claiming to be owner thereof. We have been informed by the Sai Tarangini Society that the Claimant is currently occupying Flat no. 412, however the Sai Tarangini Society has not recognized the Claimant as its member. We have responded to the Advocates representing the Claimant vide our letter dated 27th May 2013 informing them that the claim of the Claimant is an internal

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dispute and does not concern development of the Sai Tarangini Land by GLRPL.

B. We have not issued any public notice inviting claims and objections with respect to the Larger Land, the said Land and its development by GLRPL.

X. Third Party Rights

A. An Indenture of Mortgage dated 31st July 2012 bearing registration number 10372709 has executed between GPDPL and GLRPL, whereby GLRPL has created a mortgage in favor of Ask Real Estate Special Opportunities Fund, Ask PMS Real Estate Special Opportunities Portfolio I, and GPDPL on the development rights granted in favor of the GLRPL by the 18 Societies with respect to the 18 Societies Land (save and except the new flats to be handed over to the members of the 18 Societies) to secure a loan of Rs. 175,63,47,000 (One Hundred and Seventy Five Crore Sixty Three Lac and Forty Seven Thousand only) taken from GPDPL.

B. We have been informed by GLRPL that there are allotments undertaken with regard to the premises to be constructed on the Larger Land.



XI. Approvals

A. MHADA has sanctioned/ approved the Layout of inter-alia the said Land ("the said Layout") which has subsequently been approved by Municipal Corporation of Greater Mumbai ("MCGM") by its letter dated 5th September 2013.

B. GLRPL will be constructing 7 rehabilitation buildings on the portion of the Larger Land for the rehabilitation of the 252 members of the Individual Societies and MCGM has by and under its Letter dated 9th July, 2014 sanctioned the amended building plans dated 11th April 2014 of the rehabilitation buildings to be constructed on the Larger Land and as per the same, GLRPL is entitled to construct upto the top of the basement of Wing "A", Wing "B", Wing "D", Wing "F" and Wing "G" of the rehabilitation buildings, in the manner as stated therein.

C. MCGM has by and under its Letter dated 15th July, 2014 sanctioned the amended building plans dated 11th April 2014 of the free sale buildings to be constructed on the said Land and as per the same, GLRPL is entitled to construct upto the top of the basement of Wing "A", Wing "B", Wing "E", Wing "F" and Wing "G" of the free sale buildings, in the manner as stated therein.

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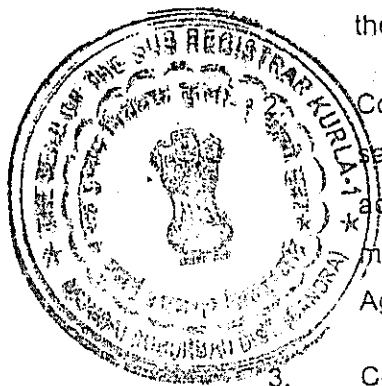
XII. Site Status

A. The said Land consists of the 21 (twenty one) buildings each of ground plus two floors and twelve tenements each ("said Buildings"). As on the date hereof, all the 252 Members have vacated their premises and handed over quiet, vacant and peaceful possession thereof to GLRPL. 17 out of 21 of the said Buildings have been demolished.

XIII. Conclusion

Based on the aforesaid steps we have undertaken and subject to what is stated herein, we certify that the title of GLRPL to develop the said Land in accordance with the said Development Agreements is clear and marketable subject to:

1. Execution and registration of the Sale Deed between MHADA and said Society with respect to Shree Niketan Building. Execution and registration of the single lease deed by MHADA and the said Society with respect to the said Land (including the Shree Niketan Land);



Confirmation and ratification of the said Development Agreements by the said Society and confirmation and ratification by the said Society of all the acts, deeds and things done by GLRPL and the duly elected committee members of the said Society pursuant to the said Development Agreements;

3. Confirmation and ratification of the Sai Tarangini Development Agreement and the Sai Tarangini POA by the duly elected managing committee of the Sai Tarangini Society;
4. Issuance of the public notice by us inviting claims and objections with respect to the Larger Land, the said Land and its development by GLRPL;
5. Sunrise Lease Deed with respect to the Sunrise Land, Sunrise Sale Deed with respect to the Sunrise Building, Cancun Lease Deed with respect to Cancun Land, Cancun Sale Deed with respect to the Cancun Building, Navratna Lease Deed with respect to the Navratna Land are all required to be registered under the provisions of the Registration Act, 1917 and Transfer of Property Act, 1882.

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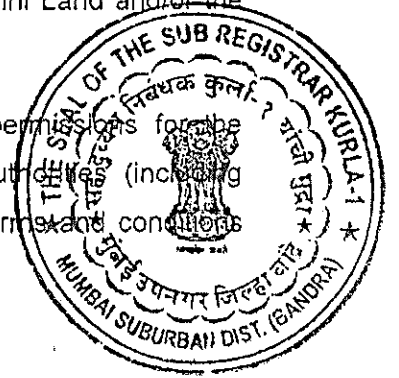
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6. The updation of the Property Register Cards as stated in paragraph VI above;
7. The mortgage created as set out in paragraph X.A. above and the allotments made by GLRPL as set out in paragraph X.B above;
8. The compliance of the Amalgamation Orders by the said Society and final amalgamation of the Shantadurga Society and the Sai Tarangini Society with the said Society; The compliance of all the terms and conditions of the said Development Agreements, the Kamla Agreement, Kamla Supplemental Agreement and the Patankar Agreement;
9. Execution of decaration by the Sai Taringini Society inter alia declaring that the Sai Taringini Society has not created any mortgage, encumbrance, lien and/or third party rights with respect to the Sai Tarangini Land and/or the Sai Tarangini Building; and
10. The obtainment of all the statuory approvals and permissions for the development of the said Land from the statutory authorities (including MHADA and MCGM) and the compliance of all the terms and conditions thereof including of the MHADA NOC.



FIRST SCHEDULE

(the said Land)

Land admeasuring approximately 11,889.29 square meters, comprising of CTS Nos. 45 (part), 49 (part), 50 to 53 (part), 54 (part), 56 (part) and 58 (part) situated at Chembur "M" Ward (West), District Kurla, Mumbai 400071 in the registration district and sub district of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards the North : Central Railway harbor line and 18.30 meter wide Sahakar Nagar Road No.5
- On or towards the East : P.G. and Eastern Express Highway
- On or towards the West : 9.14 meter wide road and Building Nos. 37 & 39
- On or towards the South : 9.14 meter wide road and Sahakar Nagar Road No.2

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SECOND SCHEDULE

Individual Societies

1. Chembur Mayfair Co-operative Housing Society Limited
2. Sahakar Nagar Madhu Kunj Co-operative Housing Society Limited
3. Sahakar Nagar Niramaya Co-operative Housing Society Limited
4. Sahakar Nagar Gokuldham Co-operative Housing Society Limited
5. Sahakar Nagar Navratna Co-operative Housing Society Limited
6. Sahakar Nagar Alankar Co-operative Housing Society Limited
7. Chembur Gulmohar Co-operative Housing Society Limited
8. Sahakar Nagar Twelve Star Apartments Co-operative Housing Society Limited
9. Sahakar Nagar Shri Ganesh Co-operative Housing Society Limited
10. Shell Colony Laxmi Kamal Co-operative Housing Society Limited
11. Sahakar Nagar Dharmasthala Co-operative Housing Society Limited
12. Chembur Swayamprakash Co-operative Housing Society Limited
13. Sahakar Nagar Cancun Co-operative Housing Society Limited
14. Sahakar Nagar Sunrise Co-operative Housing Society Limited
15. Chembur Mini Co-operative Housing Society Limited
16. Sahakar Nagar Solar Co-operative Housing Society Limited
17. Sahakar Nagar Asmita Co-operative Housing Society Limited
18. Sahakar Nagar Shree Niketan Co-operative Housing Society Limited
19. The Chembur Ushakiran Co-operative Housing Society Limited
20. Chembur Shree Shantadurga Co-operative Housing Society Limited
21. The Chembur Sai Tarangini Co-operative Housing Society Limited

THIRD SCHEDULE

(Larger Land)

Land admeasuring approximately 17,541.98 square meters, comprising of CTS Nos. 49 to 53, 54 (part), 55, 56 (part), 57, and 58 (part) situated at Chembur "M" Ward (West), District Kurla, Mumbai 400071 in the registration district and sub district of Mumbai City and Mumbai Suburban and bounded as follows:-

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- On or towards the North : Central Railway harbor line and 18.30 meter wide Sahakar Nagar Road No.5
- On or towards the East : P.G. and Eastern Express Highway
- On or towards the West : 9.14 meter wide road and Building Nos. 37 & 39
- On or towards the South : 9.14 meter wide road and Sahakar Nagar Road No.2

Dated this 21st day of October, 2014

For Wadia Ghandy & Co.



Partner



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Annexure - "A"

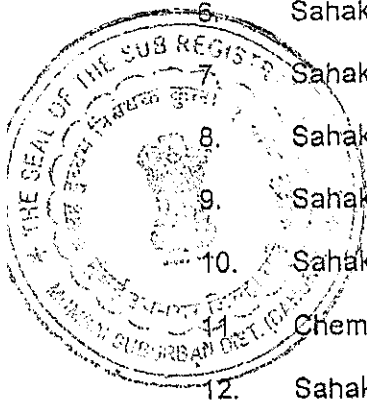
(List of original title deeds inspected with respect to the 18 Societies Land)

(List

A. The original sale and lease deeds of the following societies from the 18 Societies:

1. Chembur Swayamprakash Co-operative Housing Society Limited;
2. Chembur Gulmohar Co-operative Housing Society Limited;
3. Chembur Sahakar Nagar Asmita Cooperative Housing Society Limited;
4. Sahakar Nagar Madhukunj Cooperative Housing Society Limited;
5. Chembur Mini Housing Society Limited;
6. Sahakar Nagar Nirmaya Cooperative Housing Society Limited;
7. Sahakar Nagar Solar Cooperative Housing Society Limited;
8. Sahakar Nagar Twelve Star Apartments Co-operative Housing Society Limited;
9. Sahakar Nagar Alankar Co-operative Housing Society Limited;
10. Sahakar Nagar Shri Ganesh Co-operative Housing Society Limited;
11. Chembur Mayfair Co-operative Housing Society Limited;
12. Sahakar Nagar Gokuldharm Co-operative Housing Society Limited;
13. Shell Colony Laxmi- Kamal Co-operative Housing Society Limited; and
14. The Chembur Dharmasthala Co-operative Housing Society Limited.

B. The original sale deed of Sahakar Nagar Navratna Cooperative Housing Society Limited.



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Annexure - "B"

(List of registered documents appearing in the search report for the 18 Societies Land)

Sr. No.	Date	Registration Number	Document
1.	23-12-1997	PBDR-3/500/1997	Lease Deed between MHADA and Shakar Nagar Gokuldharm CHS Ltd.
2.	23-05-2003	BDR-3/3731/2003	Leave and License Agreement between Vincy Kurian and P. Arun Kumar.
3.	15-07-2003	BDR-3/5213/2003	Power of Attorney by Nagarajam-Ramalingam to Venkatarajan-Natarajan.
4.	16-12-2003	BDR-3/9735/2003	Deed of Rectification between MHADA and Shri Ganesh CHS Ltd.
5.	16-12-2003	BDR-3/9734/2003	Deed of Rectification between MHADA and Shri Ganesh CHS Ltd.
6.	14-12-2004	Kurla-3/1255/2004	Agreement between Shobha Balmohan Variar and Mr. Manivel Desana & Anr.
7.	04-03-2005	BDR-13/1809/2005	Agreement for Sale between Leela Tarachand Jain and Prashant Gunwant Gaikwad.
8.	15-07-2005	BDR-13/5913/2005	Sale Deed between Surendra Varumal Thadani and Hemlata Lakshman Rathod.



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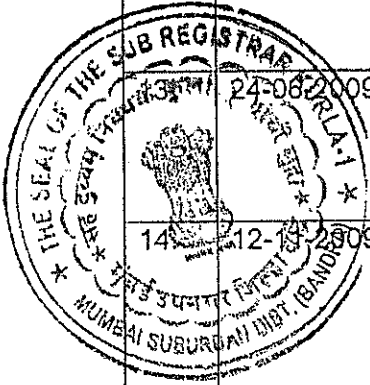
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Sr. No.	Date	Registration Number	Document
9.	31-08-2005	BDR13/6991/2005	Agreement for Sale between Radha Mani and Kanaka Priya Rajeevan.
10.	23-03-2006	BDR-13/2535/2006	Gift Deed by Payyapanta Appukuttan Chandrasekharan to Sheeja Manikantan.
11.	28-02-2007	BDR-13/1599/2007	Agreement for Sale between Rema Dinesh and Sornappoo K. Nadar & Anr.
12.	21-05-2007	BDR-13/4063/2007	Leave & License Agreement between Sornappoo Kumaresan Nadar & Anr. and Jayshree Kunal Sarkar.
13.	24-08-2009	BDR-13/4821/2009	Leave & License Agreement between A. Perumal and S.P. Rajendran.
14.	12-12-2009	BDR-13/9110/2009	Agreement for Sale between Hema Ganesh Rao and Anil Subhash Sharma.
15.	04-12-2009	BDR-3/11428/2009	Gift Deed between Kanaka Priya-Rajeevan and Kanaka Prabha-Vijayan.
16.	20-05-2010	Kurla-1/5924/2010	Notice of Lis-Pendens for Arbitration Petition No. (L) 690 of 2010 in the High Court, Mumbai filed by The Bombay Dyeing & Manufacturing Company Ltd against The Core Committee Sahakar Nagar No. 1 and 25 others.



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Sr. No.	Date	Registration Number	Document
17.	08-02-2011	BDR-3/1561/2011	Deed of Gift between Mrs. Ratnamala Vasudeo Jadhav and Devendra Vasudeo Jadhav.
18.	18-02-2011	1976/2011	Declaration Deed of Mr. Vikram Muljibhai Katira.

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Annexure - "C"

(List of original title deeds inspected with respect to the Ushakiran Society Land)

1. Indenture of Lease dated 18th January 1997 registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/157/97 executed between MHADA (therein referred to as the 'Lessor' of the One part) and the Society (therein referred to as the 'Society', of the Other part).
2. Deed of Sale dated 18th January, 1997 registered with the Sub - Registrar, Kurla bearing Serial No. PBDR-3/156/97 executed between MHADA (therein referred to as the 'Vendor' of the One part) and the Society (therein referred to as the 'Purchaser' of the Other part).

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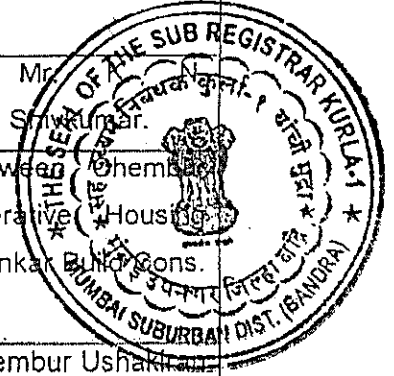


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Annexure - "D"

(List of registered documents appearing in the search report for the Ushakiran Society Land)

Sr. No	Date	Registration No.	Document
1.	18-01-1997	PBDR - 3/155/1997	Sale Deed between MHADA and the Chembur Ushakiran Co - operative Housing Society Limited.
2.	18-01-1997	PBDR - 3/157/1997	Lease Deed between MHADA and the Chembur Ushakiran Co - operative Housing Society Limited.
3.	05-2-2004	Kurla -1/1061/2004	Agreement between Mr. Sangmeshwar and Mr. N. Shivkumar.
4.	25.11.2009	Kurla - 4/8430/2009	Confirmation Deed between Chembur Ushakiran Co - operative Housing Society Limited and Patankar Build Cons. Private Limited.
5.	25.11.2009	Kurla - 4/8431/2009	Power of Attorney by Chembur Ushakiran Co - operative Housing Society Limited in favour of Patankar Build Cons. Private Limited.
6.	27.3.2010	Kurla - 1/3934/2010	Gift Deed between Kinnigoli Balchandra alias Balchandra K. Salian and Bhavanishankar K. Salian.
7.	20-05-2010	Kurla-1/5924/2010	Notice of Lis-Pendens for Arbitration Petition No. (L) 690 of 2010 in the High Court, Mumbai filed by The Bombay Dyeing & Manufacturing Company Ltd against The Core Committee Sahakar Nagar No. 1 and 25 others.



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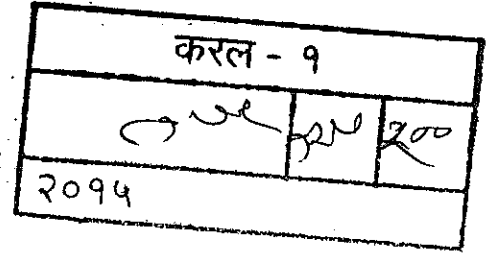
ANNEXURE - "E"

(List of original title deeds inspected with respect to the Shantadurga Land)

1. Lease Deed dated 1st December, 1997 registered at the Sub - Registrar of Assurances bearing Serial No. PBDR-3-1653 of 1997 between The Maharashtra Housing & Area Development Authority and Chembur Shree Shantadurga Co - operative Housing Society Limited.
2. Sale Deed dated 1st December, 1997 registered at the Sub - Registrar of Assurances bearing Serial No. PBDR-3-1654 of 1997 between The Maharashtra Housing & Area Development Authority and Chembur Shree Shantadurga Co - operative Housing Society Limited.

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ANNEXURE - "F"

(List of registered documents appearing in the search report for the Shantadurga Land)

Sr. No.	Date	Registration No.	Document
1.	01-12-1997	PBDR-3-1653/1997	Lease Deed between The Maharashtra Housing & Area Development Authority and Chembur Shree Shantadurga Co-operative Housing Society Limited.
2.	01-12-1997	PBDR-3-1654/1997	Sale Deed between The Maharashtra Housing & Area Development Authority and Shree Shantadurga Co-operative Housing Society Limited.
3.	22-09-2001	BDR-3-7193/2001	Agreement for Sale between Mrs. Uma Saseendran and Shankar Hendre.
4.	23-03-2001	BDR-3-1304/2001	Agreement for Sale between Smt. Jayanti Samuel Matmari and Shri Prakash Nivruti Pote.
5.	11-04-2001	BDR-3-1615/2001	Declaration Deed of Shri Anil Mohanlal Vira.
6.	09-07-2003	Kurla-1-5049/2003	Agreement between 1) Amar Narayanrao Jadhavrao 2) Swapnaraja Amar Jadhavrao and Mr. Sunil Shivram Adavade.
7.	01-12-2003	Kurla-1-2100/2004	Agreement between Mr. Premkumar B. Nair and Mr. Arul Swarni Nadar
8.	26-08-2004	Kurla-1-7786/2004	Agreement between Nirmala Shridhar Sawant and Abdul Latif Mohammed Mamunji.

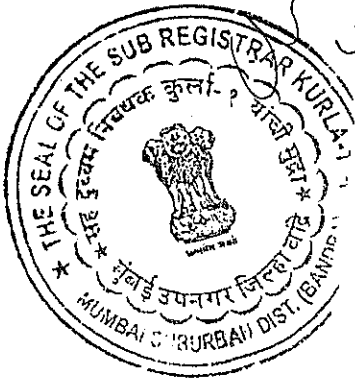


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ANNEXURE - "G"

(List of registered documents appearing in the search report for the Sai Tarangini Land)

Sr. No.	Date	Registration No.	Document
1.	17-02-2011	Kurla - 1/1976 of 2011	Declaration Deed of Mr. Vikram Mujibhai Katira.
2.	20-05-2010	Kurla-1/5924/2010	Notice of Lis-Pendens for Arbitration Petition No. (L) 690 of 2010 in the High Court, Mumbai filed by The Bombay Dyeing & Manufacturing Company Ltd against The Core Committee Sahakar Nagar No. 1 and 25 others.

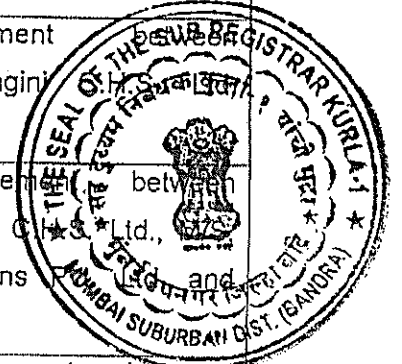


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ANNEXURE - "H"

(List of registered documents appearing in the search report for the Land)

Sr. No.	Date	Registration No.	Document
1.	31-01-2012	Kurla-1/822/2012	Development Agreement between Chembur Mayfair C.H.S. Ltd. & 17 others and Kamla.
2.	29-03-2012	Kurla-1/3825/2012	Development Agreement between The Shell Colony Laxmi Kamal C.H.S. Ltd. & 17 others, Kamla and GLRPL.
3.	01-07-2013	Kurla-1/7017/2013	Power of Attorney from Chembur Sai Taringini C.H.S. Ltd to GLRPL.
4.	01-07-2013	Kurla-1/7016/2013	Development Agreement Chembur Sai Taringini Kamla, and GLRPL.
5.	19-11-2012	Kurla-1/11295/2012	Development Agreement between Chembur Usha Kiran C.H.S. Ltd., M. Patankar Buildcons and GLRPL.
6.	11-04-2013	Kurla-1/3835/2013	Development Agreement between Chembur Shree Shanta Durga C.H.S. Ltd and GLRPL.
7.	01-07-2013	Kurla-1/7017/2013	Power of Attorney from the Chembur Sai Taringini C.H.S. Ltd to GLRPL.
8.	01-07-2013	Kurla-1/7016/2013	Development Agreement between the Chembur Sai Taringini C.H.S. Ltd, Kamla and GLRPL.



