



Wednesday, December 29, 2010

3:41:22 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9222

गावाचे नाव सानपाडा

दिनांक 29/12/2010

दस्ताऐवजाचा अनुक्रमांक

टनन3 - 09033 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: सारंग सुहास भांड

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

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480.00

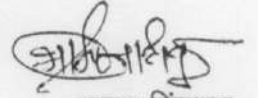
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)

एकूण

रु.

30480.00

आपणास हा दस्त अंदाजे 3:56PM ह्या वेळेस मिळेल



दुय्यम निबंधक

टाणे 3

बाजार मुल्य: 4577000 रु.

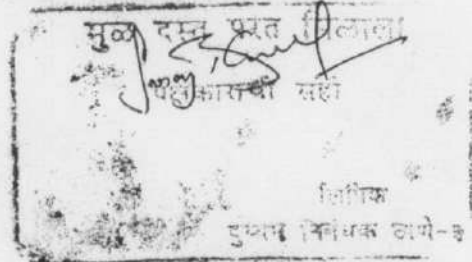
मोवबलु 4800000 रु.

भरलेले मुद्रांक शुल्क: 11100 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एय सी आय सी बँक, वाशी;

डीडी/धनाकर्ष क्रमांक: 001121; रक्कम: 30000 रु.; दिनांक: 18/12/2010





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दस्त क्रमांक २०३३/२०१०

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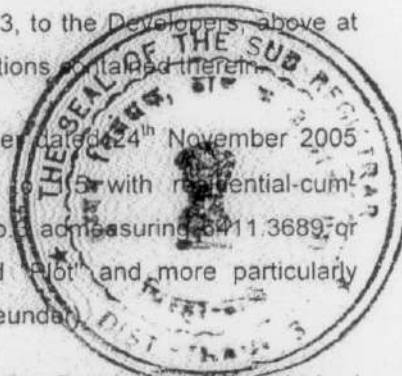
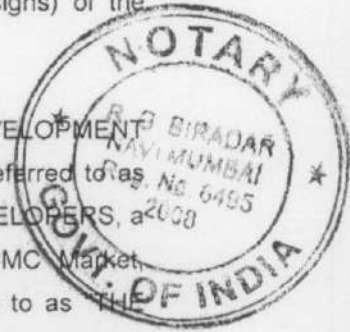
1) MR SARANG SUHAS BHAND (having I.T.PAN NO.AJPPB1677G) and 2) MRS SMITA SUHAS BHAND (having I.T.PAN NO.AEFPB7876N), Aged 28 and 50 years respectively, Indian Inhabitants, residing at 2101, 2102, 'B' Wing, Mahavir Amrut Co-operative Housing Society Ltd., Sector-19, Sanpada, Navi Mumbai, hereinafter jointly called 'THE PURCHASERS' (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, executors, administrators and assigns) of the  
**SECOND PART:**

1. WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (Hereinafter referred to as "CIDCO") has agreed to lease to M/s. SHREE DINSHA DEVELOPERS, a Partnership Firm, having address at Office No.G-13, APMC Market, Sector-19, Vashi, Navi Mumbai, (hereinafter jointly referred to as "THE DEVELOPERS") vide an Agreement to Lease dated 23<sup>rd</sup> February 2004 a piece or parcel of land bearing Plot No.3 admeasuring 4490.56 sq. mtrs. in Sector-19, Sanpada, Navi Mumbai, Tal. & Dist. Thane and on the terms and conditions therein contained.

1a. AND WHEREAS CIDCO, vide Supplementary Agreement of even date, allotted a strip of land admeasuring 1920.80 sq. mtrs. located towards the north side of the said plot no.3, to the Developers, above at or for the price and on the terms and conditions contained therein.

1b. AND WHEREAS CIDCO, vide its letter dated 24<sup>th</sup> November 2005 permitted enhancement of FSI from 1 to 1.5 with residential-cum-commercial user of the said entire Plot no.3 admeasuring 4411.3689 sq. mtrs. thereabouts (hereinafter called the said "Plot" and more particularly described in the First Schedule written hereunder).

2. WHEREAS the Developers obtained the Development Permission/ Commencement Certificate bearing No.NMMC/TPD/BP/Case No.A-1953/1321/04 dated 22<sup>nd</sup> April 2004 and NMMC/TPD/BP/Case No.3762/2163/05 dated 2<sup>nd</sup> July 2004 from the Navi Mumbai Municipal Corporation in respect of the said Plot.



*Neelakant*

*Shree Dinsha*  
*Shree Dinsha*

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3. AND WHEREAS THE DEVELOPERS commenced and completed the construction on the said Plot in accordance with the plans approved/sanctioned and obtained the Part Occupancy Certificate bearing ref. no. NMMC/P.O.C/Case no.B-5418/1133/2009 dated 26<sup>th</sup> March 2009 from the NMMC.

