

15/11/99

12500

Rs Seventy two thousand six hundred fifty only

[Signature]

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

THIS AGREEMENT IS MADE AND ENTERED INTO AT MUMBAI ON THIS 15th 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. Niralal Umesh Nagda, residing at / having its office at 101/102 Saundashree Park, C.V. Scheme Rd No 1, Mulund (E), Mub-84 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
FWS

R.H. Jain
FWS

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CDRA/DIST/003

INDIA
RS 307865
281986
00040
17.10.2000
SPECIAL ADHESIVE
111741132031

WHEREAS by an agreement of sale - cum -development dated 16th 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

R.H. Jain
FWS

15/11/99

72.50

Rs Seventy two thousand six hundred thirty six

[Signature]

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

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ON THIS 15th 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, admin-
istrators and assigns) of the FIRST PART and Shri/Smt./Kum./Messrs. Nirmala
Umesh Nagda, residing at / having its office at
101/102 Sairdasham Bldg, C.V. Schem R'd 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
[Signature]

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[Signature]

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[Signature]

WHEREAS by an agreement of sale - cum -development dated 16th 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

OFFICE OF THE
JUNIOR DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CD/RA/DE/1517/03
STAMP DUTY
Rs. 007965
28986
00040
17.10.2000
SPECIAL ADHESIVE
MAHARASHTRA
111741132031

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 Kurla, 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. Jain

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developers herein] and the said Shri Ratanlal Mangilal Singhvi [H.U.F.] has put the said property into the common pool of the partnership firm and as such the builders/developers herein are entitled to the said property mentioned hereinabove.

AND WHEREAS in the said circumstances the party of the first part herein have become lawfully entitled to the said property along with the structure standing thereon.

AND WHEREAS on the said property there were various chawls which were occupied by different tenants.

AND WHEREAS the said property was declared as a slum under the provisions of the Maharashtra Slum Areas [Improvement, Clearance and Redevelopment] Act of 1971 [hereinafter for brevity's sake shall be referred to as "the said Act"].

AND WHEREAS under the new policy of the Government as well as under the policy of the Municipal Corporation of Greater Bombay the party of the first part is entitled to avail the enhanced FSI for the redevelopment of the said property which is declared as a slum area and therefore, the party of the first part has negotiated with all the tenants/occupants of the said property and as per the policy of the said Act and as per the provisions of the Government /BMC , if more than 70% of the tenants/occupants of the slum property agree that the slum has to be developed, then and that event the owner of the said property shall become entitled to develop the said property by availing of the enhanced FSI under the said Act and the policy of the Government /BMC.

AND WHEREAS more than 70% of the tenants/occupants have agreed to the redevelopment of the said property and accordingly, the agreements have been executed between the party of the first part and the tenants/occupants of the said property.

AND WHEREAS the party of the first part has also submitted the plan/s to the Slum

R. H. J. J.

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Redevelopment Authority.

AND WHEREAS the property is fully occupied and the same is exempted from the provisions of the ULC Act.

AND WHEREAS in pursuance of the plan/s submitted by the party of the first part to the Slum Redevelopment Authority [hereinafter for the sake of brevity, shall be referred to as "the said authority"] appointed under the said Act.

The Slum Redevelopment

AND WHEREAS the said authority has sanctioned the plan/s submitted by the party of the first part herein under No, SRA/CE/157/T/PL/AP dated 9th Jan 1998 accordingly the commencement certificate has also been granted by the said authority under even number dated 09/01/1998 for carrying out the redevelopment.

AND WHEREAS the search is caused to have been taken for verifying the title of the said property by Shri M. N. DESHMUKH, Advocate and Notary.

AND WHEREAS the copy of the certificate of the title of the said property, more particularly described in the schedule hereunder written , has been issued by the said Shri M. N. DESHMUKH , Advocate and Notary , and a copy whereof is hereto annexed and marked as ANNEXURE "A" and which has been inspected by the purchaser/s.

AND WHEREAS the purchaser/s has /have been fully satisfied for himself/ herself / themselves about the title of the party of the first part herein and for constructing the building on the said property described hereinabove and the purchaser /s has /have accepted the title of the party of the first part to the said piece of the land as more particularly described in the schedule hereunder written.