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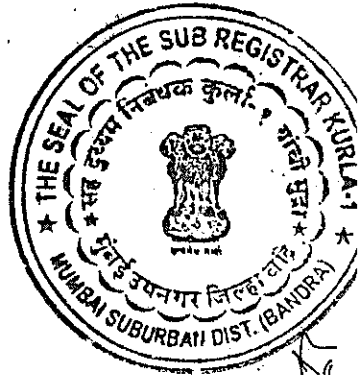
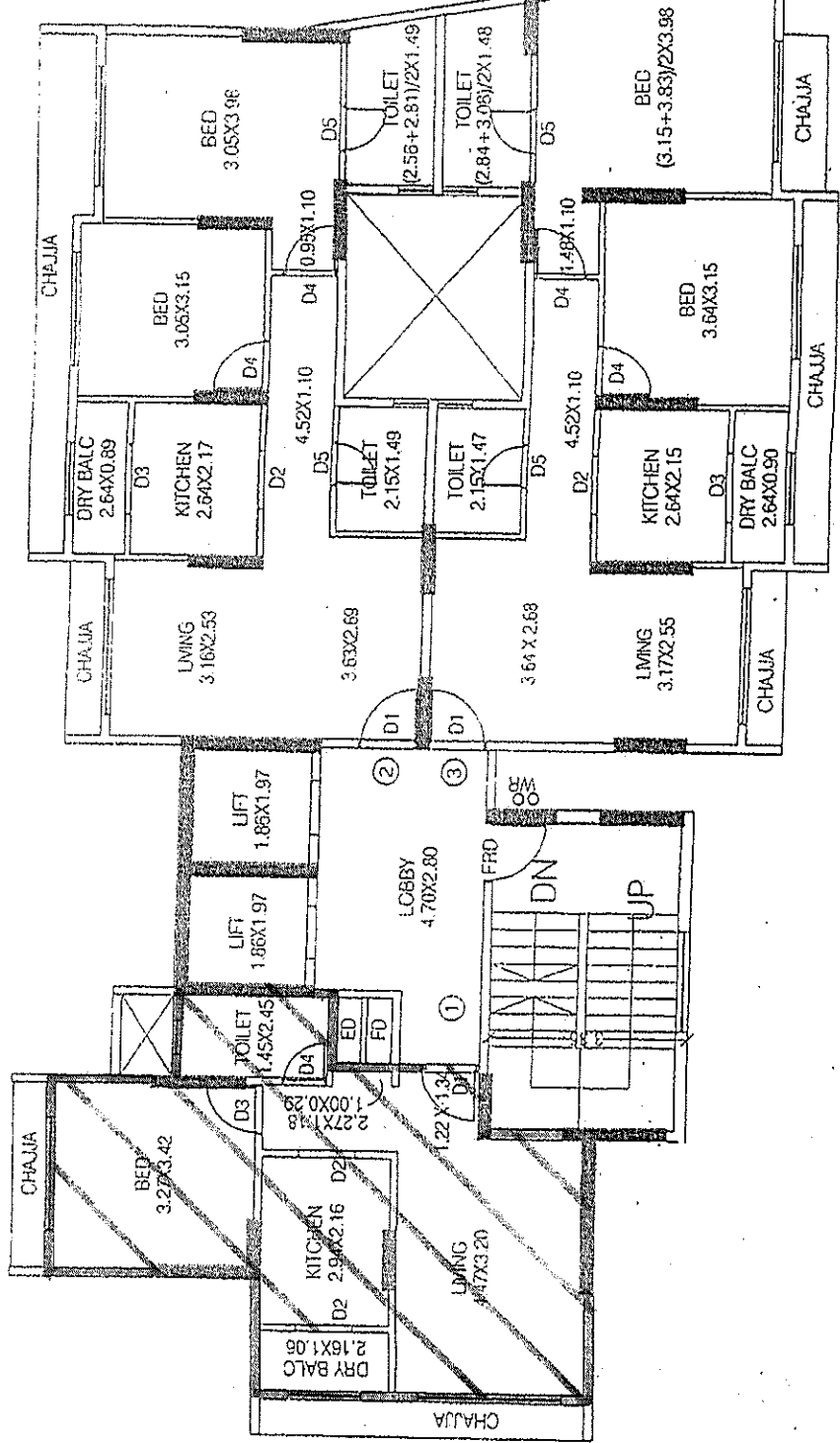
ANNEXURE VIII

GODREJ CENTRAL
CHANDLER MUMBAI

Floor Plan
Wing - H

Floor No - 10TH Flat No - 1001

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TYPICAL FLOOR PLAN
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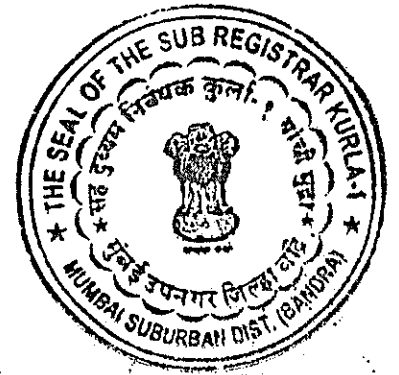
ANNEXURE IX

FIXTURES FITTINGS AND AMENITIES

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COMMON AREAS)

- Italian Marble / Granite flooring and cladding (in combination with Wooden Panelling and SS strips) upto 8 ft on walls in Main entrance Lobby
- Vitrified tiles flooring and cladding (in combination with Wooden Panelling & SS strips) in Typical floor Lobbies.
- Gypsum Plaster with Royal / Velvet Touch Paint on Walls above cladding in Main entrance Lobby
- Acrylic Emulsion paint on Typical floor Lobbies.
- Gypsum Board panel ceiling with Royal Velvet Touch paint in Main entrance Lobby
- Gypsum Board Panel ceiling with Acrylic Emulsion paint in Typical floor lobbies.
- Lifts: Two Passenger lifts per wing of suitable speed and each with 12 person capacity.
- Main Entrance lobby: Double shutter glass door
- External Finish: Acrylic Paint
- Common terrace: Waterproofed with China Mosaic.
- Staircase flooring from Ground floor to Podium: Granite
- Staircase flooring from 1st floor upwards: Polished Kota Stone
- Staircase Walls: Plaster with Oil bound distemper paint finish
- Service slab: RCC finished/cement finished with snowcem paint.
- Parking areas flooring: IPS Flooring with Tremix Coat.
- Parking area walls: Sandtex Paint.



LIVING DINING BEDROOMS

- Flooring: Vitrified tiles
- Gypsum Plaster with Acrylic Emulsion/ Plastic paint on Walls & Ceiling.
- Cement plaster with Exterior Acrylic paint on decks/balconies.
- Deck Balconies: Wooden Finished antiskid Vitrified Tiles.
- Balcony railings: M.S railings

KITCHEN:

- Vitrified Tiles on floor and glazed ceramic tiles on Dado counter to door top.
- Gypsum Plaster with Acrylic Emulsion/ Plastic Paint on walls and ceiling.
- Black Granite top on Cuddapah sandwich type framework, stainless steel sink with drainboard,
- Water Purifier, Exhaust Fan.
- CP Fittings: SS Finish of Jaguar/ Continental/Hindware/ Parryware.

KITCHEN UTILITY:

- Flooring : Anti skid Ceramic Tiles
- Walls and ceiling: Gypsum plaster with Acrylic emulsion/ Plastic paint

BATHROOMS:

- Anti skid ceramic tiles flooring and glazed ceramic tiles Dado floor to door top.
- Wall and Ceiling – Gypsum plaster with Acrylic emulsion/ Plastic Paint
- Master toilet Basin: Counter Granite top Type
- Guest toilet basin: Counter Granite sunk Type
- Shower Partition in Master bathroom.
- CP fittings and fixtures: SS finish.
- WC: Wall hung sanitary fittings in all bathrooms.
- Storage type Geyser, Exhaust Fan and mirror.

[Handwritten signatures]

DOORS:

- Door Frame : Red maranti with Teak Wood wrapping for main door
- Red maranti for other doors..
- Door Shutter: Wooden /Flush Door
- External and Internal Finishes :Veneer /melamine polish for main door and melamine polish for other doors.
- Hardware - SS Finish

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TOILET DOORS:

- Door Frame : Marble double frame
- Door Shutter : Flush Door
- External Finish : Laminate Finished
- Internal Finish : Laminate finished
- Hardware: SS.Finish
- Utility doors: Same as above.



- Window Frame : Marble double frame.
- Shutters: Aluminium Powder coated
- Glass: Clear/tinted

ELECTRIC POINTS:

- Adequate Number of Electrical points will be provided.
- Three Phase Power supply.
- Switches: Modular of Clipseal /Anchor Roma or equivalent.
- Living /Bedrooms will be provided with telephone and TV/ Internet points
- Intercom in all rooms
- Video Door Phone

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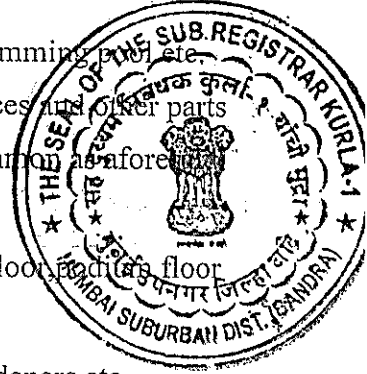
करल - १	
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melamine

ANNEXURE X

LIST OF OUTGOINGS

1. Insurance premium in respect of property.
2. All Municipal taxes, imposition, levies and cesses imposed by local Authority (MCGM, MHADA etc.) including water tax and water charges etc.
3. Expenses for the day to day maintenance of the building such as lights in the staircases, passages and common areas, lifts service charges, salaries of watchmen, ward and other staff and property managers fees.
4. Cost of maintenance and upkeep of clubhouse, Gym, health club, swimming pool etc.
5. Costs of cleaning and lighting the passages, landings, staircases, terraces and other parts of the building as enjoyed or used by the party of the other part in common as afore.
6. Cost of decorating/painting the exterior of the building.
7. Cost of maintenance and upkeep of landscaped areas, on the ground floor etc.
8. Salaries of Managers, clerks, bill collector, chowkidars, sweepers, gardeners etc.
9. Costs of working and maintenance/replacement of water pumps and lights and service charges for all unspecified appurtenances in under or upon the building/land.
10. Sinking and other funds.
11. Electrical meter charges and deposits if any.
12. Water meter charges and deposits if any.
13. Such other expenses and outgoings as provided in the Bye-law.
14. Fire equipment maintenance.
15. All charges for running of the office of the society/ Body.
16. Lift maintenance charges.
17. Payment to Security service Agencies.
18. Installation and maintenance of Intercom and other surveillance equipments.
19. Deposits/Payments for use of MCGM roads and spaces.
20. Such other unspecified expenses as are necessary or incidental for maintenance and upkeep of the building.



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करल - १

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करल - १		
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मालमत्ता पत्रक

विभाग: नॉर्जे -- चेंबूर
तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर
जिल्हा -- मुंबई उपनगर जिल्हा

साम भूभाग क्रमांक (न. नं. न.)	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	रासनाला दिलेल्या आकाराचा किंवा पाहण्याचा तपशील आणि त्याच्या फेर तपासणीची निमत वेळ
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सुविधाधिकार					
हक्काचा मुळ धारक वर्य		महागाष्ट्र गृह निर्माण मंडळ			
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पट्टेदार					
इतर भार					
इतर शंरे					
दिनांक	ज्यवहार	खंड क्रमांक	नविन धारक (धा)	पट्टेदार (प)	किंवा भार (भा)
१६/०७/१९७१	विनश्रीत आदेश एल.एन.डी.बी.क. १६८/७-९-७० मा. उप विभागीय अधिकारी मुंबई यांचे कडोल डी.एल.एन.एल.एन्ड. डी. बी.क्रमांक १६८/७-९-७० विनश्रीती सान्पाची नॉर्द सेतली.न.भू.क्र.१ प्रमाणे.				
१२/०८/१९९७	अर्ज, जबाब, सुची क्र. 11 मा.न.भू.अ.क्र.८ नु यांचे कडोल आदेश क्र न.भू.अ.क्र.८/न.भू.क्र.४३ व ४५/प.भू.३/१७ दि.१२-८-९७ अन्वये लिजाडिडने नांव राखल क्षेत्र - (३३.८६ चौ.मी.)	S-1	(L) भाडेपट्टेदार. डॉ. गिरीशचंद्र पोपटनाल कालावाडीया. दि.६/३/९६ पासून ३० वर्षे भाडेपट्टा मुदत.		



तपासणी करणारा - A. J. Shete खरी नकल - न.भू.अ. चेंबूर मुंबई उपनगर जिल्हा

ए. जे. शेते
परिरक्षण भूसापन क्र. ११
नगर भूसापन अधिकारी चेंबूर

मार्ग क्रमांक.....
शर्त बांधक दिनांक.....
मार्ग क्रमांक तपशील किंवा.....
वैध लिप्याचा दिनांक.....

(श्री. अ. वी. किर्पा)
वरिष्ठ लिपीक
नगर भूसापन अधिकारी, चेंबूर

खरी नकल
नगर भूसापन अधिकारी
चेंबूर

करल = 9

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मालमत्ता पत्रक

विभाग/मोजे -- चेंबूर

तालुका/न. भु. मा. का. -- न. भू. अ. चेंबूर

जिल्हा -- मुंबई उपनगर जिल्हा

शास्यमत्ता दिवल्या अकारण्याचा किंवा भाद्रयाचा तपरील अग्रिण स्वाप्या फेर तपासणांची नियत मंडळ

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इतर सरे					
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 बिनसति आदेश डी एन एन / एन.एन.डी.बी. 16/10-9-60
 मा. उप विभागोप अधिकारी मुंबई यांचे कडील
 एन.एन.एन.एन.डी. डी. बी. क्रमांक 16/10-9-60
 याचे सान्याची नोंद घेतली.
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 क्रमांक S 1166/64
 याच्या भाडे
 करीत आहे रु. 2064/-
 क्रमांक S 2601
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 याच्या भाडेकाराराने
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SI	(L) चेंबूर वेपव को. ऑ. हाऊसिंग सोसायटी क्षेत्र - 134.9	सते - न. भू. अ. अ. D.W.I. २ मुंबई.
--	(L) मिनाक्ष को. ऑप हाऊसिंग सोसायटी लि.	सते - 1100-04-19 नि. नि. भू. अ. अ. C. तथा न. भू. अ. अ. C.
--	(E) महाराष्ट्र को. ऑप. हाऊसिंग फायनान्स सोसायटी	सते - 1100-04-19 नि. नि. भू. अ. अ. C. तथा न. भू. अ. अ. C.
सर 3623/68	इ. मा. - मृगांक को. आपरेटिव्ह होसिंग सोसायटी लि.	सते - 1100-04-19 नि. नि. भू. अ. अ. C. तथा न. भू. अ. अ. C.
30/11/2009	इतर हक्क/भाडेपट्टेदार जयविक्रांत को. ऑ. डी. सो. लिमिटेड	करार क्र. 116 प्रमाणे सते - 1100-04-19 न. भू. अ. अ. चेंबूर

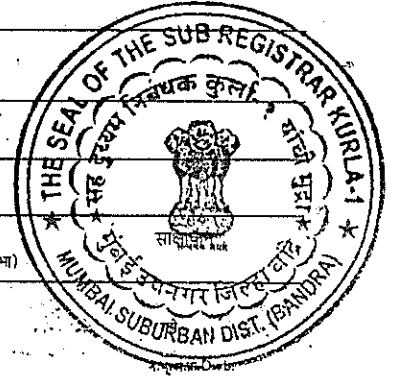
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 खरी चेंबूर
 (श्री. अ. वी. किणी)
 वरिष्ठ लिपीक
 नगरभूगणित ऑफिसरी
 चेंबूर (पान नं. - 1)

करल - १
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मालमत्ता पत्रक

विभाग/भौजे - चेंबूर तालुका/न.भु.मा.का. - न.भु.अ. चेंबूर जिल्हा - मुंबई उपनगर जिल्हा
 नगर पंचायत राट नंबर प्लॉट नंबर क्षेत्र भारणाधिकार शासनानुसार दिवसेंदीस शासकीय भांड्याचा तपशील आणि भांड्या फेर तपासणीची प्रिपेटिड
 क्रमांक का.प्लो.नं. चौ.मो. [३१०५.३० मुद्रत ३१.७.७०] ७८१०.६० दिनांक १.८.७१ पा. न.भु.क्रमांक १ प्रमाणे

सुविधाधिकार
 हक्काचा मूळ धारक वय १९६६ महाराष्ट्र गृह निर्माण मंडळ
 पडेंदार
 इतर भार
 इतर शेरें
 दिनांक व्यवहार खंड क्रमांक नविन धारक (धा) पडेंदार (प) किंवा भार (भा)



०१/०८/१९७१ विनशोती आदेश एल.एन्.डी.सी.१६८/७.९.७० मा.उप विभागीय अधिकारी, मुंबई यांचे कडील एल.एन्ड.डी.सी. क्रमांक विनशोती सान्याची नोंद घेतली. न.भु.क्र.१ सी.
 २५/११/१९८० विनशोती आदेश DLN/LND/B१६८/२.५.७४ मा.उप विभागीय अधिकारी मुंबई उपनगर यांचेकडील विन शोती क्रमांक DLN/LND/B१६८/२.५.७४ अन्वये विनशोतीची नोंद घेतली न.भु.क्र.१ प्रमाणे १/५.ते. २६/२४/२९/३१ ते ४५.४९ते५३.५५ ते.६८.५५२.५५५.५५९
 १७/११/१९९१ अर्ज, जबाब, सुची-२ व मा.न.भु.अ. चेंबूर यांचेकडील आदेश क्रमांक न.भु. चेंबूर/भूक ५४ पै/ प.भु. ३/९९ दिनांक १७.११.९९ अन्वये भाडेपट्ट्याने भाडेपट्टेदार म्हणून नांव दाखल केले. क्षेत्र ३८८.१३ चौ.मी. मात्र
 २७/१२/२००४ अर्ज, जबाब, सुची-२ व मा.न.भु.अ.अधिकारी चेंबूर यांचेकडील आदेश क्र.न.भु.अ./सीआर ३६५/०४ दि.२७/१२/०४ अन्वये भाडे पट्टेदार म्हणून नांव दाखल केले सामिल मिळकती ५४.५४/२५.४/२८
 ३०/०४/२०१२ अर्ज, जबाब, सुची क्र. दोम व न.भु.अ.चेंबूर यांचेकडील आदेश क्र.न.भु.अ.चेंबूर / नभूक्र. ५४ पै./ दि. ३०/०४/२०१२ अन्वये भाडेपट्ट्याने भाडेपट्टेदार म्हणून नांव दाखल केले. क्षेत्र ३१२.५५ चौ.मी. मात्र
 [L] भाडेपट्टेदार. मॅ.चेंबूर सार्वतरिणी को.ऑ.हो.सो.लि. (दिनांक १/४/८० पासून भाडेपट्टा मुद्रत १९ वर्षे.)
 भाडेपट्टेदार- चेंबूर मिर्मा को.ऑ.होजसिंग सोसायटी लिमिटेड भाडेपट्टा मुद्रत १९ वर्षे दिनांक-१/४/१९८० पासून क्षेत्र ५७४.९८ चौ.मि.
 (L) भाडेपट्टेदार चेंबूर हस्तिनापूर को. ऑ. होसिंग सोसायटी लिमि, (दि.१/४/१९८० पासून भाडेपट्टा मुद्रत- १९ वर्षे)

करल - १	
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मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा
 तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर
 शासनाला दिलेल्या अकरावाचा किंवा भाव्याचा तपसवील आणि त्याच्या फेर तपसवीलीसही नियत बंध)

दिनांक	व्यवहार	खंड क्रमांक	नविन घटक (भा) पट्टेदार (प) किंवा धार (भा)	साक्षात्करण
३०/४/२०१२	अर्ज, जबाब, सुधी क्र.पोनब न.भू.अ.चेंबुर याधिकडील आदरा क्र. न.भू.अ.चेंबुर / न.भू.अ.५४ प. दि. ३०/४/२०१२ अन्वये भाडेपट्टेदार भाडेपट्टेदार म्हणून नाव दाखल केले. क्षेत्र ३१२.७८ चौ.मी. मात्र.		पुराण ऐश्वर्य को. ऑ.श्रीसिंग सोसायटी लि.मो. (दि. ४/४/१९८० पासून भाडेपट्टा मुदत ११ वर्षे. भाडेपट्टेदार	फेर तपसवील क्र.११४४ प्रथम खंड ३०/४/२०१२ न.भू.अ.चेंबुर

तपसवील वारंवारता - *Ashute*

खरी नवकल -

न.भू.अ. चेंबुर
मुंबई उपनगर जिल्हा

अर्ज क्रमांक..... 358
 भाडे धाडलेला दिनांक..... 28-04-2012
 नवकल तपसवील दिनांक..... 30-04-2012

(श्री. अ. वी. किर्णी)
 वरिष्ठ लिपीक
 नगर प्रशासन अधिकारी, चेंबुर

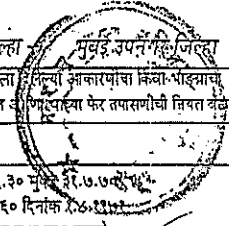
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करल - १		
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मालमत्ता पत्रक

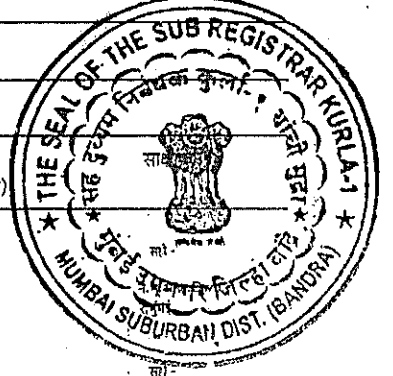
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५६	५६	१३७६०.७	H.I



सुविधाधिकार	
हक्काचा मुळ धारक वर्ष १९६६	महाराष्ट्र गृह निर्माण मंडळ
पट्टेदार	
इतर भार	
इतर शरं	