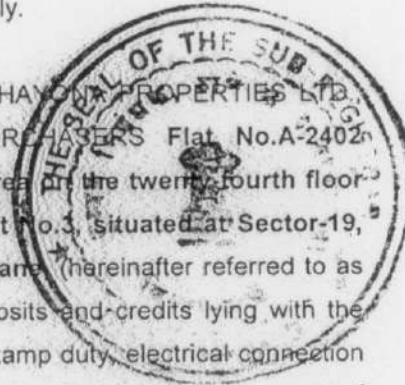
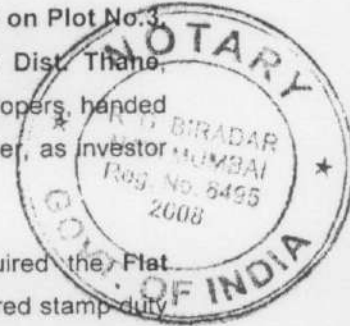
4. WHEREAS vide an Agreement dated 12<sup>th</sup> October 2010, registered with the Sub-Registrar Thane-8 on 12<sup>th</sup> October 2010, under Sr. No.TNN8-08555-2010, vide receipt No.8971, the Sellers purchased a Flat No.A-2402 admeasuring 70.114 sq. mtrs. carpet area on the twenty fourth floor in the building named KSHITIJ constructed on Plot No.3 situated at Sector-19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, from the Developers for proper consideration and the Developers, handed over the possession of the said Flat No.A-2402 to the Seller, as investor only.

5. AND WHEREAS the Seller as Investor have acquired the Flat No.A2402 for investment purpose and have paid the required stamp duty amounting to Rs.2,11,500/- on 11<sup>th</sup> October 2010, on the Agreement dated 12<sup>th</sup> October 2010, which was duly registered with the Sub-Registrar Thane-8 on 12<sup>th</sup> October 2010, under Sr. No.TNN8-08555-2010, vide receipt No.8971, as Investor only.

6. WHEREAS 'THE SELLER' i.e. M/s. SHAYONA PROPERTIES LTD. hereby agrees to transfer to the PURCHASERS Flat No.A-2402 admeasuring 70.114 sq. mtrs. carpet area on the twenty fourth floor in the building named KSHITIJ, on Plot No.3, situated at Sector-19, Sanpada, Navi Mumbai, Tal. & Dist. Thane (hereinafter referred to as the said premises) alongwith all the deposits and credits lying with the Developers including the legal charges, stamp duty, electrical connection charges and any amount receivable from the Developers on account of excess payment or otherwise if any, in respect of the said Premises as per the said agreement and the PURCHASERS hereby agree to accept the said transfer on payment of the consideration of Rs.48,00,000/- (RUPEES FORTY EIGHT LACS ONLY) fully payable as herein after mentioned.

*Nishant*

*Sanjay*  
*S. D. D.*



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7. It is further declared by the Seller that:

a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the Seller personally affecting the said premises.

b. There are no attachments or prohibitory orders as against or affecting the said premises and the said premises are free from all encumbrances or charges and/or are not the subject matter of any lispendens or easements or attachments either before or after judgement. The Seller have not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said premises.

c. The said premises are free from all mortgages, charges, encumbrances of any nature whatsoever.

d. The Seller has paid all the necessary charges of all nature whatsoever in respect of the said premises and the Seller has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the said premises.

e. The Seller in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other way whatsoever and has not created any tenancy, leave and licence or any other rights of the like nature in the said premises and has not dealt with or disposed off the said premises in any manner whatsoever.

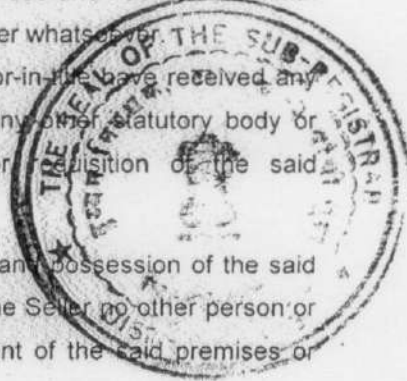
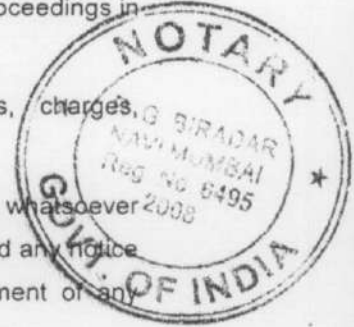
f. Neither the Seller nor any of its predecessor-in-title have received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and/or requisition of the said premises.

g. The Seller is in exclusive use, occupation and possession of the said premises and every part thereof and except the Seller no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof.

h. The Seller has good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Seller/Transferor and/or against the said premises or any part thereof.

*Neelakant*

*Sanjay*



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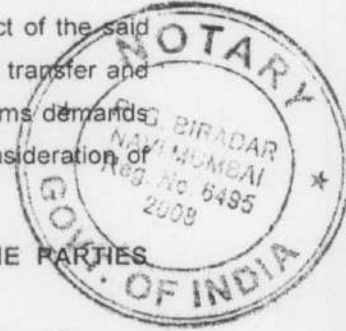
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i. The Seller is not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises under this Agreement.