AND WHEREAS the party of the first part has started constructing on the said land building consisting of ground plus seven upper floors.

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AND WHEREAS by virtue of the fact that the party of the first part is the absolute owner of the said property, they are alone the still exclusive owner and are having sole and exclusive right to sell the flats/shops/garages/commercial premises in the said building to be constructed on the said land and to enter into agreement with the purchaser/s of the flats/shops/commercial premises/garage/open space etc., and receive the price consideration in respect thereof solely.

AND WHEREAS the flat/shop/commercial premises/garages/open space purchaser/s demanded from the developers and the Developers have given inspection to the flat/shop/commercial premises/garage/open space purchaser/s of all the documents of title relating to the said land, the said sanction received from collector and local authority, the Deed of Conveyance and the plans, designs and specifications prepared by the Builders Architect M/s. Vijay Turbadkar, and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of construction, sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "said Act") and the rules made thereunder.

AND WHEREAS the title of the said plot to be developed by the said developers described in the first schedule hereunder written has been investigated by Shri M. N. DESHMUKH, Advocate and Notary of the Developers and he has found the same clear and marketable as is evidenced by the Certificate of Title dated 13th JULY 1999 issue by Shri M. N. DESHMUKH, Advocate & Notary, a copy of which is annexed and marked as Exhibit "A" which has been seen and approved by the flat/shop/commercial premises/garage/open space purchaser/s.

AND WHEREAS the Developers have accordingly commenced construction of the said building in accordance with the said plans.

AND WHEREAS the flat/shop/commercial premises/garage/open space purchaser/

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s applied to the developers for allotment to the ~~flat/shop/commercial premises/garage/open~~
~~space~~ purchaser/s admeasuring 263 Super Built up sq. feet equivalent to 17.60
 sq. metres in Building viz. MAHAVIR and declare that neither the said flat/
~~shop/commercial premises/garage/open space purchaser/s~~ nor the members of the flat/
~~shop/commercial premises/garage/open space purchaser's~~ family own a tenement or a
 house or building within the limits of Greater Bombay urban Agglomeration.

AND WHEREAS prior to the execution of these presents the ~~flat/shop/commercial~~
~~premises/garage/open space~~ bearing No. 1 on GROUND floor of the _____
 type having built up area admeasuring 211 sq. feet equivalent to 17.60
 sq. metres in the proposed building on the plan thereof hereto annexed and marked as
 Annexure " _____ " (hereinafter called the premises for the total price of Rs. 6,70,000/-
 [Rupees Six Lacs & Seventy Thousand only])
 hereinafter referred to as "the purchase price") the purchaser/s hereby agree/s to pay to
 the developers the purchase price of the premises in the following manner :-



- i) Rs. ~~_____~~ Being 20% of the purchase price on or before the execution
 of these presents as earnest money.
- ii) Rs. ~~_____~~ Being 15% of the purchase price within seven days from the
 date of intimation about completion of plinth.
- iii) Rs. ~~_____~~ Being 7% of the purchase price within seven days from the
 date of intimation about completion of 1st slab.
- iv) Rs. ~~_____~~ Being 7% of the purchase price within seven days from the
 date of intimation about completion of 2nd slab.
- v) Rs. ~~_____~~ Being 7% of the purchase price within seven days from the

date of intimation about completion of 3rd slab.

vi) Rs. _____ Being 7% of the purchase price within seven days from the date of intimation about completion of 4th slab.

vii) Rs. _____ Being 7% of the purchase price within seven days from the date of intimation about completion of 5th slab.

viii) Rs. _____ Being 7% of the purchase price within seven days from the date of intimation about completion of 6th slab.

ix) Rs. _____ Being 7% of the purchase price within seven days from the date of intimation about completion of 7th slab.

x) Rs. _____ Being 7% of the purchase price within seven days from the date of intimation about completion of 8th slab.

xi) Rs. _____ Being 7% of the purchase price within seven days from the date of intimation about completion of finishing work viz. plastering, Tiling, plumbing, electrification etc.,

xii) Rs. _____ Being 2% of the purchase price within seven days from the date of intimation about the possession of the premises.