दिनांक	व्यवहार	खंड क्रमांक	नभिन धारक (भा) पट्टेदार (प) किंवा भार (भा)
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०९/०८/१९७१	विनशेती आदेश एल.एन.डी.सी.क्र.१६८/७.९.७० मा.उप.विभागिय अधिकारी मुंबई यांचेकडील एल.एन.डी.सी. क्रमांक.... विनशेती रानपाची नोंद घेतली. न.भू.क्रमांक १ प्रमाणे		
१८/१२/१९८०	विनशेती आदेश DUM, LNDB, १६८/२.५.७४ मा.उप.विभागिय अधिकारी मुंबई, उपनगर यांचेकडील विनशेती क्रमांक DUM/LNDB १६८/२.५.७४ अन्वये विनशेतीची नोंद घेतली. न.भू.क्र.१ प्रमाणे १/६ ते २६, २८, २९, ३१ ते ४५, ४९ ते ५५, ५७ ते ५८, ५५२, ५५५, ५५९		सही - ११८०-१२-१८ वि.पि.भू.अ.ख.स. तथा न.भू.अ.क्र.८८
१०/११/१९९८	अर्ज, जबाब.सुची २ व मा.न.भू.अ.चेंबुर यांचे कडिल आदेश क्र.न.भू.चेंबुर / व न.भू. क्र.५६/प.भू.३/९८ मुलुंड दि.१०/११/९८ अन्वये लिज डिडने नांव दाखल केले क्षेत्र ३६३.६८ चौ.मि.	S.I.	भाडेपट्टेदार गुलमोहर वा.ओ.ही.सो.लि. चेंबुर दि.१/४/८० पासून भाडेपट्टेदार मुदत १९ वर्षे
२१/०१/२००४	दि.२६/१२/०३ या अर्ज सह.दु.निबंधक वृत्ता/१ मुंबई उपनगर जिल्हायांचे कडील आदेश क्र. बंदर - ३/६८/ब ड/९७ . ६-१-९७ बंदर -३-७०/ व १-९७ दिनांक ३/१/९७ युक्त दुरुस्ती लेख क्र. बंदर-१७३५/२००३/ दि.२३/१२/०३ सुधि क्र. -२ या कार्यालयातील आदेश क्र./न.भू.अ./चेंबुर/प.भू.३/क्र.फा.क्र. ३५८/०४/ दि. १/०४ अन्वये भाडेपट्टा करात क्षेत्र ३९२.५५ चौ.मी.		[L]भाडेपट्टेदार सरकार नगर, श्री.गणेश को. ऑ.ही.सो.लि. सोसायटी लि.चेंबुर दि.६-१-१९९७ मुदत १९ वर्षे. फे.फा.क्र.३५८ प्र.
२७/१२/२००४	अर्ज,जबाब.सुची-२ व मा.न.भू.अधिकारी चेंबुर यांचेकडील आदेश क्र.न.भू.अ./बोआर ३६४/०४ दि.२७/१२/०४ अन्वये भाडे पट्टेदार म्हणून नांव दाखल केले सामिल मिळकती ५६.५६/२५ ते ५६/२८		[L] भाडेपट्टेदार- उदय भवन को.ऑ.ही.सो.लि. सोसायटी लिमिटेड चेंबुर क्षेत्र ४२६.७३ चौ.मि. मुदत १९ वर्षे दिनांक-१/२/१९८०



मालमत्ता पत्रक

करल	विभागीय क्षेत्र -- चेंबूर	तालुका/न. भू. मा. का. -- न. भू. अ. चेंबूर	जिल्हा -- मुंबई उपनगर जिल्हा
क्रमांक	दिनांक	प्लॉट नंबर	क्षेत्र
क्रमांक	क्र. नं.	क्र. नं.	चौ.मी.
2094	2004	200	

दिनांक	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कार
२८/०३/२००५	अर्ज, जमाव सुची क्र. २ व इकाईसह आदेश क्र. न. भू. अ. चेंबूर/बोआ ३३/०४ दि. २८/३/०५ अन्वये भाडेपट्टेदार म्हणून नांव दाखल केले. क्षेत्र ५६१.६४ चौ. मि. यांत सामील मिळकती ५६/५० ते ५६/५३	भाडेपट्टेदार. सहकार नगर अलंकार को. ऑ. हो. सोसायटी भाडेपट्टा मुदत १९ वर्षे. दि. १/४/८० पासून.	कर कार क्र. ३५९ प्रमाणे सही - २८/०३/२००५ न. भू. अ. चेंबूर
१२/०५/२००५	अर्ज, जमाव, सुचि २ व या कार्यालयकाडोल आदेश क्र. न. भू. अ. चेंबूर/न. भू. ५६/०५ दिनांक १२/५/२००५ नुसार भाडेपट्टेदाराने नांव दाखल क्षेत्र ५९३.३१ चौ. मि. सामिल मिळकती ५६/१७ ते ५६/२०	[L] भाडेपट्टेदार, यशवंती को. ऑ. हो. सोसायटी लिमिटेड दि. १/४/८० पासून मुदत १९ वर्षे.	कर कार क्र. ३८१ प्रमाणे सही - १२/०५/२००५ न. भू. अ. चेंबूर
१९/१२/२००५	अर्ज, जमाव, नोंदणीकृत भाडेपट्टा अ. क्र. चौ. बंदर-३-५००/बडू २३/१२/९७ व सुची क्र. २ व न. भू. अ. चेंबूर यांचा दि. १९/१२/०५ चें आदेशाने भाडेपट्टेदार म्हणून नांव दाखल यात सामील न. भू. क्र. ५६.५६/४६ ते ५६/४९	S.I. [L] भाडेपट्टेदार, सहकार नगर गोफुळ धाम को. ऑ. हो. सोसायटी लिमिटेड. भाडेपट्टा मुदत १९ वर्षे. क्षेत्र ५७४.९८ चौ. मि.	कर कार क्र. ३९९ प्रमाणे सही - १९/१२/२००५ न. भू. अ. चेंबूर
३०/१२/२००५	अर्ज, जमाव, सुचि क्र. २ व कार्यालयकाडोल आदेश क्र. न. भू. अ. चेंबूर न. भू. क्र. ५६.५६/३७ ते ५६/४०/०५ दि. ३०/१२/०५ नुसार भाडेपट्टेदाराने नांव दाखल.	भाडेपट्टेदार. चिन्ना को. ऑ. हो. सोसायटी लिमिटेड. भाडेपट्टा मुदत १/४/८० पासून १९ वर्षे. क्षेत्र ५४८.५० चौ. मि.	कर कार क्र. ४८५ प्रमाणे सही - ३०/१२/२००५ न. भू. अ. चेंबूर
	अर्ज, जमाव सुची क्र. २ व कार्यालयीन आदेश क्र. न. भू. अ. चेंबूर/प. भू. ३/न. भू. क्र. ५६.५६/०७ दि. २९/१२/०५ अन्वये भाडेपट्टेदाराने नांव दाखल केले.	भाडेपट्टेदार चेंबूर श्रावण को. ऑ. हो. सो. लि. भाडेपट्टा मुदत दि. १/४/८० पासून १९ वर्षे क्षेत्र ५७४.९८ चौ. मि.	कर कार क्र. ३८८ प्रमाणे सही - ७/१२/०५ न. भू. अ. चेंबूर
	अर्ज, जमाव, सुची क्रमांक २ व कार्यालयीन आदेश क्र. न. भू. अ. चेंबूर/प. भू. ३/न. भू. क्र. ५६.५६/०९ मुलुंड दि. २९/१२/०५ अन्वये भाडे पट्टेदाराने नांव दाखल केले.	भाडेपट्टेदार, यशवंती को. ऑ. हो. सो. लि. भाडेपट्टा मुदत दिनांक १/४/१९८० पासून १९ वर्षे क्षेत्र ५५७.५५ चौ. मि.	कर कार क्र. ९३३/०९ सही - ०९/१०/२००९ न. भू. अ. चेंबूर



खरो नकल -
 ए. जे. शेते
 परिरक्षण भूतपक क्र. १९
 नगर भूसाधन अधिकारी चेंबूर

न. भू. अ. चेंबूर
 भाडे/व्यापार... ७२
 मुंबई उपनगर जिल्हा... २३०
 न. भू. अ. चेंबूर
 भाडे/व्यापार... ७२
 मुंबई उपनगर जिल्हा... २३०

(अ. जे. शेते)
 परिरक्षण भूतपक
 नगर भूसाधन अधिकारी, चेंबूर

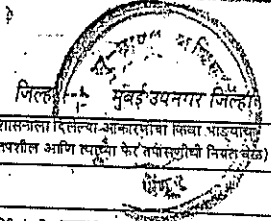
खरो नकल
 नगर भूसाधन अधिकारी

करल - १
 २०१५

मालमत्ता पत्रक

विभाग/मौजे :- चेंबूर

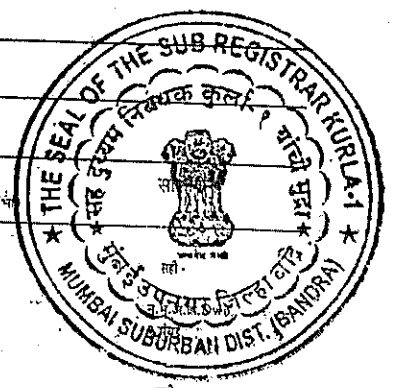
तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर



गा. भू.पत्रक क्रमांक : का. प्लॉ. न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	पिल्ले
५८			११००७.० - ६२४.५	H-1	[३१०५.३० मुदत ३१.७.७०] ७८१०.६० दिनांक १.८.१९७१ पासून न.भू.क्रमांक १ प्रमाणे

सुविधाधिकार	--
हक्काचा मुळ धारक यंत्र	महाराष्ट्र गृह निर्माण मंडळ
पट्टेदार	--
इतर भार	--
इतर शोरे	--

दिनांक	कारण	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (बा)
०९/०८/१९७१	बिनरोल आदेश एन.एन.डी.बी.१६८/७-१-७० मा. उप विभागीय अधिकारी मुंबई यांचे कडील एन.एन्ड. डी. बी.क्रमांक बिनरोली सान्याची नॉट घेतली. न.भू.क्र.१ प्रमाणे.		
१८/१२/१९८०	बिनरोली आदेश DLN/LND/B/१६८/२-५-७४ मा. उपविभागीय अधिकारी मुंबई उपनगर यांचे कडील बिनरोली क्रमांक DLN/LND/B/१६८ दि. २.५.७४ अन्वये बिनरोलीची नॉट घेतली. १/५/२६/२८/२१/३१ ते ४५/४९ ते ५५/५६/५७/५५/५५/५५/५५ न.भू.क्रमांक १ प्रमाणे		
२२/०१/१९९९	अर्ज, जबाब सूची क्रमांक २ व मा. न. भू. अ. चेंबूर यांचेकडील आदेश क्रमांक न. भू. चेंबूर/न. भू. क्र. ५८५ प. भू. ३/९९ दि. २२/१/९९ अन्वये लिज डिडने नॉट दाखल केले. क्षेत्र ३६३.४६ चौ.मी.		(L) भाडेपट्टेदार पत्न्याची छापा को. ऑ. हो. सो. लि. चेंबूर दि. १/४/८० पासून भाडेपट्टा मुदत १९ वर्षे
१७/११/१९९९	अर्ज, जबाब व सूची क्रमांक २ व मा. न. भू. अ. चेंबूर यांचेकडील आदेश क्रमांक न. भू. चेंबूर/न. भू. क्र. ५८५ प. भू. ३/९९ दि. १७.११.९९ अन्वये लिज डिडने नॉट दाखल केले. क्षेत्र ३८४.६८ चौ.मी. भा.व.		(L) भाडेपट्टेदार मे. चेंबूर सुप्रभात को. ऑ. हो. सो. लि. चेंबूर दि. १/४/८० पासून भाडेपट्टा मुदत १९ वर्षे (क्षेत्र ३८४.६८ चौ.मी.)



मालमत्ता पत्रक

विभाग/योजने -- चेंबूर	तालुका/न.भू.मा.वा. -- न.भू.अ. चेंबूर	जिल्हा -- मुंबई उपनगर जिल्हा
सं.पु.अ. क्र. १२२/२०००	शहराधिकार	शासनाला दिलेल्या आकराचा किंवा भाड्याच्या तपशील आदि त्याच्या फेर तपशीलाची निवट घेऊन
दिनांक	खंड क्रमांक	साक्षात्कार

मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील एकत्रीकरण पोटविभाजन आदेश क्रमांक सी/कार्या २४/एकरा/चौथ/एस आर के ०१८१ दि.२३.५.२००० अन्वये पोटविभागी साप्तीकीकरण प्रमाणे न.भू.क्र.५८ चे एकूण क्षेत्र ११७०७.० चौ.मी.मधून ६२४.५ चौ.मी. क्षेत्र न.भू.क्र.५७ मध्ये सामील केले.य शिल्लक क्षेत्र ११०८२.५ चौ.मी.चायम केले. फेरफार क्रमांक ३२१ प्रमाणे

१८/१२/२०००

अर्ज, नकाश, सूची क्रमांक २ व नगर भूमापन अधिकारी चेंबूर यांचेकडील आदेश क्रमांक न.भू.अ. चेंबूर/न.भू.क्र.५८/२००० दिनांक १२/१२/२००० अन्वये लिखित नोंद घेऊन दाखल केले. क्षेत्र ३२४.५ चौ.मी. र.नं.पो.बदर २०७४/२०००

अर्जद्वारे सूची २ व नगर भूमापन अधिकारी चेंबूर यांचेकडील आदेश क्रमांक न.भू.अ. चेंबूर/न.भू.क्र.५८/२००२ मुलुंड दिनांक ५.२.२००२ अन्वये लिखित नोंद घेऊन दाखल. क्षेत्र ३१२.७८ चौ.मी.

२०/०४/२००२

मा.सह.द्वयम निबंधक कुला मुंबई उपनगर जिल्हा यांचे कडील नोंदपोषण दस्त क्रमांक बदर ३/७५६/२००२ दि.१२.३.२००२ अन्वये व नगर भूमापन अधिकारी चेंबूर यांचे कडील आदेश क्र.न.भू.अ.चेंबूर/न.भू.क्र.५८/५.३/२००२ दि.२०.४.२००२ अन्वये मं.हंपी होम को.ऑ.हो.सो.चे नाव भाडेपट्ट्याने अतिरिक्त क्षेत्राची नोंद केली. क्षेत्र २३.४० चौ.मी.

२०/०२/२००३

अर्ज दव्यम निबंधक कुला यांचे कडील बदर-३/८३२०/२००१ वद्दू १-१२-२००२ अन्वये भाडेपट्टा कराराचा इंडेक्स ३ ची प्रत व एकडोल आदेश क्र.न.भू.अ.चेंबूर/न.भू.क्र.५८/५.३/२००३ मुलुंड दि.२०-१-२००३ अन्वये भाडे पट्ट्याने नांव दाखल. क्षेत्र ५७५.७२ चौ.मी.

(L) भाडेपट्टेदार सरकार नगर हंपी होम को. ऑ. हो.सो.लि. चेंबूर दि. ४/४/८० पासून भाडेपट्टा मुदत ११ वर्षे

L भाडेपट्टेदार चेंबूर नवमित्र को. ऑ. हो. सो.लि. दि. ४/४/८० पासून भाडेपट्टा मुदत ११ वर्षे

भाडेपट्टे डोलीक्रेन्डर्स को.ऑ.हो.सो.लि.चेंबूर दिनांक १-४-८० पासून भाडेपट्टा मुदत ११ वर्षे क्षेत्र ५७५.७२ चौ.मी.

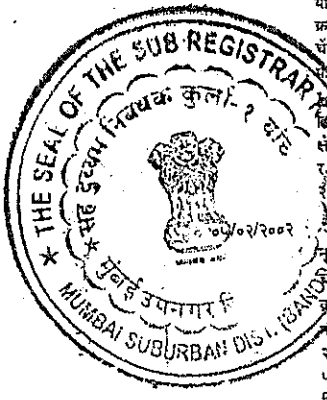
फेरफार क्र.३२१/२०००
सही -
२०००-१२-२१
न.भू.अ.
चेंबूर

फेरफार क्र.३२१/२०००
सही -
२०००-१२-२८
न.भू.अ.
चेंबूर

फेरफार क्र.३२७/२००२
सही -
२००२-०२-०५
न.भू.अ.
चेंबूर

फेरफार क्र.३३०/२००२
सही -
२०/४/२००२
न.भू.अ.चेंबूर

फेरफार क्र.३४२/२००३
सही -
२००३-०२-०३
न.भू.अ.चेंबूर



करल - १		
२७९	११/१	२००
२०१५		

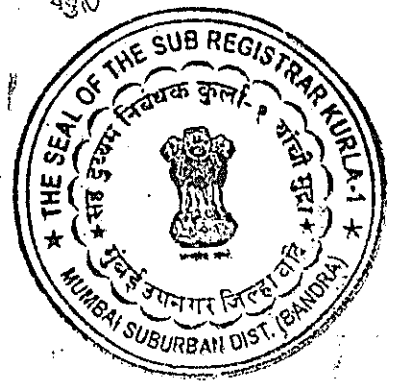
मालमत्ता पत्रक

विभाग/मोजे -- चेंबूर	तालुका/न.भु.मा.का. -- न.भू.अ. चेंबूर	जिल्हा -- मुंबई उपनगर जिल्हा
मूल भूखत	प्लॉट नंबर	शासनाला दिलेल्या अकरापांचा किंवा भाड्याच्या
प्लॉट नंबर	क्षेत्र	तपशील नोंदीपारच्या फेदतपशीलानेच नियत व्हावे।
क्रमांक. प्र. प्ल. न.	धारणाधिकार	
	पो.पो.	

तपशील करणारा - <u>Asshete</u>	खरी नक्कल -	न.भू.अ. चेंबूर
		मुंबई उपनगर जिल्हा

प्रजे किंमत..... ३५५ १०
 अर्ज दाखल दिनांक..... २२-१२-२०१४ २२०
 नक्कल तयार दिनांक..... २६-१२-२०१४ २
 नक्कल दिल्याचा दिनांक..... २६-१२-२०१४ २२२

(A-33)
 खरी नक्कल
 नगरभूमापन विभाग
 चेंबूर



करल - १		
७५९	१२६	२००
२०१५		



करल - १		
२०११	२००	२००
२०१५		



नोंदणी क्रमांक : एमयुएम/टिएनए/एमएचएडीबी/एचएसजी/(टिओ)/
(टिसी)/१३१८२/सन २०१२-२०२३

* नोंदणीचे प्रमाणपत्र *

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

शेअर टॉवर्स को-ऑप.हौसिंग सोसायटी लिमिटेड, इमारत क्र.

१६, १७, १९, २०, २१, २२, २३, २४, २८, २९, ३०, ३१, ३२,

३३, ३७, ३९, शेअर कॉलनी, सहकार नगर नं.१, चेंबूर, मुंबई - ७१.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू मालकी / भाडेकरू सहभागीदारी गृहनिर्माण / इतर संस्था असे आहे.

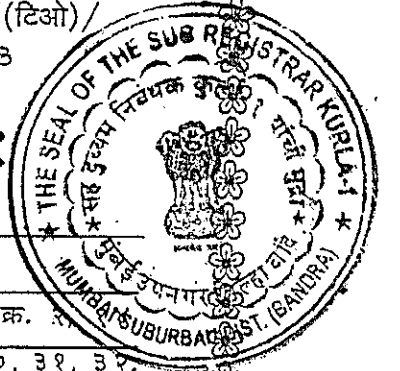


मुंबई :

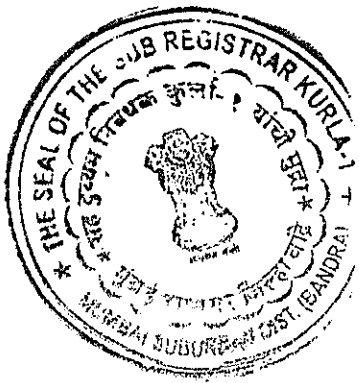
दिनांक : २०/११/२०२२

दिलीप ब. उठाण

उपनिबंधक सहकारी संस्था
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई



करल - १		
०१	११	२००
००१५		



करल - 9		
19	10	200
रजि. क्र. कुर्ला 1 (कुर्ला)		



दस्तकमांक व वर्ष: 3826/2012

Saturday, October 04, 2014
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सूची क्र. दोन INDEX NO. II

गावणी 03
Regn. 63 m.e.

