ompliance, additional interest @ 1% p.a. nade.

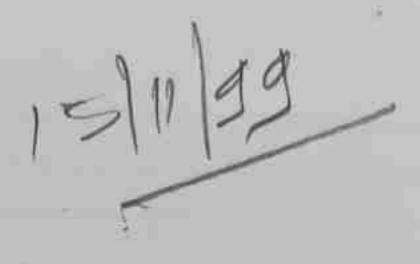
COLLATERAL SECURITY

Particular Vo.

> 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 Logan

East), Mumbai 400081



99 413

Is Sevenly ton thousand su hundred there ay

PROPER OFFICER COLLECTOR OF STAMPS

THIS AGREEMENT IS MADE AND ENTERED INTO AT MUMBAI ON THIS - 15 HAY OF NOVEMBER 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, admin-

istrators and assigns) of the FIRST PART and Shri/Smt./Kum./Messrs. Nirmala

Umesh Nagda , residing at / having its office at Saidarsham Bril, Cav. Schene Pd No

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.

WHEREAS by an agreement of sale - cum -development dated16th of February. 1996 one Shri Ratanlal Mangilal Shinghvi [H. U. F.], had purchased a piece 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

17.10.2000 111741132031

R.H.John

Reto Jam 643

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

SRA/AY.CE/157/T/PL/AP

COMMENCEMENT CERTIFICATE

To Shri Hemraj Ambalal S'inghvi A. to owner

Office of the chief Excentive Officer, slum Achabilitation Authority 5th Ploor, Griba Mirman Bhavan Bandra (E) Mumbal - 400 051

dated 23. 10.97 Development Permission and With reference to your application No 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 1906 to crect a building on plot No

T.S. No. 609, 609/1 to .19
situated at L.T.Rd; MuTund(E) Mulund

TPS No.

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

- The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- 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.
- This permission does not entitle you to develop land which it as not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate the every year but such extended period shall be in no case exceed three years provided further that a lampse shall not bar any subsequent application for fresh permission under section 44 of the Maker and Item and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (S.R.A) if -6.
- The development work in respect of which permission is manted under this a difficate is not (4) carried out or the use thereof is not accordance with the sanctioned plans.
- Any of the condition subject to which the same is granted or any of the restrictions imposed by (6) the C.E.O. (SRA) is contravened or not complied with.
- The C.E.O. (S.R.A) is satisfied that the same is obtained by the applicant through fraud or (C) 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 Malurashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignces, administrators and successors and every person deriving title through or under him.

The C.F.O. (S.R.A. I. is appointed Shri D.B. Holikar

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the sani 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 Shun Rehabilitation Authority

Executive En

CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)



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/

+ PAXB