Rs. 6,70,000/- TOTAL PURCHASE PRICE.

IT IS HEREBY EXPRESSLY AGREED THAT the time for payment of each of the aforesaid instalment of the purchase price shall be of essence . All payments shall be made by the purchaser /s to the Developers in the manner specified above . All installments

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except the last balance shall be taken as earnest money.

Without prejudice to the rights of the Developers to cancel this agreement as stated herein, the Developers shall have a first and paramount lien and charge on the premises in respect of nonpayment of any amount due by the purchaser/s under this agreement. The developers hereby admit that the sum of Rs. 2,00,000/- (Rupees Two Lacs Rupees only) being twenty percent of the sale price of the ~~flat/shop/garage/commercial premises/open space~~ agreed to be sold to the ~~flat/shop/commercial premises/garage/open space~~ purchaser/s as advance payment or deposit (the payment and receipt whereof the Developers both hereby admit and acknowledge).

The flat /shop/garage/commercial premises/open space purchaser/s has/have agreed to pay to the Builders, balance of the sale price as per schedule hereinabove written and the balance on the Developers obtaining certificate of occupation and /or completion from the concerned local authority and delivering to the ~~flat /shop/garage/commercial premises/open space~~ agreed to be purchased by the ~~flat /shop/garage/commercial premises/open space~~ purchaser/s.

The purchaser/s hereby agree/s and confirms that the Developers have produced all information and documents and have made full and true disclosures of all items covered under clauses (a) to (k) of sub section (2) of section (3) of Maharashtra Ownership Flats (Regulation and the Promotion of Construction, Management and Transfer Act , 1963, Maharashtra Act No. XLV of 1963) hereinafter referred to as "the said act" as well as the items covered under clause (a) to (g) of Rule 4 of Maharashtra Ownership Flats Rules 1964 hereinafter for brevity's sake referred to as "the said Rules " and the ~~flat /shop/garage/commercial premises/open space~~ purchaser/s is /are fully satisfied with the same and has /have no further or other information nor disclosure to be obtain from the Developers.

AND WHEREAS under section 4 of the said act the Developers are required to

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execute a written agreement for the said ~~flat /shop/garage/commercial premises/open~~ space to the ~~flat /shop/garage/commercial premises/open space~~ purchaser/s, being in fact these presents and also to register the said agreement under the Registration Act.

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

The Developers shall construct the said building consisting of ground and seven upper floors on the said land in accordance with the plans, designs, specifications approved by the Municipal Corporation of Greater Bombay and which have been seen and approved by the flat / shop / garage / commercial premises/open space purchaser/s with only such variations and modifications as the Municipal Corporation of Greater Mumbai or by the Government to be made in them or any of them for which the flat /shop/ garage / commercial premises / open space purchaser/s hereby gives consent.

2. The flat /shop/garage/commercial premises/open space purchaser/s hereby agrees to purchase from the Developers and the developers hereby agreed to sell to the ~~flat / shop / garage/commercial premises/open space bearing~~ No. 1 on the floor of built up area ^{Super} admeasuring 263 sq. feet equivalent to 17.60 sq. metres (which is inclusive of the area of balconies) as shown in the floor plan thereto hereto annexed and marked as Exhibit

* The percentage of undivided interest in common areas, facilities, if any, pertaining to the premises shall be _____ and _____ respectively.

3. The Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Municipal Corporation of Greater Mumbai at the time of sanctioning the said plans or thereafter and shall, before handing over the

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possession of the premises to the flat /shop/garage / commercial premises/ open space purchaser/s obtain from the Municipal Corporation of Greater Bombay occupation and or completion certificate in respect of the said premises.

4. flat /shop/garage/commercial premises/open space purchaser/s has/have prior to the execution of this agreement satisfied himself/herself/ themselves about the title of the owners/developers to the said property and the purchaser/s shall not be entitled to investigate the title of the owners / builders and no requisitions or objections whatsoever shall be raised on any matters relating hereto. A copy of the certificate of title issued by Shri M. N. Deshmukh, Advocate & Notary with regard to the title of the owners/developers to the said property is hereto annexed and marked as Exhibit.