गावाचे नाव : चेंबूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मुखत्यारनामा व वाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणा देतो (48-फ-1) जेव्हा तो प्रतिकारार्थ देण्यात आलेला असून, त्यामुळे कोणतीही स्थावर मातमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00 वा.भा. रु. 0.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विकसन मुखत्यारनामा --- विकसन करारनामा दस्त क्र बदर3/3825/2012 दिनांक 23/4/2012 मधील निळकतीवावत

- (3) क्षेत्रफळ (1)

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

- (5) वस्तुऐवज करून देण्या-या पक्षाकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (1) चेंबूर गौकुळधाम को ऑ ही सो लि तर्फे चेअरमन जयलक्ष्मी गावळीकर - ; घर/फ्लॉट नं. - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (2) चेंबूर गौकुळधाम को ऑ ही सो लि तर्फे सेक्रेटरी रंगा श्रीनिवास वरीलप्रमाण; गल्ली/रस्ता: - ; इमारतीचे नाव: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (3) चेंबूर गौकुळधाम को ऑ ही सो लि तर्फे कमिटी मॅबर नंदकुमार नायडू - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (4) सहकार नगर मधुकेज को ऑ ही सो लि तर्फे चेअरमन लक्ष्मण पाटील - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (5) सहकार नगर मधुकेज को ऑ ही सो लि तर्फे सेक्रेटरी निता बोस - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (6) सहकार नगर मधुकेज को ऑ ही सो लि तर्फे कमिटी मॅबर महेश तिर्थ जोतधानी - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (7) सहकार नगर निरमाया को ऑ ही सो लि तर्फे चेअरमन सी आर मेनन - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (8) सहकार नगर निरमाया को ऑ ही सो लि तर्फे शेल कॉलनी चेंबूर नु 71 ; गल्ली/रस्ता: - ; इमारतीचे नाव: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (9) सहकार नगर निरमाया को ऑ ही सो लि तर्फे सेक्रेटरी अमोल के माळगांवकर - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (10) सहकार नगर निरमाया को ऑ ही सो लि तर्फे कमिटी मॅबर व्ही आर पेडणेकर - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (11) सहकार नगर गोकुळधाम को ऑ ही सो लि तर्फे चेअरमन प्रशांत एन सनील - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (12) सहकार नगर गोकुळधाम को ऑ ही सो लि तर्फे सेक्रेटरी दामोदर मिननपल्ली तर्फे मुखत्यार प्रविण राधेश्याम गुप्ता - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (13) सहकार नगर गोकुळधाम को ऑ ही सो लि तर्फे कमिटी मॅबर रघुनाथ अरविंद नयेकर - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
- (14) सहकार नगर नवरत्न को ऑ ही सो लि तर्फे चेअरमन संजय एम भोक्ल - ; घर/फ्लॉट नं: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ; शेत/वसाहत: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;





दस्तावेज क्रमांक व वर्ष: 3826/2012

Saturday, October 04, 2014

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वृत्तान्त नियंत्रक: कुर्ला 1 (कुर्ला)

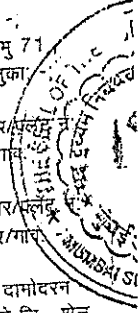
नॉम्बरी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

करतल - 9
2014

- (14) सहकार नगर नवरत्न को ऑ ही सो लि तर्फे सेक्रेटरी विष्णु जी जंठधानी - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: +; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (15) सहकार नगर नवरत्न को ऑ ही सो लि तर्फे कमिटी मॅबर जितेंद्र जे दिवेकर - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (16) सहकार नगर अलंकार को ऑ ही सो लि तर्फे घेअरमन अमृतलाल जी देसाई - ; घर/फ्लॅट नं: - बि न 20, सहकार नगर अलंकार को ऑ ही सो लि, शेल कॉलनी चेबुर मु 71 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (17) सहकार नगर अलंकार को ऑ ही सो लि तर्फे सेक्रेटरी शंखर एस कुर्डेकर - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (18) सहकार नगर अलंकार को ऑ ही सो लि तर्फे कमिटी मॅबर विजय एम आगरकर - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (19) चेबुर गुलमोहर को ऑ ही सो लि तर्फे घेअरमन सजय नामदेव पवार - ; घर/फ्लॅट नं: बि न 21, चेबुर गुलमोहर को ऑ ही सो लि, शेल कॉलनी चेबुर मु 71 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (20) चेबुर गुलमोहर को ऑ ही सो लि तर्फे सेक्रेटरी लक्ष्मण जे पंडणेकर - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (21) चेबुर गुलमोहर को ऑ ही सो लि तर्फे कमिटी मॅबर रोशन तेलीस - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (22) सहकार नगर दव्हेल स्टार अपार्टमेंटस को ऑ ही सो लि तर्फे घेअरमन पी दामोदरन - ; घर/फ्लॅट नं: बि न 22, सहकार नगर दव्हेल स्टार अपार्टमेंटस को ऑ ही सो लि, शेल कॉलनी चेबुर मु 71; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (23) सहकार नगर दव्हेल स्टार अपार्टमेंटस को ऑ ही सो लि तर्फे सेक्रेटरी प्रविण जी काळभोर - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (24) सहकार नगर दव्हेल स्टार अपार्टमेंटस को ऑ ही सो लि तर्फे कमिटी मॅबर अनिल रामचंद्र पाटील - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (25) सहकार नगर श्रीगणेश को ऑ ही सो लि तर्फे घेअरमन एन एस पडोत - ; घर/फ्लॅट नं: बि न 23, सहकार नगर श्रीगणेश को ऑ ही सो लि, शेल कॉलनी चेबुर मु 71 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (26) सहकार नगर श्रीगणेश को ऑ ही सो लि तर्फे सेक्रेटरी एम चंद्रन तर्फे मुख्यत्वार प्रदीप बी गायकवाड - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (27) सहकार नगर श्रीगणेश को ऑ ही सो लि तर्फे कमिटी मॅबर रमेश मारुती दाडेकर - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (28) दि शेल कॉलनी लक्ष्मी कमल को ऑ ही सो लि तर्फे घेअरमन सतोष रामदास भाजरेकर - ; घर/फ्लॅट नं: बि न 24, दि शेल कॉलनी लक्ष्मी कमल को ऑ ही सो लि, शेल कॉलनी चेबुर मु 71 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (29) दि शेल कॉलनी लक्ष्मी कमल को ऑ ही सो लि तर्फे सेक्रेटरी नगीनलाल सुखाभाई पटेल - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (30) दि शेल कॉलनी लक्ष्मी कमल को ऑ ही सो लि तर्फे कमिटी मॅबर एस एन प्रभु तर्फे मुख्यत्वार एन माधव शेणॉय - ; घर/फ्लॅट नं: वरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;



करल - 9		
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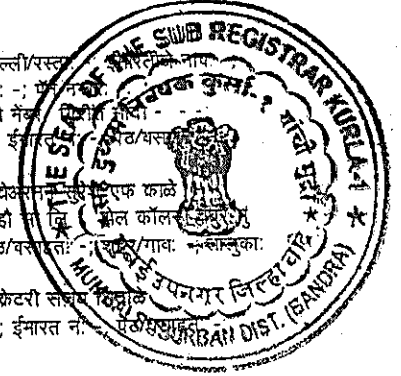
सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: फुर्ला 1 (फुर्ला)

संख्या 63 व.

Regn. 63 m.e.

- (31) धर्मस्थळ को ओं ही सो लि तर्फे चेअरमन जॉन तेलेस - -; घर/फ्लॅट नं: - -; बि नं 28, सहकार नगर धर्मस्थळ को ओं ही सो लि, शेल कॉलनी चेंबुर मुं ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (32) धर्मस्थळ को ओं ही सो लि तर्फे सेक्रेटरी महेंद्र पी चव्हाण - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (33) धर्मस्थळ को ओं ही सो लि तर्फे कमिटी मॅबर उषादेवी नटराजन - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (34) चेंबुर स्वयंम प्रकाश को ओं ही सो लि तर्फे चेअरमन के व्ही गणेश - -; घर/फ्लॅट नं: बि नं 29, चेंबुर स्वयंम प्रकाश को ओं ही सो लि, शेल कॉलनी चेंबुर मुं 71 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (35) चेंबुर स्वयंम प्रकाश को ओं ही सो लि तर्फे सेक्रेटरी हर्षल मिराशी - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (36) चेंबुर स्वयंम प्रकाश को ओं ही सो लि तर्फे कमिटी मॅबर - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (37) सहकार नगर कानकून को ओं ही सो लि तर्फे चेअरमन - -; घर/फ्लॅट नं: बि नं 30, सहकार नगर कानकून को ओं ही सो लि, शेल कॉलनी चेंबुर मुं 71 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (38) सहकार नगर कानकून को ओं ही सो लि तर्फे सेक्रेटरी - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (39) सहकार नगर कानकून को ओं ही सो लि तर्फे कमिटी मॅबर शिवशंकर मनी - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (40) सहकार नगर सनराईज को ओं ही सो लि तर्फे चेअरमन जॉईस फुटाडॉ - -; घर/फ्लॅट नं: बि नं 31, सहकार नगर सनराईज को ओं ही सो लि, शेल कॉलनी चेंबुर मुं 71 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (41) सहकार नगर सनराईज को ओं ही सो लि तर्फे सेक्रेटरी एन मुरली मोहन - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (42) सहकार नगर सनराईज को ओं ही सो लि तर्फे कमिटी मॅबर कनलम के नायर - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (43) चेंबुर मिनी को ओं ही सो लि तर्फे चेअरमन रघुनाथ आर सावंत - -; घर/फ्लॅट नं: बि नं 32, चेंबुर मिनी को ओं ही सो लि, शेल कॉलनी चेंबुर मुं 71; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (44) चेंबुर मिनी को ओं ही सो लि तर्फे सेक्रेटरी सुदान श्रीधर परव - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (45) चेंबुर मिनी को ओं ही सो लि तर्फे कमिटी मॅबर थॉमस घर्गसि - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (46) सहकार नगर सोलार को ओं ही सो लि तर्फे चेअरमन टी एस निलकंठन तर्फे मुखत्यार एडवीन फर्नांडीस - -; घर/फ्लॅट नं: बि नं 33, सहकार नगर सोलार को ओं ही सो लि, शेल कॉलनी चेंबुर मुं 71 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (47) सहकार नगर सोलार को ओं ही सो लि तर्फे सेक्रेटरी देवेंद्र व्ही जाधव - -; घर/फ्लॅट नं: धरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (48) सहकार नगर सोलार को ओं ही सो लि तर्फे कमिटी मॅबर गंगाधर के शेठ्टी - -.



सूची क्र. दोन INDEX NO. II

करल - 9
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 2094

- घर/प्लॉट नं: बरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;
 शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
 (49) सहकार नगर अस्मिता को ऑ ही सो लि तर्फे चेअरमन सुशीला शिवजी देवीया - -;
 घर/प्लॉट नं: बि न 37, सहकार नगर अस्मिता को ऑ ही सो लि, शेल कॉलनी चेंबुर मु 7 - -;
 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -;
 पिन: -; पॅन नम्बर: -
 (50) सहकार नगर अस्मिता को ऑ ही सो लि तर्फे सेक्रेटरी सारदा सोमन नायर - -;
 घर/प्लॉट नं: बरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;
 शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
 (51) सहकार नगर अस्मिता को ऑ ही सो लि तर्फे कमिटी मंबर के के दिवाकरण - -;
 घर/प्लॉट नं: बरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;
 शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
 (52) सहकार नगर श्रीनिकेतन को ऑ ही सो लि तर्फे चेअरमन केवीन मचाडा - -;
 घर/प्लॉट नं: बि न 39, सहकार नगर श्रीनिकेतन को ऑ ही सो लि, शेल कॉलनी चेंबुर
 मु 71; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका
 -; पिन: -; पॅन नम्बर: -
 (53) सहकार नगर श्रीनिकेतन को ऑ ही सो लि तर्फे सेक्रेटरी अतनु मुखर्जी - -;
 घर/प्लॉट नं: बरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;
 शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
 (54) सहकार नगर श्रीनिकेतन को ऑ ही सो लि तर्फे कमिटी मंबर जेम्स जोगदड - - -;
 घर/प्लॉट नं: बरीलप्रमाण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;
 शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
 (1) गोदेरेज लॅंड मार्क रि डेव्हलपर्स प्रा लि तर्फे संचालक पिरोजशा गोदरेज - - -;
 घर/प्लॉट नं: गोदरेज कॉलजियम, इस्टर्न एक्सप्रेस हायवे, कुर्ला पूर्व मु 70. ; गल्ली/रस्ता: -;
 ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -

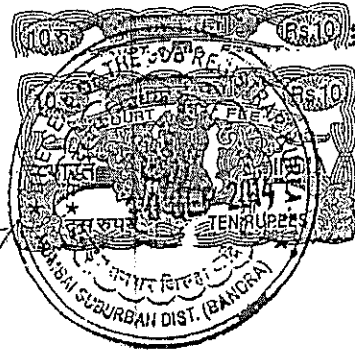
(6) वस्तुऐयज करून घेण्या-या
 पक्षकाराचे-नाय व संपूर्ण फ्ला किंवा
 दिवाणी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, यादीचे नाव

करील दिल्याचा
 नोंदणीचा
 शुल्क
 वाजारभाडेसमार्णे मुद्रांक शुल्क
 वाजारभाडेसमार्णे नोंदणी शुल्क

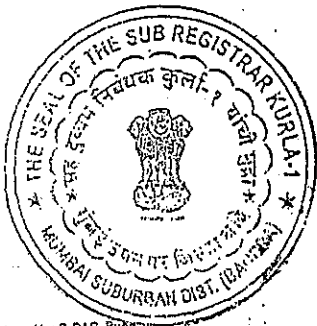
29/03/2012
 27/04/2012
 3826 /2012
 रु 500.00
 रु 100.00

श्री बाबला
 श्री राजबान

खरी प्रत



सह. दुव्यम निबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा



श्री. जितेंद्र शिंदे
 शिर्डी ल्याचि तां. ...
 शिर्डी नुसार प्रकृत दिली.
 दिनांक: 08/09/2014

सह. दुव्यम निबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा.

99857/28

2094	200
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गावाचे नाव : चेंबूर

- (1) विलेखाचा प्रकार कुलमुखत्यारपत्र
- (2) मोबदला रु.0/-
- (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु.0/-

(4) भू-मापन,फोटोहिम्सा व घरक्रमांक(असल्यास)

54 पार्ट, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : उत्तर माहिती: जमीन व बांधकाम चेंबूर उपा किरण को. ऑप. होसिंग सोसायटी लि., क्षेत्र ७९१,१२ चौ. मी. विल्डिंग नं. ३६/४२२, सहकार नगर विभाग नं.१, चेंबूर, मुंबई - ४०००७१, सी. टी. एस. नं.५४ (पार्ट), व्हिलेज चेंबूर या मिळकतीचा दि.१९.११.२०१२ रोजी विकसन करारनाम्याचे मुखत्यारपत्र, विकसन कारनामा दस्ता : करल-१/11295 /२०१२ (दस्तात नमुद केल्याप्रमाणे) एडीजे नं./११००९०४/१०८९/१२/के दि.३०.११.२०१२ 791.12 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1) नाव: चेंबूर उपा किरण को. ऑप. होसिंग सोसायटी लि. न अरमन म.न.पा. ज. जोला ; वय: 56; पत्ता : प्लॉट नं. 5, माळान, इमारती नं. 1, विल्डिंग नं. 3, सहकार नगर, ब्लॉक नं. विभाग नं. 1 चेंबूर मुंबई

पिन कोड: 400071

पॅन नंबर: AAEPJ3886F

2) नाव: चेंबूर उपा किरण को. ऑप. होसिंग सोसायटी लि. न अरमन म.न.पा. ज. जोला ; वय: 56; पत्ता : प्लॉट नं. 5, माळान, इमारती नं. 1, विल्डिंग नं. 3, सहकार नगर, ब्लॉक नं. विभाग नं. 1 चेंबूर मुंबई

पिन कोड: 400071

पॅन नंबर: ABRPG8100B

3) नाव: चेंबूर उपा किरण को. ऑप. होसिंग सोसायटी लि. न अरमन म.न.पा. ज. जोला ; वय: 56; पत्ता : प्लॉट नं. 5, माळान, इमारती नं. 1, विल्डिंग नं. 3, सहकार नगर, विभाग नं. 1 चेंबूर मुंबई-७१, Non-Government.

पिन कोड: 400071

पॅन नंबर: AAKPK4275H

4) नाव: चेंबूर उपा किरण को. ऑप. होसिंग सोसायटी लि. न अरमन म.न.पा. ज. जोला ; वय: 56; पत्ता : प्लॉट नं. 5, माळान, इमारती नं. 1, विल्डिंग नं. 3, सहकार नगर, विभाग नं. 1 चेंबूर मुंबई-७१, चेंबूर, Maharashtra, Mumbai, Non-Government.

पिन कोड: 400071

पॅन नंबर: AEJPB9053P

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1) नाव:- गोदरेज लॅंडमार्क रिडेव्हलपर्स प्रा. लि. चे डायरेक्टर पियोजशा . गोदरेज ; वय:29; पत्ता:-, ४था मजला, गोदरेज भवन , फोर्ट मुंबई-०१, 4ए होम स्ट्रीट, बजगति, Maharashtra, Mumbai, Non-Government.;

पिन कोड:- 400001;

पॅन नं:- AAECG6540Q;

(9) दस्तऐवज करून दिल्याचा दिनांक

19/11/2012

(10) दस्त नोंदणी केल्याचा दिनांक

07/12/2012

(11) अनुक्रमांक,खंड व पृष्ठ

11296/2012

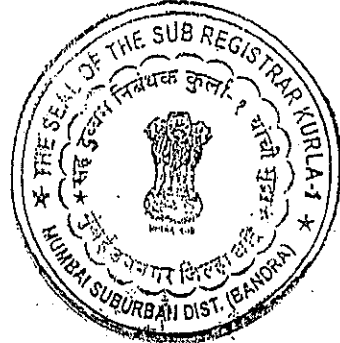
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु.500/-

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

रु.100/-

(14) शेष



करल - १	
१५	१५५२०
२०१५	

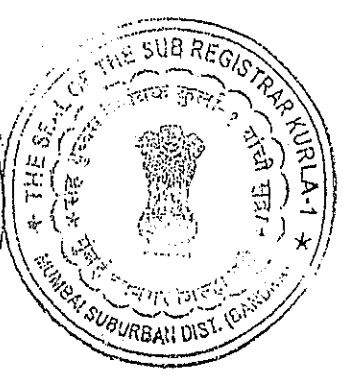
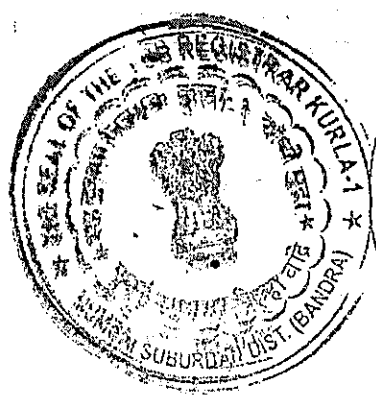


श्री ललित
 श्री वाचला
 श्री पद्मबाबू

खरी प्रत

Handwritten signature

मह. दुय्यम विबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा



श्री. जितेंद्र शिंदे
 श्री. ललित ता. ३०/११/१५
 पत्रनिवार ०४१९०१९०

श्री. वि. वि.
 मह. दुय्यम विबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा

११४५

4 October, 2014

सूची क्र.2

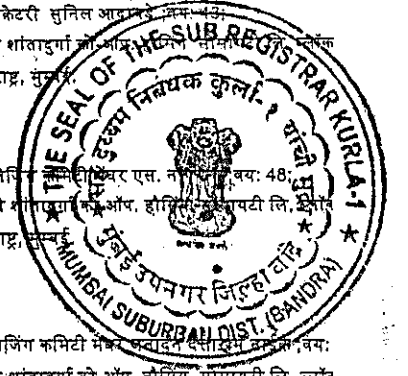
दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 3836/2013

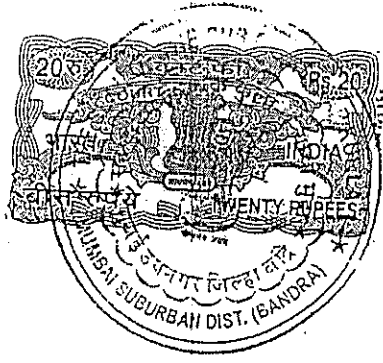
नोंदणी 63

Re. n. 63

गावाचे नाव : चेंदूर	करल - 9
(1) विशेषाचा प्रकार	कुलमुखत्यारप्रत
(2) मोबदला	रु.0/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.0/-
(4) भू-गायन,पोटहिल्ला व घरक्रमांक(असल्यास)	56 (part), पाविकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती: (दस्तात नमुद केल्याप्रमाणे). दस्त क्र करल1/3835/2013 दिनांक 30/4/2013 मधील मिळकतीबाबत
(5) क्षेत्रफळ	718.63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- चेंदूर श्री शांतादुर्गा को-ऑप. हीसिंग सोसायटी लि. चे अंमलदार सरपंच रंगे ;वय: 48; पत्ता :-प्लॉट नं: ओफीस, माळा नं: तळ, इमारतीचे नाव: चेंदूर श्री शांतादुर्गा को-ऑप. हीसिंग सोसायटी लि, ब्लॉक सहकार नगर, चेंदूर मुंबई ४०००७१, रोड नं: विभाग नं. १, महाराष्ट्र, मुम्बई. पिन कोड:- 400071 पॅन नंबर: 2) नाव:- चेंदूर श्री शांतादुर्गा को-ऑप. हीसिंग सोसायटी लि. चे सेक्रेटरी सुनिल आदरमंदेकर ;वय: 48; पत्ता :-प्लॉट नं: ओफीस, माळा नं: तळ, इमारतीचे नाव: चेंदूर श्री शांतादुर्गा को-ऑप. हीसिंग सोसायटी लि, ब्लॉक सहकार नगर, चेंदूर मुंबई ४०००७१, रोड नं: विभाग नं. १, महाराष्ट्र, मुम्बई. पिन कोड:- 400071 पॅन नंबर: 3) नाव:- चेंदूर श्री शांतादुर्गा को-ऑप. हीसिंग सोसायटी लि. चे मॅनेजिंग कमिटी मॅबर कनयालाल वासुदेव पे ;वय: 7 पत्ता :-प्लॉट नं: ओफीस, माळा नं: तळ, इमारतीचे नाव: चेंदूर श्री शांतादुर्गा को-ऑप. हीसिंग सोसायटी लि, ब्लॉक सहकार नगर, चेंदूर मुंबई ४०००७१, रोड नं: विभाग नं. १, महाराष्ट्र, मुम्बई. पिन कोड:- 400071 पॅन नंबर: 4) नाव:- चेंदूर श्री शांतादुर्गा को-ऑप. हीसिंग सोसायटी लि. चे मॅनेजिंग कमिटी मॅबर कनयालाल वासुदेव पे ;वय: 7 पत्ता :-प्लॉट नं: ओफीस, माळा नं: तळ, इमारतीचे नाव: चेंदूर श्री शांतादुर्गा को-ऑप. हीसिंग सोसायटी लि, ब्लॉक सहकार नगर, चेंदूर मुंबई ४०००७१, रोड नं: विभाग नं. १, महाराष्ट्र, मुम्बई. पिन कोड:- 400071 पॅन नंबर: 5) नाव:- गोदरेज एन्डमार्क रिडेव्हलपर्स प्रा. लि. चे डायरेक्टर संचालक के. टी. जितेंद्रन. ; वय:45; पत्ता:-प्लॉट नं: ओफीस, माळा नं: ४था मजला, इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई -४००००० नं: ४ए ह्योम स्ट्रीट, ...; पिन कोड:- 400001; पॅन नं:- AAECG6540Q;
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/04/2013
(10) दस्त नोंदणी केल्याचा दिनांक	30/04/2013
(11) अनुक्रमानं,खंड व पृष्ठ	3836/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.200/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.100/-
(14) शेरत	



