

compliance, additional interest @ 1% p.a.  
made.

**COLLATERAL SECURITY**

Sr. No.	Particular
1	Shop No. 1, adm., 211 sq. ft. Built Up area on ground floor of the bldg. known as "Jai Mahavir Darshan Co-Op Hsg. Soc. Ltd." constructed on the portion of all that piece and parcel of land or ground bearing Survey no. 161 (A), Hissa No. 6 Part, having are of 5 Gunthas and Survey No. 140 (A) Hissa No. 3 part admeasuring 2-1/2 Gunthas and having City Survey Nos 609 and 609/1 to 609/9, situated at Village Mulund, L.T. Road, Mulund

Cosmos Commercial Loan

I

(East), Mumbai 400081.



15/11/99

Rs Seventy two thousand <sup>cut 18</sup> six hundred fifty only

*[Signature]*  
PROPER OFFICER  
COLLECTOR OF STAMPS  
THANE

THIS AGREEMENT IS MADE AND ENTERED INTO AT MUMBAI ON THIS 15<sup>th</sup> DAY OF NOVEMBER ONE THOUSAND NINE HUNDRED NINETY NINE between M/s. MEERA DEVELOPERS, a partnership firm, having its office situate at 12, Laxmi Narayan Niwas, L. T. Road, Mulund East, Mumbai 400 081, hereinafter called the BUILDERS / DEVELOPERS (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include its present partners, their respective heirs, executors, administrators and assigns) of the FIRST PART and Shri/Smt./Kum./Messrs. Nirmala Umesh Nagda, residing at / having its office at 101/102 Saundashan Pradh. (C.V. Scheme Rd No 1, Mulund (E), Mub-81 hereinafter called the PURCHASER/S (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include his/her/ their heirs, executors, administrators and assigns) of the SECOND PART.

R.H. Jain  
+  
FVG

R.H. Jain  
+  
FVG

WHEREAS by an agreement of sale - cum -development dated 16th of February, 1996 one Shri Ratanlal Mangilal Shinghvi [H. U. F.], had purchased 28.2986 or parcel of land bearing C. T. S. No. 609 and 609 [1 to 19] admeasuring about 756 square yards equivalent to 632 square metres

R.H. Jain  
+  
FVG

OFFICE OF THE  
DISTRICT REGISTRAR  
THANE, MAHARASHTRA  
MAH/CDRA/D/ST/003  
INDIA  
STAMP DUTY  
Rs 2078.65  
28.2986  
17.10.2000  
00040  
SPECIAL ADHESIVE  
MAHARASHTRA  
111741132031

**SLUM REHABILITATION AUTHORITY**  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/PX.CE/157/T/PL/AP  
**COMMENCEMENT CERTIFICATE**

To  
Shri Hemraj Ambalal Singhvi  
C.A. to owner

Office of  
the Chief Executive Officer,  
Slum Rehabilitation Authority  
5th Floor, Griha Nirman Bhavan  
Bandra (E) Mumbai - 400 051

With reference to your application No. 594 dated 23.10.97 for Development Permission and  
of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to  
out development and building permission under section 45 of the Maharashtra Regional and Town Planning  
1966 to erect a building on plot No. \_\_\_\_\_

C.T.S. No. 609, 609/1 to 19 of village Mulund  
T.P.S. No. \_\_\_\_\_ situated at L.T. Rd, Mulund (E) ward T

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


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

The C.E.O. (S.R.A) is appointed Shri D.B. Holikar

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to plinth for composite bldg.No.(1) only.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

  
Executive Engineer (S.R.A)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



along with the structures standing thereon but in the said document, because of the typing mistake the area of the said plot was not mentioned correctly and therefore by a rectification deed dated 9th October, 1998 lodged for registration on 9th October, 1998 under No. 4195 / 98, \_\_\_\_\_ the plot area is corrected as 692 square metres, situate lying and being at Mulund East, Mumbai-400081, Taluka Kuria, within the registration district and sub-district of Bombay City and Suburbs and within the limits of Municipal Corporation of Greater Bombay [hereinafter for brevity's sake shall be referred to as "the said property"] from Shri Ganeshmal Motichand Kachara [H. U. F.].

AND WHEREAS by a Deed of Partnership dated 16th day of February, 1996 entered between the said Shri Ratanlal Mangilal Singhvi [H.U.F.] and Shri Rajeshkumar Hemraj Singhvi, constituted a partnership firm namely M/s. MEERA DEVELOPERS [the builders/  
R.H.F. 2017

+ P. 1 x 3