5. The developers hereby declare that the Floor Space Index available in respect of the said land as approved by C.E.O. / Executive Engineer / S.R.A. as per provision of S.R.A. and that no part of the floor space index has been utilised by the developers elsewhere for any purpose whatsoever. In case the said floor space index has been utilised by the developers elsewhere , then the developers shall furnish to the flat /shop/garage/commercial premises / open space purchaser/s all the detailed particulars in respect of such utilisation of said Floor Space Index by them. If at any time prior to or even after the execution of the Conveyance / Assignment of lease, the floor space index at present applicable to the said land is increased , such increase shall ensure for the benefit of the developers alone, without any rebate to the flat /shop / garage / commercial premises/open space purchaser/s.

6. The developers hereby agree that he shall , before handing over possession of the premises to the flat / shop / garage /commercial premises/open space purchaser/s and in any event before execution of a Conveyance / Assignment

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of lease of the said land in favour of a corporate body to be formed by the purchaser of ~~flat /shop/garage/commercial premises/open space~~ purchaser in the building to be constructed on the said land (hereinafter referred to as "the society / limited company "), ensure that the said land is free from all encumbrances and that the original owner have absolute, clear and marketable title to the execution of the conveyance of the said land by the developers in favour of the said society / limited company.

7. The ~~flat /shop/garage/commercial premises/open space~~ purchaser/s agree/s to pay to the developers interest at 18% per annum on all the amounts which become due and payable by the ~~flat /shop/garage/commercial premises/open space~~ purchaser/s to the developers under the terms of this agreement from the date the said amount is payable by the ~~flat / shop / garage / commercial premises/open space~~ purchaser/s to the developers. ,
8. In addition to the purchase price written hereinabove the purchaser/s shall pay to the Developers a sum of Rs. 750/- (Rupees seven hundred fifty only) being the legal cost of these presents before taking possession of the premises or within a week from the date of demand by the developers in that regard whichever is earlier . In addition to the aforesaid payment the purchaser/s shall also keep deposited with the developers the following amount before taking possession of the said premises.

- i) Rs. _____ for share money, entrance fee of the society.
- ii) Rs. _____ for Municipal Taxes.
- iii) Rs. _____ for maintenance of the premises.

R.H. Jain

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~~flat / shop / commercial premises / garage / open space purchaser/s~~ as the member of the said society.

38. Any delay tolerated or indulgence shown by the developers in enforcing the terms of this agreement or any forbearance or giving time to the ~~flat / shop / commercial premises / garage / open space purchaser/s~~ by the developers shall not be construed as a waiver on the part of the developers of any breach or non/compliance of any of the terms and conditions of this agreement by the ~~flat / shop / commercial premises / garage / open space purchaser/s~~ nor shall the same in any manner prejudice the rights of the developers.

39. All costs, charges and expenses, including stamp duty registration charges and expenses in connection with the preparation and execution of this agreement as well as the conveyance and other documents and formation, registration or incorporation of the cooperative society or as the case may be the limited company shall be borne, shares and paid by all the purchasers of the ~~flat / shop / commercial premises / garage / open space~~ in the said building in proportion to the purchase price of their respective ~~flat / shop / commercial premises / garage / open space~~ and /or paid by such cooperative society or as the case may be the limited company. The developers shall presents this agreement as well as the Conveyance at the proper registration office for registration within the time limit prescribed by the registration act and the builders will attend such office and admit execution thereof.

40. All notice to be served on the ~~flat~~ ^{Shop} purchaser/s contemplated by this agreement shall be deemed to have been duly served if sent to the ~~flat~~ ^{Shop} purchaser/s by registered post A.D. at his/her/their address specified below:

NIRMALA UMESH

41. ^{SHOP.} The flat purchaser/s shall permit the developers and their surveyors, workers and agents with or without workmen and other at all reasonable times, to enter into and upon the said land and premises or any part thereof to view and examine the state and condition thereof.