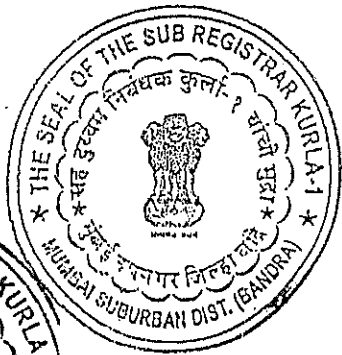
करल - १
 २०१५



श्री लिहिता
 श्री नाचला
 श्री रुजवान

खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा



श्री. जितेंद्र शिंदे
 पत्नी ल्याचे ता. ३०/०५/१४
 बर्जानुसार ०४/१०/१४
 विनांक :-



सह. दुय्यम निबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा

११४२०११४



4 October, 2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 7017/2013

नोदणी 63

Regn. 63m

आवाचे नाव : चेंबूर

- (1) विलेखाचा प्रकार
 (2) मोबदला
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
 (4) भू-मापन,पोटहिस्ता व धरक्रमांक(असल्यास)
 (5) क्षेत्रफळ
 (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

कुलमुखत्यारपत्र

रु.0/-

रु.0/-

C.T.S. NO. 54(PI), पालिकेचे नाव: मुंबई न.न.पा. इतर विवरण: इतर माहिती: विकासन करारनामा दिनांक ०१/०७/२०१३, दस्त क्र. करल-१/7016/२०१३ दिनांक ०५/०८/२०१३ मधील मिळकतीचे मुख्यतारपत्र (दस्तात नमुद केल्याप्रमाणे).
 667.19 चौ.मीटर

करल - 9		
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- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1) नाव:- चेंबूर साई तरंगिणी को-ऑप. गिंग सोसायटी लि, ऑंधोराइज सिप्रेटरी नूरमोहम्मद. मुम्मी, वय: 56; पत्ता:- प्लॉट नं. ४०, माळा नं. तळमजला, इमारतीचे नाव: विल्डिंग नं. ३५, ब्लॉक नं: चेंबूर पूर्व मुंबई, रोड नं: सह

नगर विभाग नं. १,

पिन कोड:- 400071

पॅन नंबर:

2) नाव:- चेंबूर साई तरंगिणी को-ऑप. हेमिंग सोसायटी लि, ऑंधोराइज सिप्रेटरी मधुसुदन ए. विचारे, वय: 81;

पत्ता:- प्लॉट नं. ४०, माळा नं. तळमजला, इमारतीचे नाव: विल्डिंग नं. ३५, ब्लॉक नं: चेंबूर पूर्व मुंबई, रोड नं: सह

नगर विभाग नं. १,

पिन कोड:- 400071

पॅन नंबर:

3) नाव:- चेंबूर साई तरंगिणी को-ऑप. विल्डिंग सोसायटी लि, ऑंधोराइज सिप्रेटरी के. सी. विठ्ठल, वय: 67;

पत्ता:- प्लॉट नं. ४०, माळा नं. तळमजला, इमारतीचे नाव: विल्डिंग नं. ३५, ब्लॉक नं: चेंबूर पूर्व मुंबई, रोड नं: सह

नगर विभाग नं. १,

पिन कोड:- 400071

पॅन नंबर:

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1) नाव:- गोदरेज सॅन्डमार्क रिडेव्हलपर्स प्रा. लि. चे डायरेक्टर के. टी. जितेंद्रक, वय: 45;

पत्ता:- प्लॉट नं. ४, माळा नं. ४था मजला, इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई, रोड नं: ए. होम रु

पिन कोड:- 400001;

पॅन नं:- AAECG6540Q;

- (9) दस्तऐवज करून दिल्याचा दिनांक
 (10) दस्त नोंदणी केल्याचा दिनांक
 (11) अनुक्रमांक, खंड व पृष्ठ
 (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
 (13) बाजारभावाप्रमाणे नोंदणी शुल्क
 (14) शेरा

01/07/2013

05/08/2013

7017/2013

रु.500/-

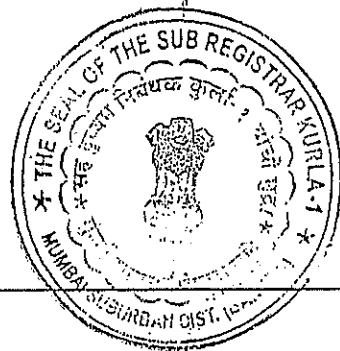
रु.100/-

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



करल - १
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श्री लिहिला
 श्री वाचला
 श्री रुजवान
 ४/१०/१५

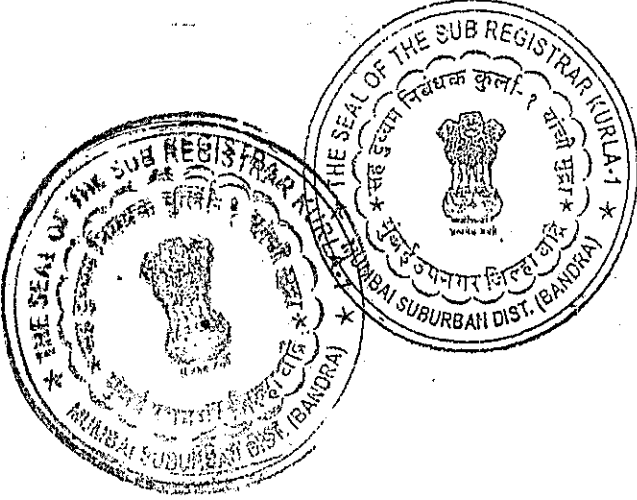
खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा

ना. जितेंद्र शिंदे
 माना त्यांचे ता ३०/०५/१४
 बर्जानुसार वसूल करि लो.
 ०४१९६१९४

दिनांक :-
 सह. दुय्यम निबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा

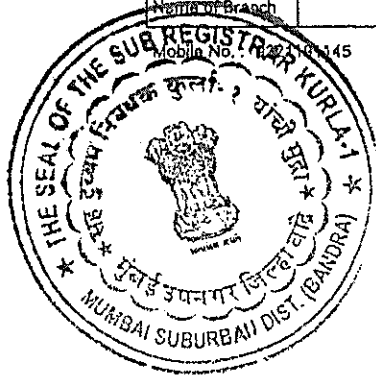
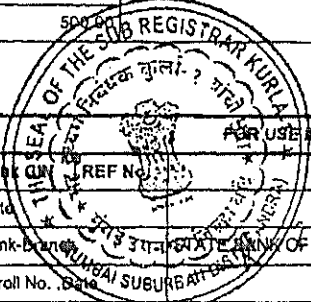
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CHALLAN
MTR Form Number-6

GRN	MH 00 2574783 201415M	BARCODE	[Barcode]				Date	28/08/2014-15:28:17	Form ID	25.2		
Department	Inspector General Of Registration					Payer Details						
Type of Payment	Non-Judicial Customer-Direct Payment					TAX ID (If Any)						
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1					PAN No.(If Applicable)						
Location	MUMBAI					Full Name	GODREJ LANDMARK REDEVELOPERS PVT LTD					
Year	2014-2015 One Time					Flat/Block no.	CTS NO. 45 49 54 56 AND 58					
Account Head Details			Amount In Rs.			Premises/Bldg						
0030045501	Sale of NonJudicial Stamp		500.00			Road/Street	CHEMBUR M WARD					
						Area/Locality	MUMBAI					
						Town/City/District						
						PIN	4	0	0	0	7	1
						REMARKS	PAN2--PN=RUFUS DSOUZA AND OTHERS-CA=					
						(If Any)						
						Make payment at any branch of	STATE BANK OF INDIA करल-१					
						Before	04/09/2014					
Total	500.00					290		2	97			
Amount In Words	Five Hundred Rupees Only					290		2098				
Payment Details	STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank QUN	REF No.			CP09438234					
Cheque/DD No.						Date						
Name of Bank						Bank-Branch	STATE BANK OF INDIA					
Name of Branch						Scroll No.						

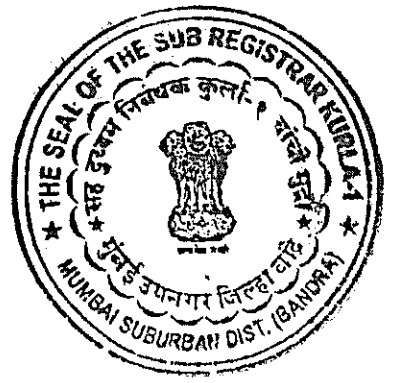
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2
PVT LTD
3

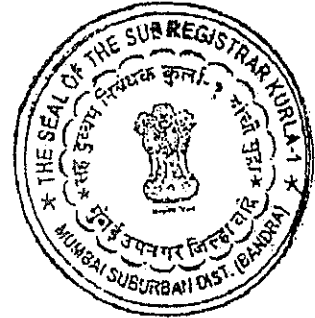
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करल - १	
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





POWER OF ATTORNEY



ALL TO WHOM THESE PRESENTS SHALL COME, I MR. K.T. JITHENDRAN, Executive Director of Godrej Landmark Redevelopers Private Ltd., having its registered office at Godrej Bhavan, 4th floor, 4A, Home Street, Fort, Mumbai - 400 001, and also its office at 201/202, "C" wing, 2nd floor, Godrej Coliseum, Near Lokmanya Pan Bazaar, Somaiya Hospital Road, Sion (East), Mumbai - 400 022 SEND GREETINGS:

Pursuant to the Registered Power of Attorneys dated 29th March, 2012 registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. BDR-3/3826/2012; 19th November, 2013 registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. KRL-1/11296/2012, 11th April, 2013 registered with the Sub Registrar of Assurances Kurla 1 at Serial No. KRL1 - 3836 of 2013, 1st July, 2013 registered with the Sub-Registrar of Assurances Kurla 1 at Serial No. KRL - 1/7017 of 2013 respectively Issued in favour of the Company viz. Godrej Landmark Redevelopers Private Ltd., by the 18 Participating Societies, Chembur Ushakiran CHS Ltd., Chembur Shree Shantadurga CHS Ltd. & Chembur Sai Tarangini CHS Ltd. the ("said POA's") respectively in terms of Registered Tripartite Development Agreement dated 29th March, 2012 registered with the Sub Registrar of Assurances Kurla 1 bearing Serial No. BDR-3/3825/2012, Registered Tripartite Development Agreement dated 19th November, 2012 registered with the Sub Registrar of Assurances at Kurla 1 bearing Serial No. KRL-1/11295/2012, Registered Development Agreement dated 11th April, 2013 registered with the Sub Registrar of Assurances Kurla 1 at Serial No. KRL1/3835/2013 & Tripartite Registered Development Agreement dated 1st July, 2013 registered with the Sub Registrar of Assurances Kurla 1 at Serial No. KRL-1/7016/2013 respectively, the Company is authorised interalia to execute all necessary documents including admit execution of Agreement for Sale, Sale Deed, Deed of Transfers and to do all necessary acts, deeds, actions, writings and things as may be necessary/ required for the redevelopment of the property more particularly described in the Schedule hereunder written (hereinafter referred to as the "said Property");

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(2) The said 21 Participating Societies have merged themselves into a single Society namely "The Shell Towers Cooperative Housing Society Ltd." IV

(3) The Company is developing on the said Property Residential Project known as "Godrej Central";

(4) Pursuant to the Resolution of the Company passed in the meeting held on July 28, 2014, I am interalia authorized to execute all necessary documents, agreement for sale, sale deeds, deed of transfer and any other Deeds and documents etc, issue receipts of monies received and also issue allotment letters, admit execution at Sub Registrars' office and to do all such acts, deeds, actions, writings and things that may be necessary to give effect to sale of flats constructed / marketed by our Company as for internal transfer of flats for the Project at "Godrej Central";

(5) Under the said Resolution dated July 28, 2014 I am desirous of appointing Mr. Rufus D'Souza - General Manager - Marketing & Sales, Mr. Norbert Mendes - Senior Manager - Marketing & Sales & Mr. Kosuru Saptha Girish - Senior Manager - Marketing & Sales of the Company, to be my true and lawful Attorneys (hereinafter referred to as "the Constituted Attorneys") to do execute and perform all or any of the following acts, deeds, matters and things in my name and on my behalf for the Company that is to say:

(i) To severally sign and execute Agreement for Sale, sale deeds, deed of transfer and for any other Deeds and documents etc. incidental thereto including Deed of Conveyance for and on behalf of the Company with the intending Purchaser/s for sale of flats in the Project Godrej Central and put them in possession of the same;

(ii) To severally appear before the Sub Registrar of Assurances at Kurla or any other Competent Authorities and lodge all the Agreements and Deeds for registration and to admit execution of the same;

(6) I hereby ratify and confirm Mr. Rufus D'Souza - General Manager - Marketing & Sales, Mr. Norbert Mendes - Senior Manager - Marketing & Sales & Mr. Kosuru Saptha Girish - Senior Manager - Marketing & Sales of the Company can further delegate the authority of admitting the execution of the Agreement for Sale, Sale Deed, Deed of transfer etc. required to be executed by the Company with respect to the Flats at "Godrej Central".

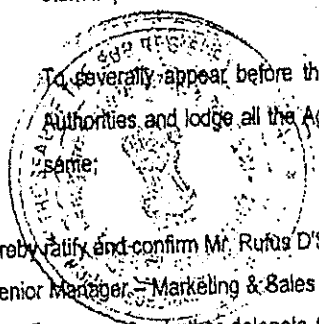
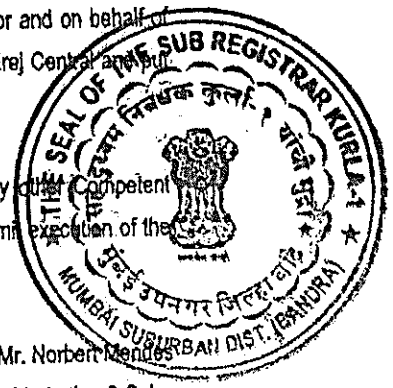
(7) This Power of Attorney shall be valid unless it is expressly revoked by the Company and /or the above Constituted Attorneys are in the employment of the Company.

(8) I hereby further ratify and confirm all the acts, things and deeds done and agree to ratify and confirm all the acts, things and deeds done by the said Constituted Attorneys under this Power of Attorney.

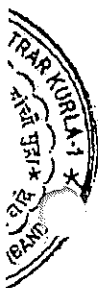
(9) AND GENERALLY to do all such lawful acts, deeds and things in connection with the above matter as our attorney shall deem fit and proper as fully and effectually as I could do myself.

IN WITNESS WHEREOF we have set our hands to this Special Power of Attorney on this 15th day of Sep. 2014.

[Signatures]



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करल - १
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करल-१ IV
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The Schedule of the Property:

ALL that piece of parcel of land forming part of CTS Nos. 45, 49 (pt), 54 (pt), 56 (pt) and 58 (pt), Chembur "M" Ward (West), District Kurla, Mumbai 400 071, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:

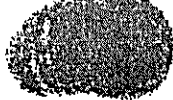
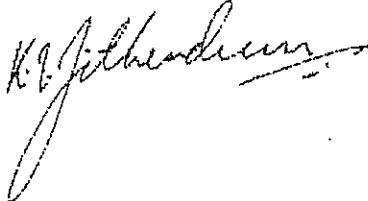

- On or towards the North : Central Railway Harbour Line between Kurla and Chembur Station.
- On or towards the East : Eastern Express Highway.
- On or towards the West : Tansa Pipeline.
- On or towards the South : Sahakar Nagar - 2.



The aggregate area of the 21 leasehold plots of the 21 Societies including the proportionate rights to common areas, amenities and facilities within the sanctioned layout, recreation areas, roads, open spaces, reservations, etc. is 17,541.98 square meters and the Tit Bit Lands.


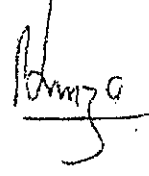



Signed, and Delivered
 By the within named Executant
 M.K.T. Jithendran


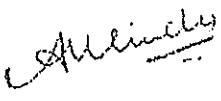





We accept:

(1) Mr. Rufus D'Souza

(2) Mr. Norbert Mendes

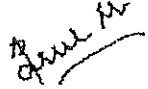





(3) Mr. Kosuru Saptha Girish



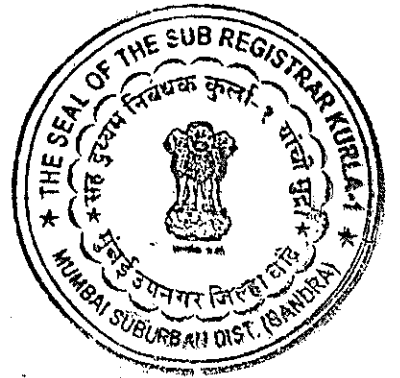
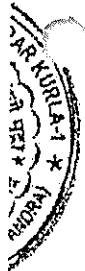


In presence of:

1) Parul Vaidyanti 
 2) Ajay Mali - 

करल-१		
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करल - १		
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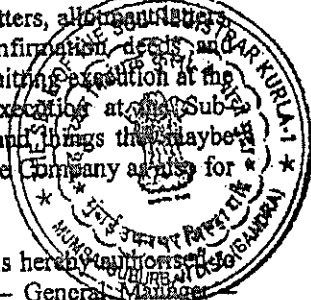
करल - 9
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Godrej Landmark Redevelopers Pvt. Ltd.
 Regd. Office : Godrej Bhavan,
 4th Floor, 4A Home Street,
 Fort, Mumbai - 400 001, India.
 Tel. : +91-22-6651 0200
 Fax: +91-22-2207 2044

CIN : U70102MAH281297C228114
 2094

**CERTIFIED TRUE COPY
 OF THE
 RESOLUTION PASSED BY THE BOARD OF
 DIRECTORS OF GODREJ LANDMARK
 REDEVELOPERS PRIVATE LIMITED AT ITS
 MEETING HELD ON JULY 28, 2014**

RESOLVED THAT Mr. Rufus D'Souza - General Manager - (Marketing & Sales), Mr. Norbert Mendes - Senior Manager - Marketing & Sales and Mr. Kosuru Saptha Girish - Senior Manager - Marketing & Sales be and are hereby authorized to execute the Agreement for Sale, Sale Deed etc., Deed of Transfer, mortgage letters, all instalment letters, instalment letters, receipts for payments received and also confirmation deeds and rectification deeds with respect to the flats at "Godrej Central" admitting execution at the Sub-Registrar's office, as also to authorize others to admit execution at the Sub-Registrar's office and do all such acts, deeds, actions, writings and things that may be necessary to give effect to sale of flats constructed/marketed by the Company as also for internal transfers of flats at "Godrej Central", Chembur.



RESOLVED FURTHER THAT anyone of the Director be and is hereby authorized to sign a Power of Attorney to be issued to Mr. Rufus D'Souza - General Manager (Marketing & Sales), Mr. Norbert Mendes - Senior Manager - Marketing & Sales and Mr. Kosuru Saptha Girish - Senior Manager - Marketing & Sales to execute and perform all the acts set out in the above resolution.

RESOLVED FURTHER THAT Mr. Rufus D'Souza - General Manager - (Marketing & Sales), Mr. Norbert Mendes - Senior Manager - Marketing & Sales and Mr. Kosuru Saptha Girish - Senior Manager - Marketing & Sales, be and is hereby authorized to further delegate the authority of admitting the execution of Agreement for Sale, Sale Deed, Deed of Transfer etc. executed by the Company with respect to the flats at "Godrej Central", Chembur and for that purpose to issue a Power of Attorney in favour of any person(s) residing in India and to revoke the authorities from time to time.

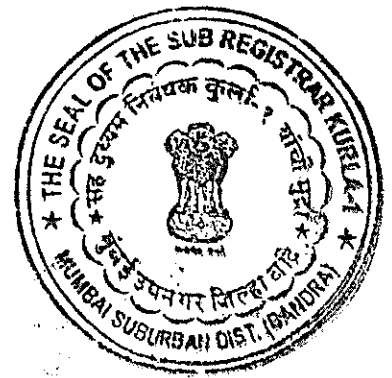
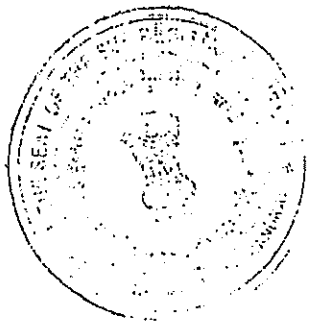
For GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED

K.T. Jithendran
 * K.T. JITHENDRAN
 DIRECTOR

Godrej

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करल - १		
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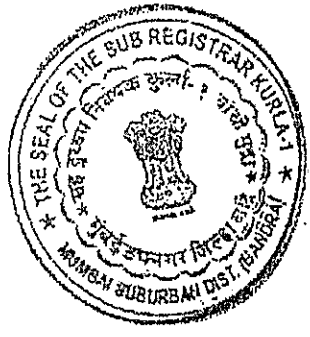


करल - १
 २०१५

करल-१
 २०१४

आयकर विभाग
 INCOME TAX DEPARTMENT
 NIVRUTTI KRISHNA MALI
 Permanent Account Number
 AACPRM5597L

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA



CHANDRAKANT VITHALDAS MERCHANT
 Permanent Account Number
 ARBHM7925C

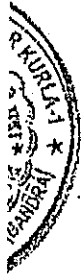
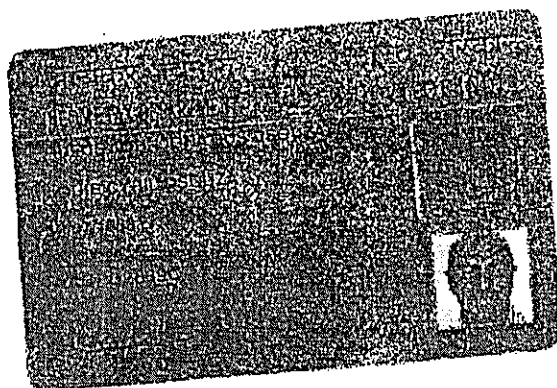
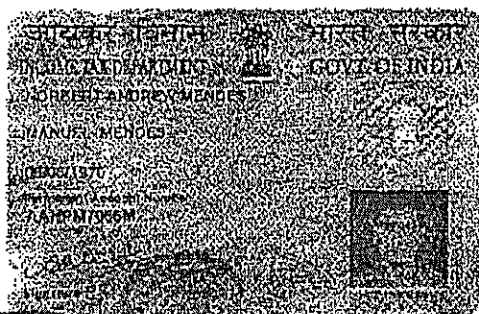
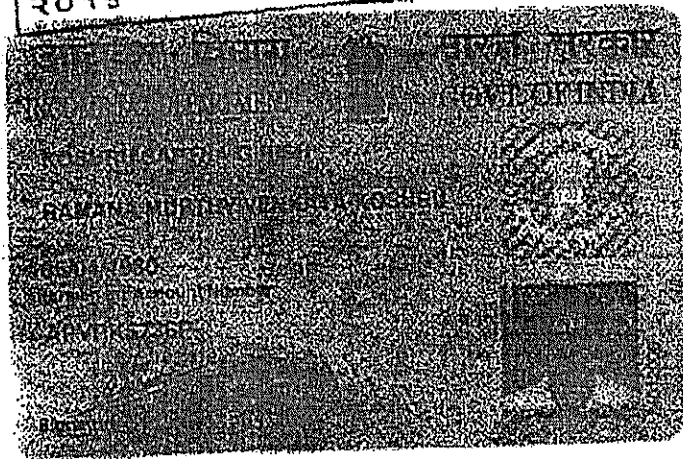


PERMANENT ACCOUNT NUMBER
 ABBPJ9748D
 SURNAME
 KARAT TAZHETIL JITHENDRAN
 पिता का नाम FATHER'S NAME
 KONANATH CHRUTHURUTHY
 PRABHAKARAN
 जन्म तिथि DATE OF BIRTH
 01-04-1967

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / बाधक कर दें
 आयकर आयुक्त (कम्प्यूटर सेक्टर),
 सी-13, प्रत्यक्षकर भवन,
 बैंका-कुर्ला कॉम्प्लेक्स,
 मुंबई - 400 051.
 In case this card is lost/damaged, kindly inform/return to the issuing authority i.e. Commissioner of Income-Tax (Computer Operations), C-13, Pratyakshakar Bhavan, Banka-Kurla Complex, Mumbai-400 051.