If any question or difference whatsoever shall arise between the parties hereto their representatives or between one of the parties hereto and the representatives of the other or others of them touching this agreement or any matter or thing contained or construed therefore as to any matter in any way connected herewith or arising thereof or the operation thereof or the rights and liabilities of either parties herein in any such case the matter or difference shall be governed and subject to the provisions of Indian Arbitration Act, 1940 (Act x of 1940) or any statutory modifications or reenactment thereof for the time being in force.

43. This agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act, No. xv of 1971) and the rules made thereunder shall act and the rules made thereunder.

R.H. Jain

Y. P. J.

IN WITNESS WHEREOF THE DEVELOPERS AND THE FLATS/ SHOP/ COMMERCIAL PREMISES / GARAGES / OPEN SPACE PURCHASER/S HAS/HAVE SET HIS / HER / THEIR TO THESE PRESENTS ON THIS

DAY OF 15th NOVEMBER 1999. 2000.

SIGNED, SEALED AND DELIVERED BY THE)
WITHIN NAMED M/s. MEERA DEVELOPERS,)
THE BUILDERS/DEVELOPERS, THE PARTY)
OF THE FIRST PART, IN THE PRESENCE)
OF Prasad S. Chhedra)

For MEERA DEVELOPERS
Rajesh H. Jain
Partner

SIGNED, SEALED AND DELIVERED BY THE)
WITHIN NAMED SHRI/SMT / KUM / MESSRS.)
NIRMALA UMESH NARADA)
THE PURCHASER/S , THE PARTY OF THE)
SECOND PART, IN THE PRESENCE)
OF Deepak N. Jadhav.)

विरमल उमेश नारदा

RECEIPT

RECEIVED an amount of Rs. 2,00,000 (Rupees Two Lacs Only-

only) from the within named purchaser/s by cash/ cheque No.

714621. dated 03/03/2000 drawn on The North Kanara

Md (E).
Cr. S.B. bank

.Rs. 2,00,000/-

WE SAY RECEIVED

For MEERA DEVELOPERS
Rajesh H. Jain
DEVELOPERS.

Partner

WITNESSES: (1) R. Chhedra

SPECIAL AMENITIS IN EACH BLOCK

1. Complete Structure Shall be of R . C . C . Frame -type Structure .
2. R . C . C . Loft Shall be provided on the attached Bathroom portion.
3. One hand wash basin shall be provided in each block
[Size 16" x 12"] with the necessary fittings with C . P . Brass pillar tap .
4. One Mirror shall be provided above each wash hand basin
[Standard size] .
5. One Brass C . P . plated shower Mixture shall be provided in each Bathroom .
6. One raised cookig platform in Granite finish with sink shall be provided in kitchen [as per detaills given]
7. 2 Coats of snowcem shall be applied to outside of the building .
8. 1 tap in kitchen, 1 overhead wall mixer in Bathroom/ toilet, 1 tap in wash basin and 1 tap in W . C . shall be provided in each block .
9. Fan hooks will be provided in all rooms, kitchen and all shops .
10. Electric fittings [IN EACH BLOCK]
 - 1/2 point in living 5 domestint concealed fittings .
 - 1domestic point for A/C + 3.1/2" points in bed rooms .
concealed fittings .
 - 4 . 1/2 points in kitchen , concealed fittings .
 - 1 point in W . C .
 - 1 point in Toilet and 01 domestic point for geyser
 - 1 point in internal passage .

PROPRETOR

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

No. SRA/DY.CE/157/T/PL/AP

COMMENCEMENT CERTIFICATE

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

To,
Shri Hemraj Ambalal Singhvi
C.A. to owner

With reference to your application No. 594 dated 23.10.97 for Development Permission and 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 Act, 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 reason 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 does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional 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. (SRA) 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) has 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)

4 MAR 1999

SEARCHED 157/T/PL/AF

Full cc for rehab wing (B) & cc up to 1st slc
for sale wing (A)


Executive Engineer

(Slum Rehabilitation Authority)

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संचालन खाते
मालमती का रकम

400380 15 07 2017
9888 00030057

Rs 5.00

P672941

सदर देयता बृहन्मुंबई महानगरपालिका अधीनस्थ १५२ (अ) नुसार देयता कर असलेली बांधणी

लेखा क्रमांक TX0105110370000	वर्षावकाश काल 2017-2018	देयता क्रमांक 201710BIL06205409 201720BIL06205410	देयता दिनांक 29/05/2017
पदाधारक नाव व पत्ता : MEERA DEVELOPERS MAHAVIR DARSHAN A WING, L.T. ROAD, MULUND (E), MUMBAI 400 081.		आस्थापक व नाव : Asslt. Assessor & Collector, T Ward Municipal Office, Ground Floor, Flom No.3,7 Lala Daxdayal Road, Mulund(West), Mumbai 400 088	
भास्यमत्ता क्रमांक, सार्वजनिक कामांक, इमारतीचे नाव / विंग, फ्लो, ट्री प्लॉ, फ्लॉर, प्लॉट क्र., प्लॉट नाव, लॉट क्र., पार्किंग नाव, डिस्क, फ्लॉमवॉलचे नाव, कल्ल्यावॉलचे नाव. T-468-467(A), 3B, 3C, L.T. RD, MULUND [E] (HOUSE A WING) SHRI KR PATIL			
दयाप करनिर्धारण दिनांक : 01/04/2003	जलवोडणी क्रमांक	दयाप वाडणी मूल्य :	53141395
अक्षरी रूपये Rupees Five Crore Thirty One Lakh Forty One Thousand Three Hundred and Ninety Five Only			
देयता करतेवेळी ११/०३/२०१० म् लागू पारंपरिक धरणाची रकम ₹ 0			
देयता करतावेळी ०१/०४/२०१७ म् लागू निर्धारित धरणाची रकम ₹ 0			
देयता करतावेळी : 01/04/2017	ते 31/03/2018		

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2018 ते 31/03/2018
सर्वसाधारण कर	36076	36076
जल कर	0	0
जल लाभ कर	22660	22660
मर्यादित सारण कर	0	0
मर्यादित सारण लाभ कर	14073	14073
म.प.पा. शिक्षण उपकर	13210	13210
राज्य शिक्षण उपकर	11180	11180
रोजगार हमी उपकर	1017	1017
वृक्ष उपकर	660	660
पत्रकर	16768	16768
एकूण देयता रक्कम	115644	115644
कलम १५२ (अ) नुसार देयता रक्कम	0	0
परतारव्यावहारील व्याख्याती वसुली	0	0
सी-बर्ड थ्या लॅम्याव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	115644	115644
* 30.06.2017 पर्यंत भरावयाची निव्वळ रक्कम	113588	111533
* 31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	114616	112560
* 31.07.2017 नंतर भरावयाची निव्वळ रक्कम	115644	115644
अक्षरी रूपये	Rupees One Lakh Fifteen Thousand Six Hundred and Fourty Four Only	Rupees One Lakh Fifteen Thousand Six Hundred and Fourty Four Only
अंतिम देय दिनांक	27/08/2017	31/12/2017

Ch. 708/183
12/07/17
MUGB
MUGB

To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO TX0105110370000 . Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first.

* अर्ली-बर्ड इन्वेन्टीव्ह स्वयंसेवक योजनेच्या माहितीसाठी माझे पाहणे.
मालमती क्रमांकापधील पहिले ११ अंक इमारतीचा UID (Unique Identity) असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रयत्न महापालिकेने त्हाी वेळोवेळी करते. त्यामुळे महापालिकेच्या कोणत्याही कार्यासंबंधीतील पत्रव्यवहारात सदर UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



Anjans

श्री. जयदेव ड. कर्कर
अध्यक्ष (१)

एक कदम स्वच्छता की ओर



Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,

Bandra (East), Mumbai 400 051, Fax:022-2659045

Tel:022-26590519 / 0405 / 1879 / 0993

E mail : info@sra.gov.in.

No.SRA/Eng/157/T/PL/AP/OCC

Date :

1 SEP 2008

To,
Shri Vijay Turbadkar,
Architect,
15/C, Shanti Bhuvan,
Dr. R.P. Road, Mulund (W),
Mumbai-400 081.