करल - १		
७५	१६	२००
२०१५		

करल - १		
७५	१६	२००
२०१५		



करल - १		
७५६	१५०	२००
२०१५		

Summary I (GoshwaraBhag-1)

मंगळवार, 16 सप्टेंबर 2014 9:46 म.पू.

दम्न गोंगद्वारा भाग-1

करल 1
दस्त क्रमांक: 8219/2014

दस्त क्रमांक: करल 1 /8219/2014

बाजार मूल्य: ₹. 01/-

मोवदला: ₹. 01/-

भरलेले मुद्रांक शुल्क: ₹.500/-

करल-१		
८२१९	१२	१२
२०१४		

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालय

पावती:10591

पावती दिनांक: 16/09/2014

अ. क्र. 8219 वर दि.16-09-2014

मादरकरणाराचे नाव: रुफम . डिमोआ

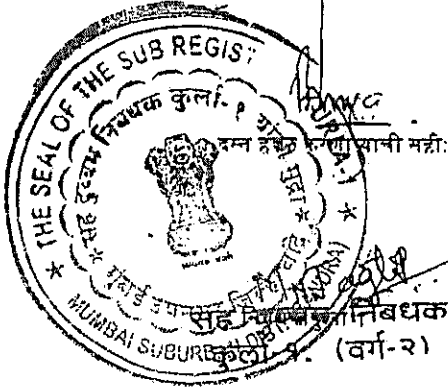
वेळी 9:38 म.पू. वा. हजर केला.

नोंदणी फी ₹. 100.00

दम्न हानाळणी फी ₹. 280.00

पृष्ठांची संख्या: 14

एकूण: 380.00



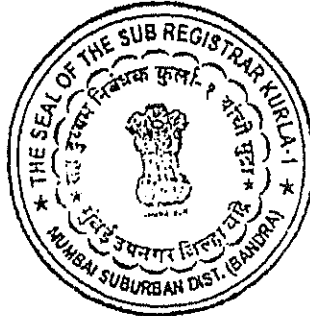
M. J. Jagtap
सह मुख्य निबंधक
द. निबंधक कुला-१ (वर्ग-२)

दस्ताचा प्रकार: पांवर ऑफ अंर्तनी

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारांत किंवा मरमद्दा काम चालविण्याचा प्राधिकार मिळकत असेल तेव्हा

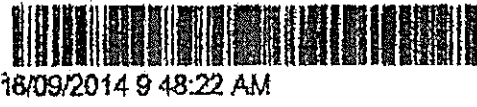
शिक्का क्र. 1 16 / 09 / 2014 09 : 37 : 21 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 16 / 09 / 2014 09 : 38 : 58 AM ची वेळ: (फी)



Summary-2(दस्त गोपवारा भाग - २)

करल - १		
७२९	१७	२००
२०१५		



दस्त गोपवारा भाग-2

करल
दस्त क्रमांक: 8219/2014

दस्त क्रमांक : करल/8219/2014

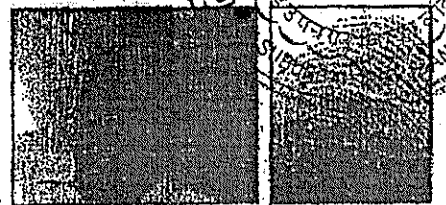
दस्ताचा प्रकार :- पॉवर ऑफ अॅटोर्नी

करल - १		
८२९८	१३	
२०१५		
पक्षकाराचा प्रकार	छायाचित्र	

अनु क्र. पक्षकाराचे नाव व पत्ता

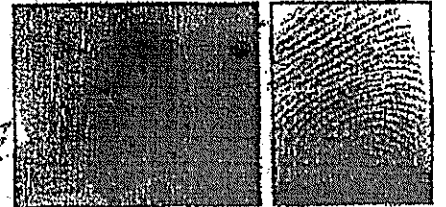
1 नाव: रुफस . डिसोळा
पत्ता: ऑफिस, चौथा मजला, गोदरेज भवन, फोर्ट मुंबई, 4ए होम स्ट्रीट, Bazargate, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर: AACPD2869C

पॉवर ऑफ अॅटोर्नी
होल्डर
वय :- 51
स्वाक्षरी:-



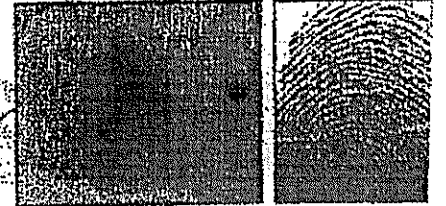
2 नाव: नॉरबर्ट, मेंडेस
पत्ता: प्लॉट नं: ऑफिस, माळा नं: चौथा मजला, इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई, रोड नं: 4ए होम स्ट्रीट, महाराष्ट्र, मुंबई.
पॅन नंबर: AAHPM7086M

पॉवर ऑफ अॅटोर्नी
होल्डर
वय :- 44
स्वाक्षरी:-



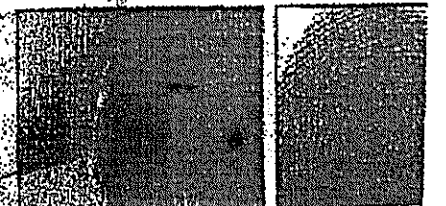
3 नाव: गिरीश एस. कोसुरे
पत्ता: प्लॉट नं: ऑफिस, माळा नं: चौथा मजला, इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई, रोड नं: 4ए होम स्ट्रीट, पॅन नंबर: APVPK5736P

पॉवर ऑफ अॅटोर्नी
होल्डर
वय :- 33
स्वाक्षरी:-



4 नाव: गोदरेज लॅन्डमार्क रिडेव्हलपमेंट प्रा. लि. व डायरेक्टर के. टी. जितेंद्रन
पत्ता: प्लॉट नं: ऑफिस, माळा नं: चौथा मजला, इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई, रोड नं: 4ए होम स्ट्रीट, महाराष्ट्र, मुंबई
पॅन नंबर: ABSPJ9748D

कुमभुवस्वार्क देशोर्कर
वय :- 47
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तपासणीत पॉवर ऑफ अॅटोर्नी या दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 16 / 09 / 2014 09 : 40 : 52 AM

बोळख:-

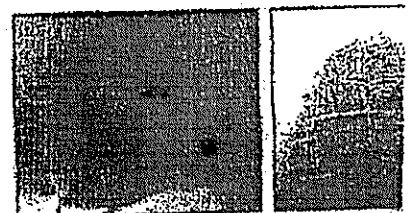
खालील इशम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितारत

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र अंगठ्याचा उ

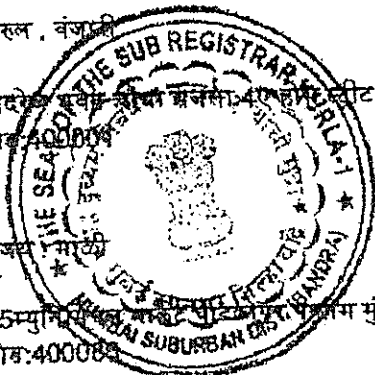
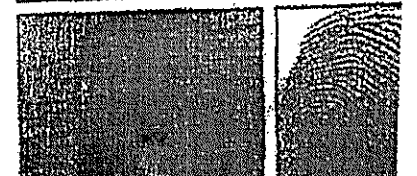
1 नाव: शरून, वंजळी
वय: 36
पत्ता: गोदरेज भवन चौथा मजला, 4ए होम स्ट्रीट फोर्ट मुंबई
पिन कोड: 400008

स्वाक्षरी



2 नाव: अजय माळी
वय: 37
पत्ता: 65 म्युनिसिपल कॉलेज रोड, चौथे मजला, महाराष्ट्र, मुंबई
पिन कोड: 400008

स्वाक्षरी



करल - १

२०१५	१७/१२/२०१४
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Summary-2(दस्त गोषवारा भाग - २)

सिक्का क्र.4 ची वेळ:16 / 09 / 2014 09 : 41 : 57 AM

सिक्का क्र.5 ची वेळ:16 / 09 / 2014 09 : 42 : 22 AM नोंदणी पुस्तक 4 मध्ये

MN Jagtap
 न.ह. दुय्यम निबंधक कुर्ला-१
 कुर्ला-१ (वर्ग २)

EPayment Details.

sr. Epayment Number
 1 MH002574783201415M

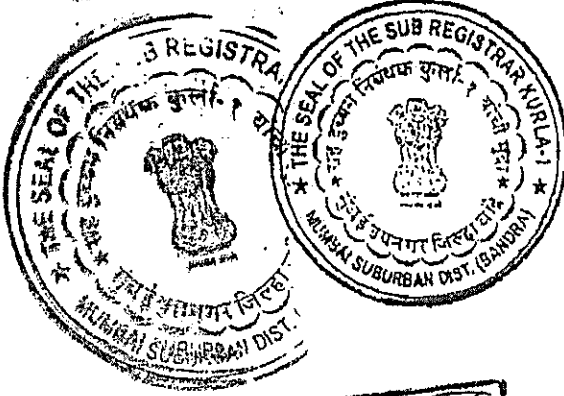
Defacement Number
 0001720826201415

8219 /2014

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते कि या दस्तामध्ये
 एकूण ... (नोंदणी ... १७/१२/२०१४) पाने आहेत.
 करल-१/ C29E /२०१४
 पुस्तक क्रमांक ४ क्रमांकावर
 नोंदला
 दिनांक १६.१२.१४

MN Jagtap
 न.ह. दुय्यम निबंधक कुर्ला-१
 मुंबई उपनगर जिल्हा

करल-१	१७
C29E	१४
२०१४	१४

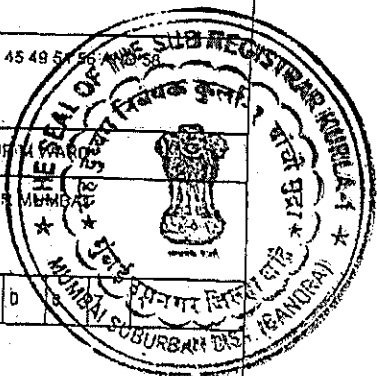
करल - १
 २०१४

CHALLAN
 MTR Form Number-6

करल - १
 २०१४

DEFACED FOR RS:500.00

GRN	MH002674552114566	AMOUNT	500.00	Form ID	25.2
Department	Inspector of Registration	AMOUNT	500.00	Form ID	25.2
Type of Payment	(Amt. in words: Five Hundred Rupees Only) Sale of Non Judicial Stamps SoS Mumbai only	AMOUNT	500.00	Payer Details	
Office Name	KRL1 JT SUB REGISTRAR KURLA NO 1	TAX ID (If Any)		PAN No. (If Applicable)	
Location	MUMBAI	Full Name	RUFUS DSOUZA AND OTHERS		
Year	2014-2015 One Time	Flat/Block No.	CTS NO. 45 49 51 56 AND 58		
Account Head Details	Amount In Rs.	Premises/Building			
0030045501 Sale of NonJudicial Stamp	500.00	Road/Street	CHEMBUR MUMBAI		
		Area/Locality	CHEMBUR MUMBAI		
		Town/City/District	MUMBAI SUBURBAN DIST. (MUMBAI)		
		PIN	4 0 0		
		Remarks (if Any)	PAN2=-PN=PRAKASH NAIR-CAE		
Total	500.00	Amount In Words	Five Hundred Rupees		
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING			
Cheque/DD Details		Bank CIN	REF No.	00003002014082814883 CP08438093	
Cheque/DD No		Date	28/08/2014-15:23:53		
Name of Bank	Validity unknown	Bank-Branch	STATE BANK OF INDIA		
Name of Branch	Digitaly signed by PRAKASH NAIR ASO CHEMBUR	Scroll No., Date	243 , 30/08/2014		



Digitaly signed by
 PRAKASH NAIR ASO
 CHEMBUR
 Date: 2014-08-18
 09:47:22-18
 Reason: Stamp
 Document
 Location: India

करल - १	
७५९	१००२००
२०१५	

करल-१	
७२०	१५६
२०१४	

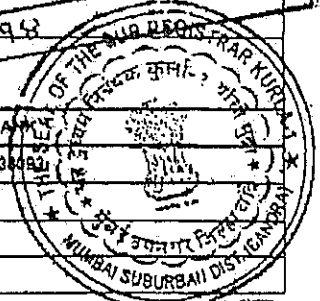


करल - १
 २०१५

CHALLAN
 MTR Form Number-6

GRN	MH 00 2574556 201415M	BARCODE	[Barcode]		Date	28/08/2014-15:23:53	Form ID	25:2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)				
Office Name	KRLT_JT SUB REGISTRAR KURLA NO 1			PAN No. (If Applicable)				
Location	MUMBAI			Full Name	RUFUS DSOUZA AND OTHERS			
Year	2014-2015 One Time			Flat/Block no,	CTS-NO. 45 49 54 56 AND 58			
Account Head Details	Amount in Rs.	Premises/Bldg						
0030045501	Sale of NonJudicial Stamp	500.00	Road/Street	CHEMBUR M WARD				
			Area/Locality	CHEMBUR MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 7 1				
			REMARKS	PAN2--PN=PRAKASH NAIR-CA=				
			(If Any)					
			Make payment at any branch of	STATE BANK OF INDIA				
			Before	04/09/2014				
Total		500.00						
Amount in Words	Five Hundred Rupees Only							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	REF No.	CP05430000					
Cheque/DD No.	Date							
Name of Bank	Bank-Branch			STATE BANK OF INDIA				
Name of Branch	Scroll No. / Date			[Handwritten]				

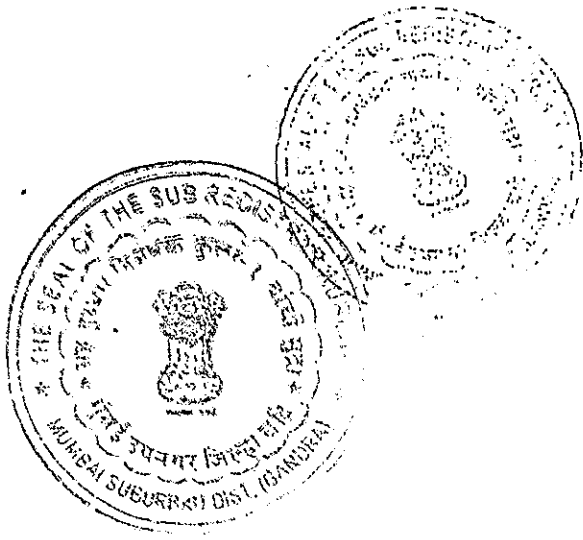
करल-१
 ३१५
 २०१५



Mobile No. : 9321191145

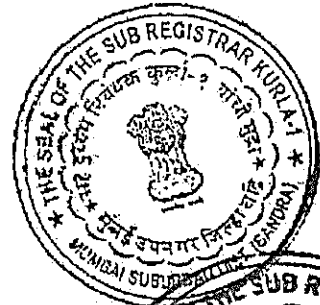
करल - १	
११०५	१०४ २००
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करल-१	
१२०	११५
२०१४	



करल - १		
२०१५	२००	

करल-१		
२०१४	१६	



SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME that We, Mr. Rufus D'Souza - General Manager - Marketing & Sales, Mr. Norbert Mendes - Senior Manager - Marketing & Sales & Mr. Kosuru Saptha Girish - Senior Manager - Marketing & Sales all adults, Indian Inhabitants, the Authorised Signatory of Godrej Landmark Redevelopers Private Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at Godrej Bhavan, 4th Floor, 4A Home Street, Fort Mumbai 400 001, SEND GREETINGS:

WHEREAS:

1. The Company is required to execute several Agreements for Sale/ Sale Deed/ Deed of transfer in respect of various flats/units situate in the Project known as "Godrej Central", constructed on land admeasuring 17,541.98 square metres or thereabouts in the aggregate, bearing CTS Nos. 45, 49 (pt), 54 (pt), 56 (pt) and 58 (pt) Chembur "M" Ward. (West), District Kurla, Mumbai 400 071, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and/or any other deeds or documents in respect thereof in favour of various flat purchasers/ members and more particularly described in the Schedule hereunder written.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

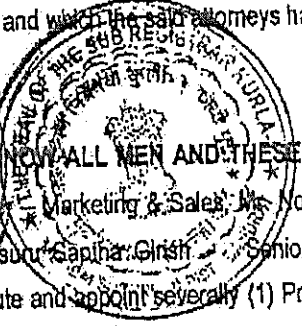
2094

करा-1
2098

2. The said Agreements for Sale/ Sale deed/ Deed of transfer and/or any other deeds or documents are required to be lodged for registration in the office of Sub-Registrar of Assurances at Kuria-1 or Chembur.

3. We are unable to appear before the Sub-Registrar for admitting execution and registration of such Agreements for Sale/ Sale deed/ Deed of transfer and/or any other deeds or documents and/or any other deeds or documents.

4. We, therefore, desirous of appointing severally (1) Prakash Nair (Senior Manager) an adult Indian inhabitant, aged about 40 years (2) Akash Khanwalkar (Assistant Manager) an adult Indian inhabitant, aged about 34 years (3) Prashant Benjamin (Senior Executive) an adult Indian inhabitant, aged about 24 years and (4) Sanan Olachery (Executive) an adult Indian inhabitant, aged about 30 years having office address at 201, "C" wing, 2nd floor, Godrej Coliseum, Near Lokmanya Pan Bazaar, Somaiya Hospital Road, Sion (East), Mumbai - 400 022, as our lawful attorneys to attend the office of the Sub-Registrar to admit execution and registration of the Agreements for Sale/Sale Deeds/ Deed of transfer and/or any other deeds or documents on our behalf and which the said attorneys have agreed to do.



NOW KNOW ALL MEN AND THESE WITNESSETH THAT We Mr. Rufus D'Souza - General Manager - Marketing & Sales, Mr. Norbert Mendes - Senior Manager - Marketing & Sales & Mr. Reshur Saptha Gish - Senior Manager - Marketing & Sales, do hereby nominate, constitute and appoint severally (1) Prakash Nair (2) Akash Khanwalkar (3) Prashant Benjamin and (4) Sanan Olachery, who have subscribed their signature in token of identification, to be our true and lawful attorneys for and on our behalf for doing all or any of the acts deeds, matters and things pertaining to admitting execution and registration of Agreements for Sale / Sale Deed/ deed of transfer and/ or any other deeds and documents executed by us with respect to below mentioned property, that is to say:

1. To severally appear before the Sub-Registrar of Assurance at Kuria -1 and Chembur and present for registration and admit execution of Agreements for Sale and/or any other deeds or documents duly executed by us for flats/unit situate in the Project known as "Godrej Central", constructed on land admeasuring 17,541.98 square metres or thereabouts in the aggregate, bearing CTS Nos. 45, 49 (pt), 54 (pt), 56 (pt) and 58 (pt) Chembur "M" Ward (West), District Kuria, Mumbai 400 071 Mumbai Suburban District and/or any other deeds or documents and do all such acts and things as may be necessary or proper for the purpose of registration under the Indian Registration Act, 1908.
2. To severally sign necessary forms, declarations, affidavits and other papers required for registration of the Agreements for Sale/ Sale deed/ Deed of transfer and/or any other deeds or documents as aforesaid and to take delivery of the same so registered by giving appropriate receipts thereof.

Handwritten signatures and initials of the parties and witnesses.

करल - १
 १९९५
 २०१५

करल-१
 २०१४

AND GENERALLY to do all such lawful acts, deeds and things in connection with the above matters as our attorneys shall deem fit and proper as fully and effectually as we could do ourselves.

AND we doth hereby ratify, approve and confirm all and whatsoever the said attorneys shall lawfully do admit or perform or cause to be done, admitted or performed by virtue of these presents.

IN WITNESS WHEREOF we have set our hands to this Special Power of Attorney on this 16th day of Sep, 2014.

The Schedule of the Property:

ALL that piece or parcel of land forming part of GTS Nos. 45, 49 (part), 56 and 58 (part) Chembur "M" Ward (West), District Kuria, Mumbai 400 071, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:

- On or towards the North : Central Railway Harbour Line between Kuria and Chembur Station.
- On or towards the East : Eastern Express Highway.
- On or towards the West : Tansa Pipeline.
- On or towards the South : Sahakar Nagar - 2.