Sub :- Full Occupation permission to occupy the completed for
Composite Building on plot bearing CTS No.609, 609/1 to
19 of Village Mulund (E), Mumbai, for Mira CHS.

Ref : Your letter under No. 11321 dtd. 04/02/2008.

Sir,

The development work of Composite Building on above referred plot as shown by you in red colour in the plan submitted by you on 11/12/2001 completed under the supervision of Architect Shri Vijay Turbadkar, Licensed under License No.CA/79/5261 of Licensed No.CA STR/13 the Structural Engineer Shri R.C. Tipnis and site supervisor Shri Ashwin Savla (Licence No.S/454/SS-I) may be occupied on following conditions :-

- 1) That all the pending LOI & IOA condition shall be duly complied with before granting B.C.C,
- 2) That you shall handover 3 nos. of PAP tenements to MCGM before requesting for B.C.C.
- 3) That the payment of extra water charges, Sewerage charges and Assessment charges, if any, shall be paid to the MCGM before applying for water connection.
- 4) That the N.O.C. from Asstt.Assessor & Collector 'T' Ward shall be obtained before requesting for BCC permission.

- 5) That the certificate under Section 270A of B.M.C. Act shall be obtained from A.E.W.W. 'T' Ward.

A set of completion plans is returned herewith.

Note : This permission is issued without prejudice to action, if any, under M.R & T.P. Act.

Yours faithfully

sd/-
Executive Engineer-I
Slum Rehabilitation Authority

E-1 SEP 2008

- C.C. to :-
- 1) M/s Hemraj Sanghvi.
 - 2) Asstt.M.C. (T) Ward.
 - 3) A.E.W.W. (T) Ward.
 - 4) A.A. & C. (T) Ward.
 - 5) Meera CHS Ltd.

For information please.

MA
Executive Engineer-I 1/9/08
Slum Rehabilitation Authority

Received on 08-02-2013

Dr. P. D. Shinde
for *Dr. P. D. Shinde*

M. S. Anand
Esther 10/2/13
10/2/13

S. S. Patil
10/2/13

SHARE CERTIFICATE

JAI MAHAVIR DARSHANCO-OPERATIVE HOUSING SOCIETY LTD.

(Regn. No. Mum/Hsg/506/19/11237R.2004 dt. 25/05/2006
Regd. Add.: Acharya Darshan C.T.S. No. 409/1219
LT.Road, Malad (E) Mumbai- 400 081

Share Certificate No. 001 Members Register No. 001 No. of Shares 5 (FIVE)

This is to Certify that Shri/ Smt. / M/s. NIRMALA UMESH WAREDA
is the Registered Holder of 5 (FIVE) Fully paid up share of Rs.50/-
each numbered from 001 to 005 both inclusive, in

JAI MAHAVIR DARSHAN **CO-OPERATIVE HOUSING SOCIETY LTD.**

subject to the Bye-Laws of the said Society.
Given under the Common seal of the said Society on

MUMBAI this Twenty day of February 2007



[Handwritten Signature]
A. S. Patil

[Handwritten Signature]
Chandrakant Patil



11926/2018

VALUATION REPORT

SMT. NIRMALA UMESH NAGDA



**SHOP NO. 1, GROUND FLOOR, MAHAVIR DARSHAN, L. T.
ROAD, MULUND (EAST), MUMBAI 400 008**

FOR

COSMOS BANK, MULUND (EAST) BRANCH

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

B/410, 4th Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,
Laxmi Nagar, Ghatkopar (East), Mumbai 400075

Phone: 022-25004096/022-25004097 Mob.: 8828901005 / 9619369275

E-mail:- praxisconsultants@gmail.com / info@praxisconsultants.com

11926/2018

CERTIFICATE

Date : 26TH February, 2018

To,
Cosmos Bank
Mulund (East) Branch

We have carried out the valuation of Shop pertaining to **Smt. Nirmala Umesh Nagda** at Shop No. 1, Ground Floor, Mahavir Darshan, L. T. Road, Mulund (East), Mumbai 400 008

On the basis of the data/ information furnished by **Cosmos Bank**, our visual inspection, observations, analysis and judgement, we are of the opinion that the present value of the above referred asset to be considered as **RS. 63,12,000/-** (Rupees Sixty Three Lakhs Twelve Thousand Only) As On 26TH February, 2018

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.

Praksis Consultants & Valuers Pvt. Ltd.
Authorised Signatory

11926/2018

VALUATION REPORT

PARTY :- SMT. NIRMALA UMESH NAGDA

SHOP NO. 1, GROUND FLOOR, MAHAVIR
DARSHAN, L. T. ROAD, MULUND (EAST),
MUMBAI 400 008

PROPERTY :- SHOP NO. 1, GROUND FLOOR, MAHAVIR
DARSHAN, L. T. ROAD, MULUND (EAST),
MUMBAI 400 008

REFERENCE DATE :- 15TH FEBRUARY, 2018.

VALUER :- PRAKSIS CONSULTANTS & VALUERS PVT.
LTD.

B/410, 4TH FLOOR, DAMJI SHAMJI
CORPORATE SQUARE, NEXT TO KANARA
BUSINESS CENTRE, LAXMI NAGAR
GHATKOPAR (EAST), MUMBAI 400075.

11926/2018

PRASHANT RAUT
Govt. Approved Valuer
Reg. No. CCIT-TH/350/16/22/3/2010-11

Ref:-PR/PCVPL/VLN/CB/722/11926/2018



VALUATION REPORT

1. PARTY :-
SMT. NIRMALA UMESH NAGDA
SHOP NO. 1, GROUND FLOOR, MAHAVIR
DARSHAN, L. T. ROAD, MULUND (EAST),
MUMBAI 400 008
2. PROPOSED OWNER :-
SMT. NIRMALA UMESH NAGDA
3. DATE OF INSPECTION :-
16TH FEBRUARY, 2018
(MR. TUSHAR BANDKAR) ALONG WITH
MR. KANAK MEERA
4. VALUATION
INSTRUCTED BY :-
COSMOS BANK
MULUND (EAST) BRANCH
5. PURPOSE OF
VALUATION :-
TO ASCERTAIN THE PRESENT MARKET
VALUE OF SHOP NO. 1, GROUND FLOOR,
MAHAVIR DARSHAN, L. T. ROAD,
MULUND (EAST), MUMBAI 400 008 WITH
FINANCIAL DEALING WITH COSMOS
BANK, MULUND (EAST) BRANCH

11926/2018



Format Of Valuation Report
(For all properties of value upto Rs. 5 crores)

Full Name of the valuer:- **Praksis Consultants & Valuers Pvt. Ltd.**
Registration No. with CBDT/CCIT:-CCIT-TH/350/16/22/3/2010-11
Educational Qualification:- B.E - CIVIL

Ref. No. :- PR/PCVPL/VLN/COSMOS/911/11926/2018

Date:- 26th February, 2018

Subject:-Valuation of
Client Name:-

Shop
Smt. Nirmala Umesh Nagda

Sir/Madam,

Please Find Herewith The Valuation Report For **Smt. Nirmala Umesh Nagda**

Location and brief description of the property:- Shop No. 1, Ground Floor, Mahavir Darshan, L. T. Road, Mulund (East), Mumbai 400 008

	(Rs.)
Fair Market Value as on Today (in words & figures)	(Rupees Sixty Three Lakhs Twelve Thousand Only) Rs. 63,12,000/-
Realizable Value	RS. 56,80,800/-
Distress Value	RS. 50,49,600/-
Registration sale value (As per guidelines of Ready Reckoner for stamp duty purposes)	RS. 54,92,492/-
Cost Price as per agreement dated In 15 TH November , 1999	RS. 6,70,000/-
Insurable Value	RS. 5,78,600/-

Detailed report as per Annexure 1 enclosed herewith

Signature of the Firm

Praksis Consultants & Valuers Pvt. Ltd.

Registration No. of the Signatory: CCIT-TH/350/16/22/3/2010-11