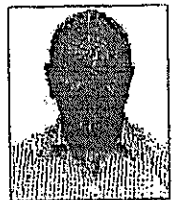
The aggregate area of the 21 leasehold plots of the 21 Societies including the proportionate rights in common areas, amenities and facilities within the sanctioned layout, recreation areas, roads, spaces, reservations etc.) is 17,541.98 square meters and the Tit Bit Lands.

Signed, and Delivered)


By the within named)

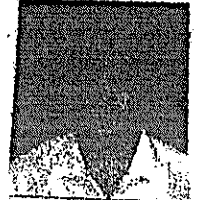
(1) Mr. Rufus D'Souza)

Rufus D'Souza

(2) Mr. Norbert Mendes)

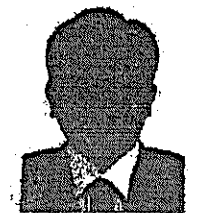
Norbert Mendes




(3) Mr. Kosuru Saptha Girish)



Kosuru Saptha Girish

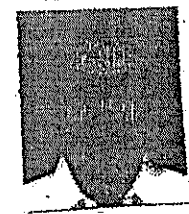
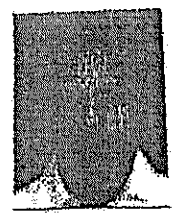


करल - १
 १०० २००
 २०१५

We Accepted
 (1) Prakash Nair



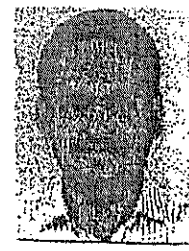
Prakash



करल = ५
 (2) Akash Khanwalkar
 २०१५



Akash Khanwalkar



(3) Prashant Benjamin



Prashant Benjamin

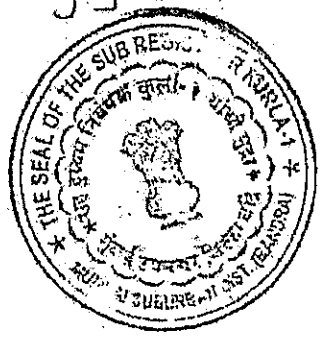


(4) Sanah Ojachery



Sanah

Sanah V. Paul M.
Jay Mali



करल - १		
१०९	१११	२००
२०१५		

Godrej Landmark Redevelopers Pvt. Ltd.
 Regd. Office : Godrej Bhavan,
 4th Floor, 4A Horna Street,
 Fort, Mumbai - 400 001, India.
 Tel. : +91-22-8851 0200
 Fax: +91-22-2207 2044

CIN U70102MH2012PTC025181		
१०९	१११	२००
२०१५		

**CERTIFIED TRUE COPY OF THE
 RESOLUTION PASSED BY THE BOARD OF
 DIRECTORS OF GODREJ LANDMARK
 REDEVELOPERS PRIVATE LIMITED AT ITS
 MEETING HELD ON JULY 28, 2014**

RESOLVED THAT Mr. Rufus D'Souza - General Manager - (Marketing & Sales), Mr. Norbert Mendes - Senior Manager - Marketing & Sales and Mr. Kosuru Saptha Girish - Senior Manager - Marketing & Sales be and are hereby authorized to execute the Agreement for Sale, Sale Deed etc., Deed of Transfer, mortgage letters, allotment letters, instalment letters, receipts for payments received and also confirmation deeds and rectification deeds with respect to the flats at "Godrej Central" admitting execution at the Sub-Registrar's office, as also to authorize others to admit execution at the Sub-Registrar's office and do all such acts, deeds, actions, writings and things as may be necessary to give effect to sale of flats constructed/marketed by the Company as also for internal transfers of flats at "Godrej Central", Chembur.

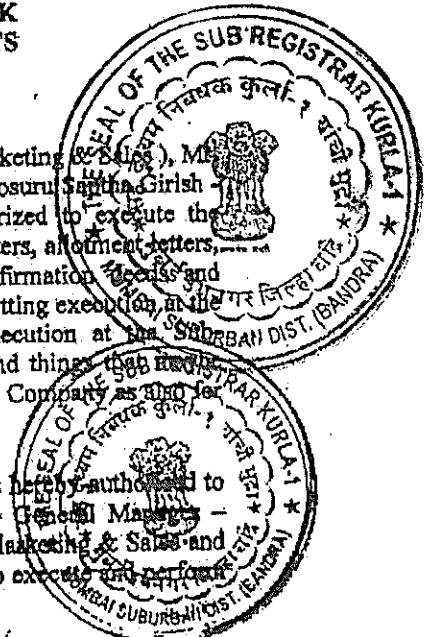
RESOLVED FURTHER THAT anyone of the Director be and is hereby authorized to sign a Power of Attorney to be issued to Mr. Rufus D'Souza - General Manager - (Marketing & Sales), Mr. Norbert Mendes - Senior Manager - Marketing & Sales and Mr. Kosuru Saptha Girish - Senior Manager - Marketing & Sales to execute and perform all the acts set out in the above resolution.

RESOLVED FURTHER THAT Mr. Rufus D'Souza - General Manager - (Marketing & Sales), Mr. Norbert Mendes - Senior Manager - Marketing & Sales and Mr. Kosuru Saptha Girish - Senior Manager - Marketing & Sales, be and is hereby authorized to further delegate the authority of admitting the execution of Agreement for Sale, Sale Deed, Deed of Transfer etc. executed by the Company with respect to the flats at "Godrej Central", Chembur and for that purpose to issue a Power of Attorney in favour of any person(s) residing in India and to revoke the authorities from time to time.

For GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED

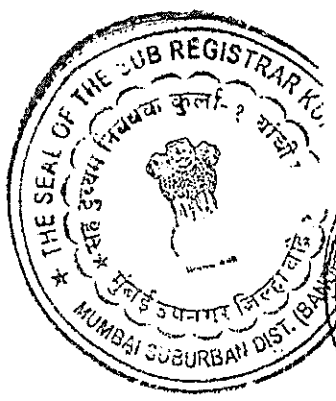
K.T. Jithendran
 K.T. JITHENDRAN
 DIRECTOR

Godrej

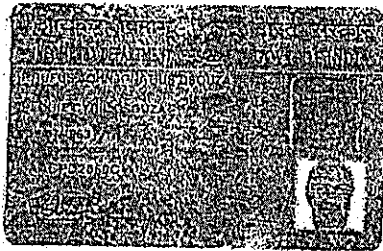


करल - १		
७५९	१५२	२००
२०१५		

करल - १		
७५९	१०	१३
२०१४		


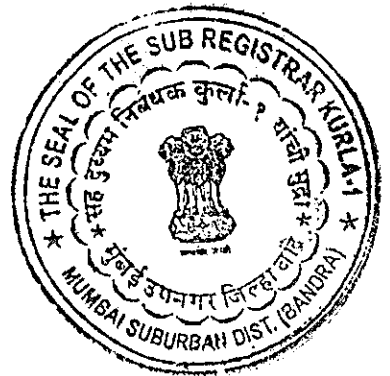


करल - १		
७५	१३	२००
२०१५		




करल - १		
५२०	११	१६
२०१४		


आयकर विभाग
 INCOME TAX DEPARTMENT
 नवीनवृत्ति माली
 NIVRUTTI KRISHNA MALI
 १०२०२१९७
 Permanent Account Number
 AACPM5637L

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 FARUL B VANJARI
 CHANDRAKANT VITHALDAS MERCHANT
 DSM 111877
 Permanent Account Number
 AHDPM7925C




आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 नमन मंडल
 MANUJI MANDAL
 DSM 11870
 Permanent Account Number
 AAHRT40644



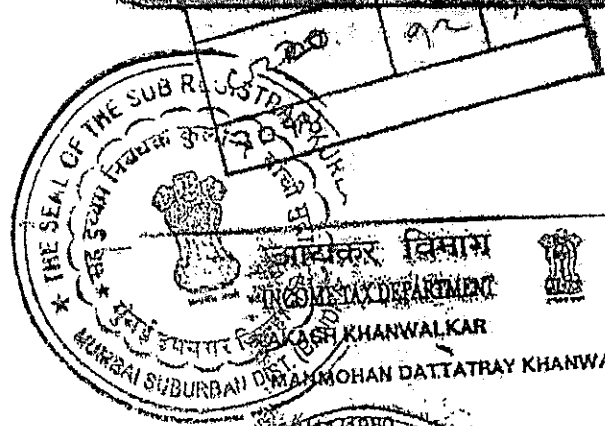
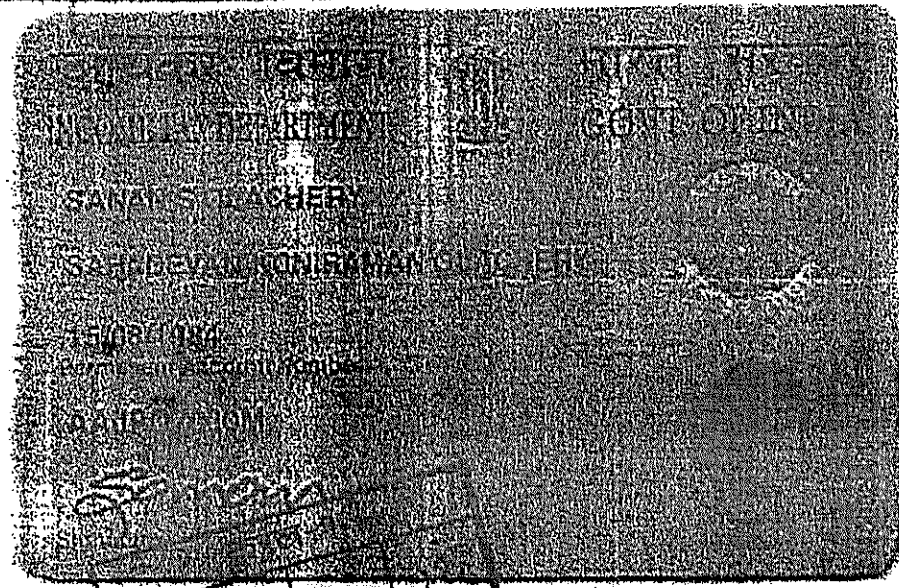
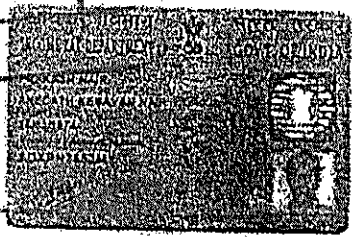
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 कोसुरी सधरा बिरिश
 KOSURI SADRHA BIRISH
 रामाना मूर्ति मेनका कोसुरी
 RAMANA MURTI MENKA KOSURI
 DS/04/1980
 Permanent Account Number
 ADVRK5736P



97501

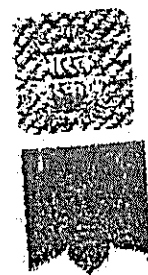
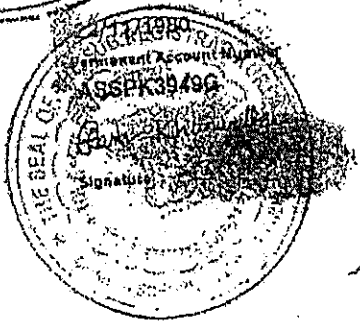
July 95 200

2094



आयकर विभाग
INCOME TAX DEPARTMENT
KASH KHANWALKAR
MOHAN DATTATRAY KHANWALKAR

भारत सरकार
GOVT. OF INDIA



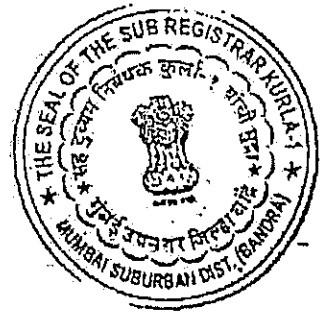
आयकर विभाग
INCOME TAX DEPARTMENT
PRASHANT BENJAMIN
JOSEPH BENJAMIN
87/10/1990
Permanent Account Number
DKYPB4119G

भारत सरकार
GOVT. OF INDIA



करल - १		
७५	१५५	२००
२०१५		

करल-१		
७२०	१३	१६
२०१४		



करल - १

२०१४

२०१४

Summary I (GoshwaraBhag-1)

MUMBAI SUBURBAN DIST. (SANDRA)

मंगळवार, 16 सप्टेंबर 2014 9:51 म.पू.

दस्तावेज पोषवारा भाग-1

करल-1

दस्तावेज क्रमांक: 8220/2014

दस्तावेज क्रमांक: करल1 /8220/2014

बाजार मूल्य: ₹. 01/-

मोवदरा: ₹. 01/-

भरमेल मुद्रांक शुल्क: ₹.500/-

करल-१

२०१४

डु. नि. सद्द. दु. नि. करल-1 यांचे कार्यालयात

पावती: 10582

पावती दिनांक: 16/09/2014

8220 क्र दि. 16-09-2014

सादर करण्याचे ताक: रफत विगोशा

मुंबई उपनगर जिल्हा न्याय मंडळ, मुंबई

नोंदणी फी

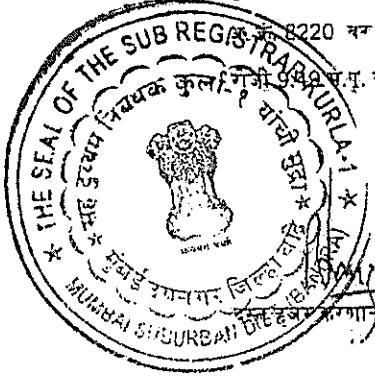
₹. 100.00

दस्तावेज हाताळणी फी

₹. 320.00

पुटांची संख्या: 16

एकूण: 420.00



MN Jagtap
सह दुय्यम निबंधक
कुला-१, (वर्ग-२)

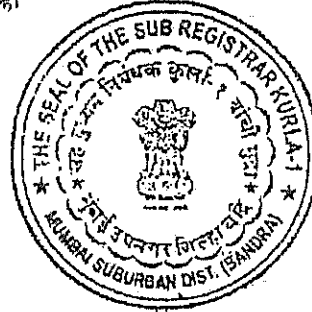
MN Jagtap
सह दुय्यम निबंधक
कुला-१, (वर्ग-२)

दस्तावेजाचा प्रकार: पावत ऑफ अंदाजी

मुद्रांक शुल्क (48-5) जेव्हा त्यामुळे गृहपेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संबवहागांत किंवा मरमहा काम चालविण्याचा प्राधिकार मिळकत असेल तेव्हा

शिक्षा क्र. 1 16 / 09 / 2014 09 : 43 : 57 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 16 / 09 / 2014 09 : 44 : 41 AM ची वेळ: (फी)



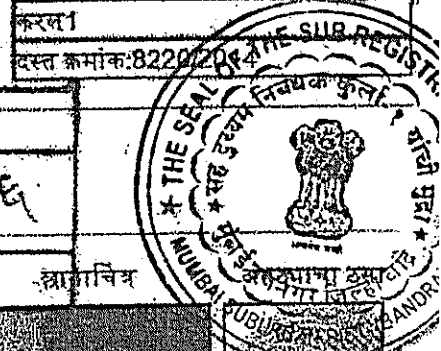
Summary-2(दस्त गोपवारा भाग - २)

करल - १		
२०१५	१५	२००



16/09/2014 9 55:36 AM

दस्त गोपवारा भाग-2



करल 1
दस्त क्रमांक: 8220/2014

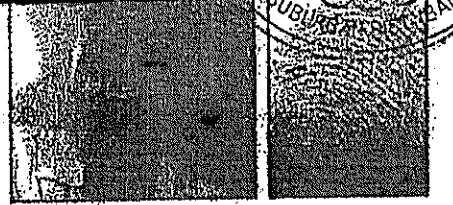
दस्त क्रमांक : करल 1/8220/2014
दस्ताचा प्रकार :- पॉवर ऑफ अटॉर्नी

करल - १		
२०१५	१५	२००
२०१४	पुस्तकाराचा प्रकार	हस्ताक्षर

अनु क्र. पत्तारुपाने मादक व पत्ता

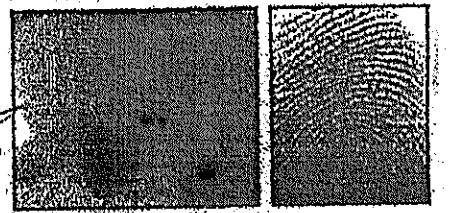
1 नाव: कफस दिवोला
पत्ता: प्लॉट नं: ऑफिस, चौथा मजला, गोदरेज भवन, फोर्ट मुंबई,
4ए होम स्ट्रीट, Bazarigate, MAHARASHTRA,
MUMBAI, Non-Government.
पॅन नंबर: AACPD2869C

कुलमुखत्यार देणार
वय :- 51
स्वाक्षरी:



2 नाव: तोखर्ट भंडेस
पत्ता: प्लॉट नं: ऑफिस, माळा नं: चौथा मजला,
इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई,
रोड नं: 4ए होम स्ट्रीट, महाराष्ट्र, मुंबई.
पॅन नंबर: AAHPM7068M

कुलमुखत्यार देणार
वय :- 44
स्वाक्षरी:



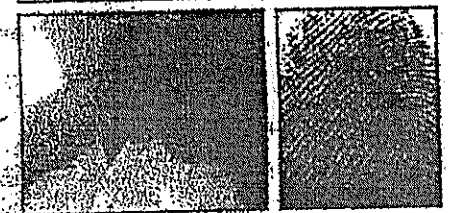
3 नाव: निरीश एस. कोसुर
पत्ता: प्लॉट नं: ऑफिस, माळा नं: चौथा मजला,
इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई,
रोड नं: 4ए होम स्ट्रीट, ..
पॅन नंबर: APVVK5736P

कुलमुखत्यार देणार
वय :- 34
स्वाक्षरी:



4 नाव: प्रकाश. नायर
पत्ता: प्लॉट नं: ऑफिस, माळा नं: चौथा मजला,
इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई,
रोड नं: 4ए होम स्ट्रीट, महाराष्ट्र, मुंबई.
पॅन नंबर: ADXPN2553M

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 39
स्वाक्षरी:



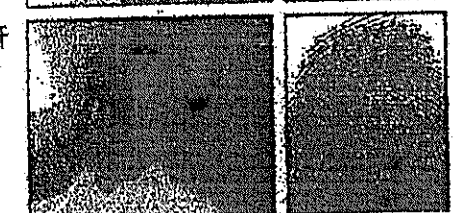
5 नाव: आकाश. खानवतकर
पत्ता: प्लॉट नं: ऑफिस, माळा नं: चौथा मजला,
इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई,
रोड नं: 4ए होम स्ट्रीट, महाराष्ट्र, मुंबई.
पॅन नंबर: ASSPK3949G

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 34
स्वाक्षरी:



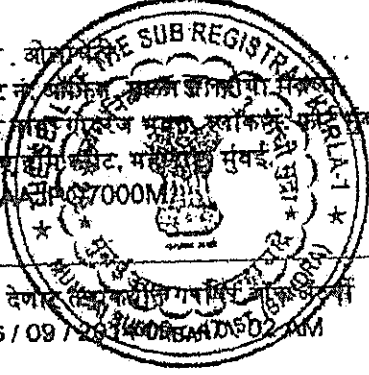
6 नाव: प्रशांत. बेंजामीन
पत्ता: प्लॉट नं: ऑफिस, माळा नं: चौथा मजला,
इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई,
रोड नं: 4ए होम स्ट्रीट, महाराष्ट्र, मुंबई.
पॅन नंबर: BKYPB4119G

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 24
स्वाक्षरी:



7 नाव: सनन. बोस
पत्ता: प्लॉट नं: ऑफिस, माळा नं: चौथा मजला,
इमारतीचे नाव: गोदरेज भवन, ब्लॉक नं: फोर्ट मुंबई,
रोड नं: 4ए होम स्ट्रीट, महाराष्ट्र, मुंबई.
पॅन नंबर: AACPD7000M

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 30
स्वाक्षरी:



वरील दस्तऐवज करून देणार असलेल्या व्यक्तींनी या दस्तऐवज करून दिल्याचे कबुल करतात.
शिफा क्र.3 ची वेळ: 16/09/2014 10:08:50 AM

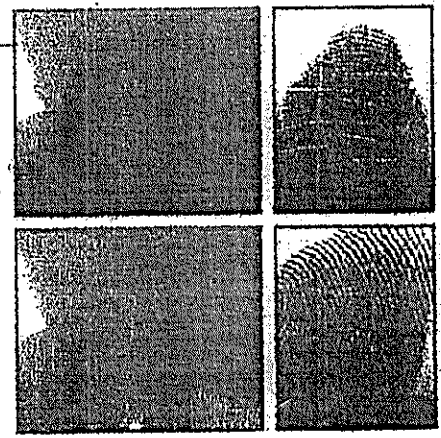
करल - १
 Summary 2 (दस्ता गोषवारा भाग - २)
 २०१५

ओळख
 खालील दस्तम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अतः क्र. पत्रवगाराचे नाव व पत्ता छायाचित्र अंगठ्याचा ठसा

१ नाव: पारुल, बंजारी
 वय: ३७

स्वाक्षरी



पिता नोदरेज भवन चौथा मजला ४ए होम स्ट्रीट फोर्ट मुंबई
 पिन कोड: ४००००१

साह. दुस्यम निबंधक कुर्ला-१
 वय: ३७
 पत्ता: ६५ प्वाले विपल मार्केट घाटकोपर पश्चीम मुंबई
 पिन कोड: ४००००६

स्वाक्षरी

करल-१
 २०१५
 दिनांक क्र. ४ ची वेळ: १६ / ०९ / २०१४ ०९ : ४७ : ४२ AM

शिक्का क्र. ५ ची वेळ: १६ / ०९ / २०१४ ०९ : ४८ : १६ AM नोंदणी पुस्तक ४ मध्ये

साह. निबंधक कुर्ला-१ (वर्म-२)

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH002574556201415M	0001720840201415

8220 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.
 2. Get print and mini-CD of scanned document along with original document, immediately after registration.
- For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते कि या दस्तामध्ये
 एकूण ... (१६) ... पाने आहेत.
 करल-१/ ८२२० /२०१४
 पुस्तक क्रमांक १ क्रमांकावर
 नोंदला
 दिनांक १६.०९.१४

साह. दुस्यम निबंधक कुर्ला-१
 मुंबई उपनगर जिल्हा

करले = १		
१५५	१५५	२००
२०१५		

घोषणापत्र

मी, सनन ओलाचेरी, सजान याव्दारे घोषित करतो कि, सह दुय्यम निबंधक कुर्ला-1 यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीकरिता सादर करण्यात आला आहे. गोदरेज लॅन्डमार्क रिडेव्हलपर्स प्राइव्हेट लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरबर्ट मॅडस व इत्यादी यांनी दिनांक 16 सप्टेंबर 2014 रोजी मला दिलेल्या मुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे./ निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असूनउपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : ३१. July. 2015

Sanan.
(सनन ओलाचेरी)

कुलमुखत्यारपत्रधारकाचे नांव व सही



करल - १		
१५	१९७	२००
२०१५		





भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20509/47059

To,
अमोल अविनाश चिटणीस
Amol Avinash Chitnis
S/O: Avinash Chitnis
21/5, VIJAYASHREE CHS
S. V. SAVARKAR MARG
DATAR COLONY
Mumbai
Bhandup East Mumbai Mumbai
Maharashtra 400042
9769988659

25/05/2013

Ref: 13 / 121 / 6543 / 6656 / P



SH255802347FT



आपला आधार क्रमांक / Your Aadhaar No. :

8096 5179 4680

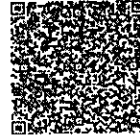
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



अमोल अविनाश चिटणीस
Amol Avinash Chitnis
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male

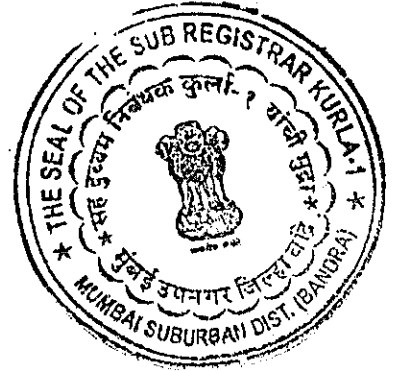


8096 5179 4680

आधार - सामान्य माणसाचा अधिकार

करल - १		
२०१५	२००	२००

(Handwritten signature)



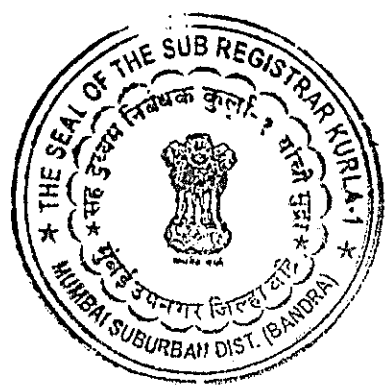
करल - १	
७५९	१९९२ २६०



आयकर विभाग
 INCOME TAX DEPARTMENT
 ANOL A CHITNIS
 AVINASH BALKRISHNA CHITNIS
 05/03/1987
 Permanent Account Number
 AGIPC9154K
 भारत सरकार
 GOVT OF INDIA

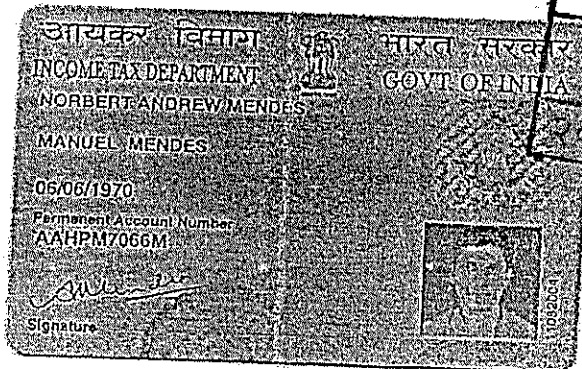
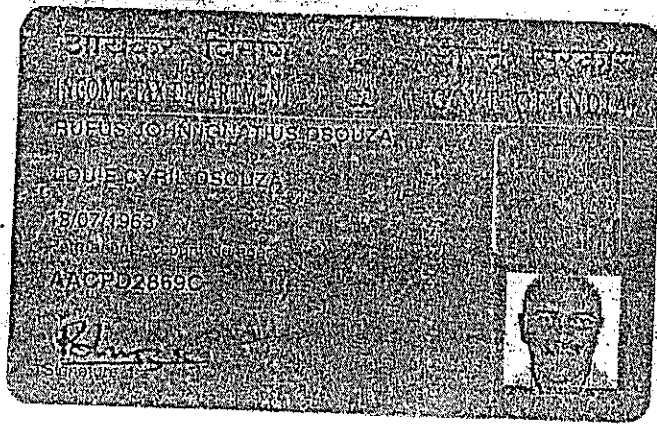
करल - 9		
करल	2094	200

Ch

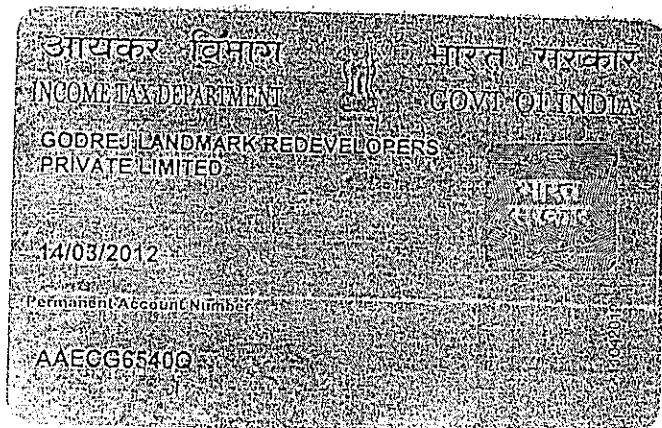
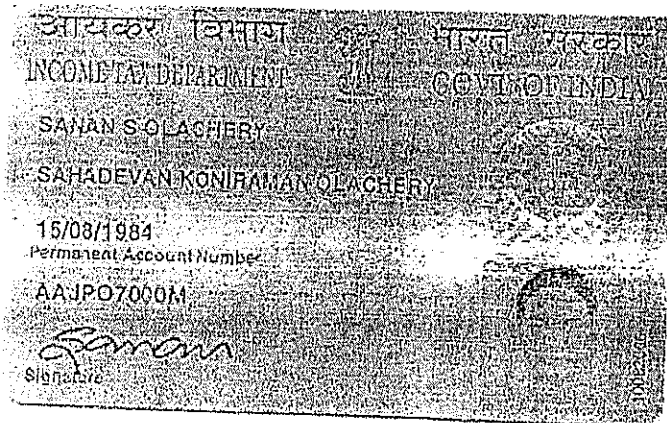


करल - १		
२०१५	२०१५	२००
२०१५		

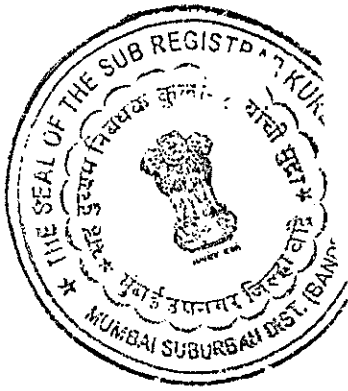




करल - १
११/११/२००४



करल - १	
८१५८	१९६२६०
२०१५	



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJAY NIVRUTTI MALI
NIVRUTTI KRISHNA MALI

02/08/1976

Permanent Account Number

AOCPM5537L

Signature



करल - १		
१००	१००	२००
२०१५		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

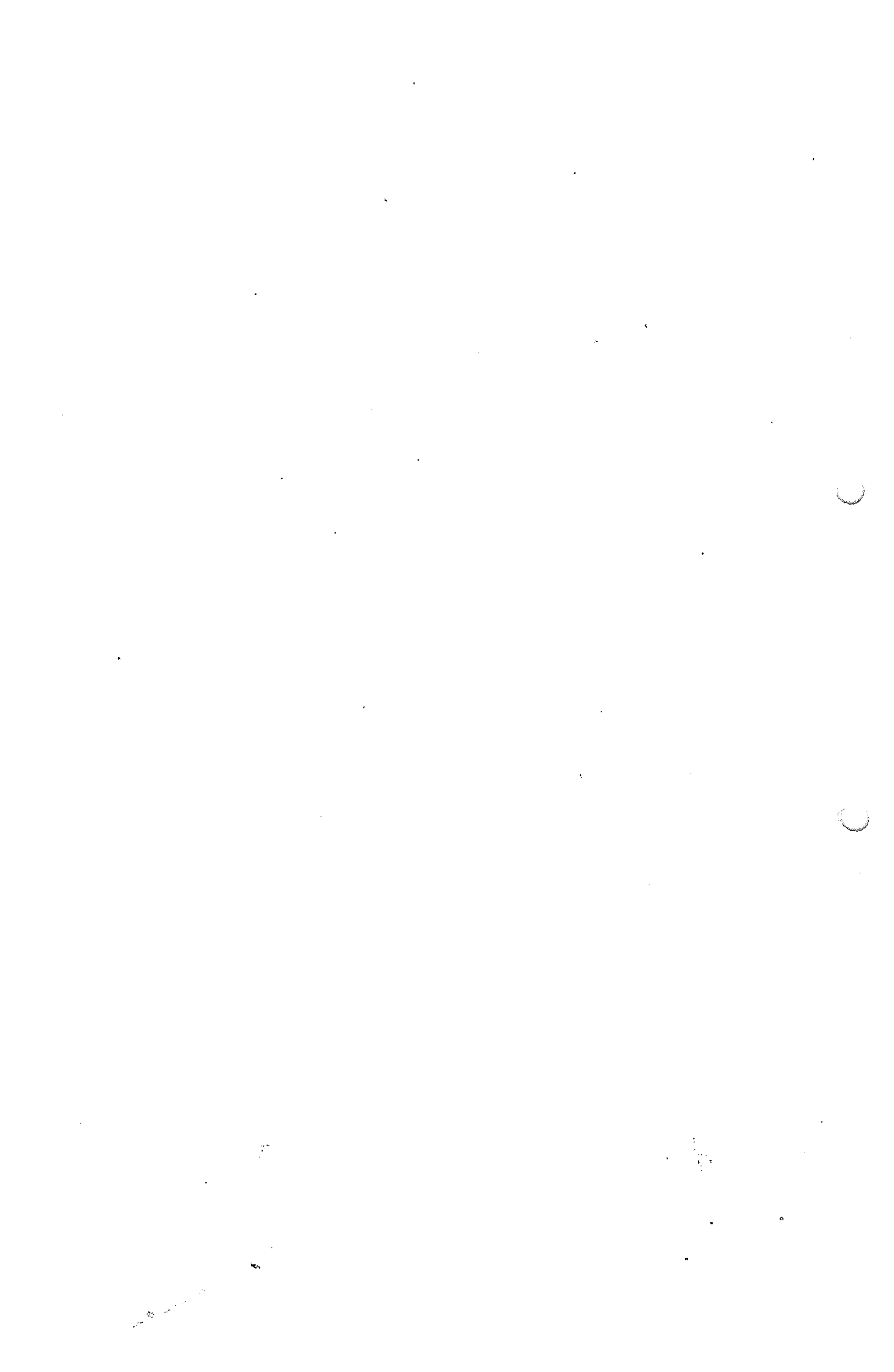
JITENDRA SHINDE
RAJARAM BASU SHINDE

03/08/1977

Permanent Account Number
BPP/PS9516M

Signature





शुक्रवार, 31 जुलै 2015 6:42 म.नं.

दस्त गोपवारा भाग-1

करल 1

दस्त क्रमांक: 8179/2015

दस्त क्रमांक: करल 1/8179/2015

बाजार मूल्य: रु. 57,14,000/- मोवदला: रु. 1,08,43,156/-

भरलेले मुद्रांक शुल्क: रु. 5,42,200/-

करल - 9		
900	500	200
2094		

द. नि. सह. द. नि. करल 1 यांचे कार्यालयाने

अ. क्र. 8179 वर दि. 31-07-2015

वेळी 6:39 म.नं. वा घालण्यात आला.

पावती: 11424

पावती दिनांक: 31/07/2015

मादर करणाऱ्याचे नाव: अमोल . चिटणीस

नोंदणी फी

रु. 30000.00

दस्त घाताळणी फी

रु. 4000.00

पृष्ठांची संख्या: 200

एकूण: 34000.00

(Signature)

दस्त घालण्याच्या वेळी

द. निबंधक कुर्ला

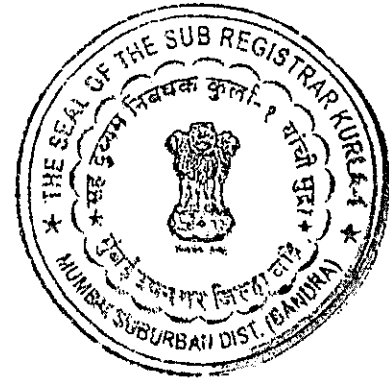
द. निबंधक कुर्ला 1

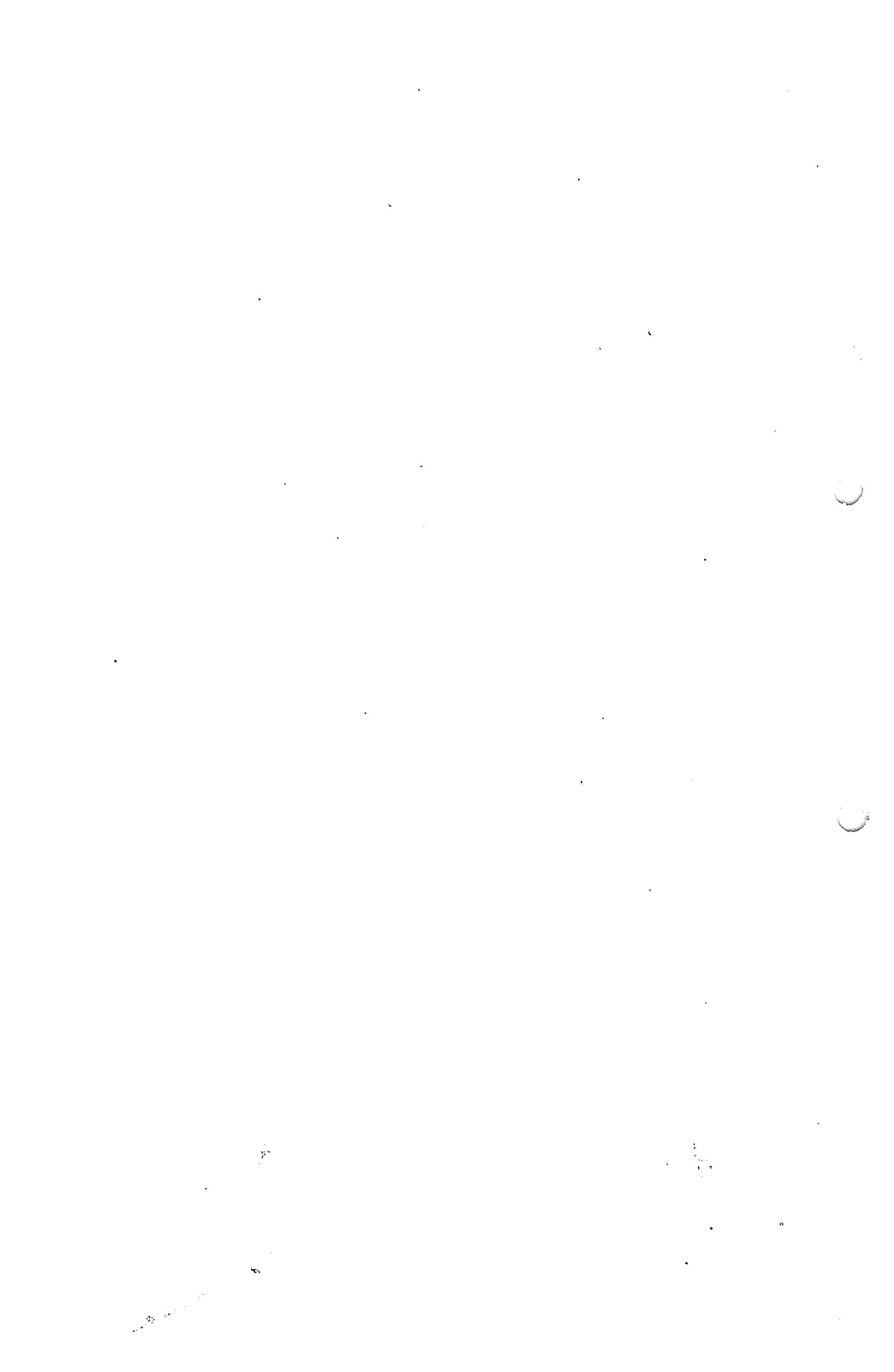
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थापन असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 31/07/2015 06:39:01 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 31/07/2015 05:40:57 PM ची वेळ: (दी)





Summary-2(दस्त गोषवारा भाग - २)



31/07/2015 6 46:15 PM

दस्त गोषवारा भाग-2

करल1

दस्त क्रमांक:8179/2015

करल - १		
२०१५	१९७९	२००

दस्त क्रमांक :करल1/8179/2015
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायाचित्र	अंगठ्याचा उसा
1	नाव:अमोल . चिटणीस पत्ता:फ्लॅट नं. 201, ., सुहृद , भांडूप पूर्व मुंबई, दातार कॉलनी रोड , भांडूप पूर्व , MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AGIPC9354K	लिहून घेणार वय :-28 स्वाक्षरी:-		
2	नाव:शेल टॉवर्स को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे कुलमुख्यतार गोदरेज लॅन्डमार्क रिडेव्हलपर्स प्राइव्हेट लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरवर्ट मेंडेस तर्फे मुख्यतार सनन ओलाचेरी . . पत्ता:फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIAS9674H	लिहून देणार वय :-30 स्वाक्षरी:-		
3	नाव:गोदरेज लॅन्डमार्क रिडेव्हलपर्स प्राइव्हेट लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरवर्ट मेंडेस तर्फे मुख्यतार सनन ओलाचेरी . . पत्ता:फ्लॉट नं: ऑफिस , माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAECG6540Q	लिहून देणार वय :-30 स्वाक्षरी:-		

Saman

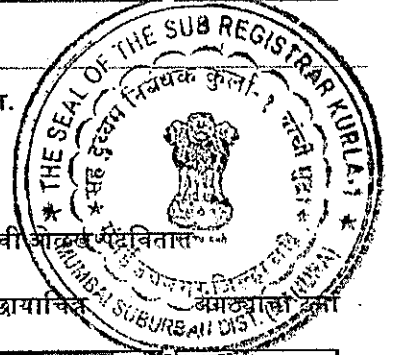
Saman

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 07 / 2015 06 : 43 : 54 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्यायाचित्र	अंगठ्याचा उसा
1	नाव:अजय . माळी वय:37 पत्ता:65म्युनिसिपल मार्केट वाटकोपर पश्चिम मुंबई पिन कोड:400086		
2	नाव:जितेंद्र . शिंदे वय:38 पत्ता:65म्युनिसिपल मार्केट वाटकोपर पश्चिम मुंबई पिन कोड:400086		



शिवका/क्र.4 ची वेळ:31 / 07 / 2015 06 : 44 : 42 PM

शिवका/क्र.5 ची वेळ:31 / 07 / 2015 06 : 45 : 17 PM नोंदणी पुस्तक 1 मध्ये

ह. निबंधक कुर्ला 1

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001570340201516S	0001650782201516

8179 /2015

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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प्रमाणित करण्यास येते कि या दस्तामध्ये
एकूण(१.१.२१.....२००) पाने आहेत.
करल-१/ २०१५ /२०१५
पुस्तक क्रमांक १ क्रमांकावर
नोंदला ३१/०७/१५
दिनांक

सह. दुय्यम निबंधक कुर्ला-१
मुंबई उपनगर जिल्हा

करल - १	
२०१५	२०० २००
२०१५	



01/08/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 8179/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) चेंबूर

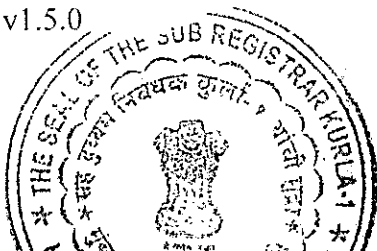
(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	10843156
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5714000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन: सदनिका नं: फ्लॉट नं. 1001, माळा नं: दहावा मजला एच विंग, इमारतीचे नाव: गोदरेज सेंट्रल, ब्लॉक नं: सहकार नगर-1 चेंबूर मुंबई 400071, रोड नं: शेल कॉलनी, इतर माहिती: अंदाजे क्षेत्र -460.70 चौ.फुट कारपेट. विनामोवदला एक कारपार्किंग स्पेससहित (इतर माहिती दस्तात नमुद केल्याप्रमाणे.) ((C.T.S. Number : 45 49PART 54PART 56PART and 58PART ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 51.36 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: शेल टॉवर्स कॉ-ऑप हौसिंग सोसायटी लिमिटेड, तर्फे कुलमुख्यतार गोदरेज लॅन्डमार्क रिडेव्हलपर्स प्राइव्हेट लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरवर्ट मॅडेन तर्फे मुख्यतार सनन ओलाचेरी . वय:-30; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पांचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAIAS9674H 2): नाव: गोदरेज लॅन्डमार्क रिडेव्हलपर्स प्राइव्हेट लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरवर्ट मॅडेन तर्फे मुख्यतार सनन ओलाचेरी . वय:-30; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पांचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAECG6540Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: अमोल चिटणीस वय:-28; पत्ता:-फ्लॉट नं. 201, सुहद, भांडूप पूर्व मुंबई, दातार कॉलनी रोड, भांडूप पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400042 पॅन नं:-AGIPC9354K
(9) दस्तऐवज करून दिल्याचा दिनांक	31/07/2015
(10) दस्त नोंदणी केल्याचा दिनांक	31/07/2015
(11) अनुक्रमांक, खंड व पृष्ठ	8179/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	542200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

iSarita v1.5.0



खरी प्रत
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