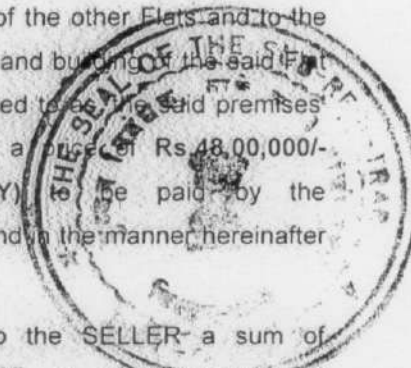
j. The Seller has not done any act, deed, matter or thing whereby it is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchasers and the Seller has all the right, title and interest to enter into this Agreement with the Purchasers on the various terms and conditions as stated herein.

8. THE PURCHASERS has agreed to acquire all the rights, title, and interest of the SELLER under the said agreement in respect of the said Premises with all its assets and credits. THE SELLER shall transfer and assign to the PURCHASERS all the rights, title, interest claims, demands and benefits in respect of the said Premises for a total consideration of Rs.48,00,000/- (RUPEES FORTY EIGHT LACS ONLY).



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE SELLER hereby assign/transfer and the PURCHASERS hereby acquire/purchase shall Flat No.A-2402 admeasuring 70.114 sq. mtrs. carpet area on the twenty-fourth floor in the building named KSHITIJ, on Plot No.3, situated at Sector-19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, together with undivided interest appurtenant to the said Flat as tenant in common with owners of the other Flats and to the common areas and facilities of the said land and building of the said Flat and percentage hereinafter collectively referred to as the said premises as heritable and transferable property for a price of Rs.48,00,000/- (RUPEES FORTY EIGHT LACS ONLY) to be paid by the PURCHASERS to the SELLER at the time and in the manner hereinafter mentioned.



2. THE PURCHASERS agrees to pay to the SELLER a sum of Rs.10,00,000/- (RUPEES TEN LACS ONLY) as advance and part Payment of the total Sale Price, on or before the execution of this Agreement and the balance amount of Rs.38,00,000/- (RUPEES THIRTY EIGHT LACS ONLY) to be paid on getting loan within a period of forty five (45) days from the date of registration of this Agreement.

TIME IS ESSENCE OF CONTRACT.

*Nalaka...*

*Jayant...*  
*S...*

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THE SELLER hereby acknowledge the receipt of ~~Rs.10,00,000/-~~  
(RUPEES TEN LACS ONLY) as ADVANCE and PART payment from the  
PURCHASERS.

3. THE POSSESSION of the said Premises shall be delivered to the  
PURCHASERS on receiving full and final payment.

4. THE PURCHASERS shall be entitled to the use and occupation of the  
said Premises and shall thereafter have no claim against the SELLER in  
respect of any item of work in the said premises which may be alleged not  
to have been carried out or completed.

5. THE SELLER shall execute all papers, forms, declarations and  
documents as required by the said Society/ Developers and as per law in  
favour of the PURCHASERS for the effectual transfer of the said  
Premises along with ownership rights and other interest in the said  
Society/Building in respect of the said Premises.

6. THE SELLER shall arrange to obtain a certificate from the  
Society/Developers that the monthly dues till the handing over of  
possession in respect of the said Premises for maintenance, taxes,  
electricity and other outgoings have been cleared by it. Thereafter the  
PURCHASERS shall be liable to pay the Society/Developers all such  
outgoings in respect of the said Premises.

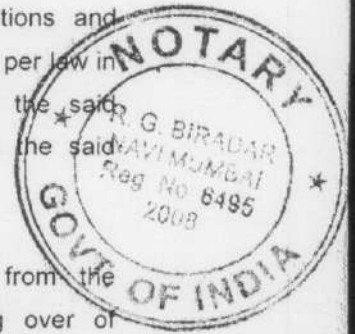
7. THE PURCHASERS shall from the date of possession maintain the  
said portion of the building at their own cost in a good, tenantable and  
repaired condition and shall not do or suffer to be done anything in or to  
the said building or to the said Premises or common areas and facilities  
which may be against the rules, regulations of CIDCO/SOCIETY/  
Developers.

8. THE PURCHASERS shall pay the stamp duty and registration charges  
and transfer charges in respect of the said Premises.

9. THE SELLER undertake to intimate to the Society/Developers of this  
transfer of the said Premises in favour of the PURCHASERS and also of  
having given possession of the said Premises through the  
Society/Developers with their consent.

*Neelam...*

*Sanjay...*  
*Sachin...*



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10. THE PURCHASERS hereby agrees to become the member of the Society and abide by the rules, regulations and Bye-laws of the Society and also undertakes to pay all contributions, costs, demands and dues which the said Society may make in respect of the said premises from time to time.

11. BOTH the parties understand that the consideration amount hereinabove mentioned is for transfer of all the shares/ownership rights, the said Premises and also inclusive of all Deposits and sinking fund etc., lying and being at the credit of the SELLER in the books of the Society/Developers as on this date of execution of these presents.

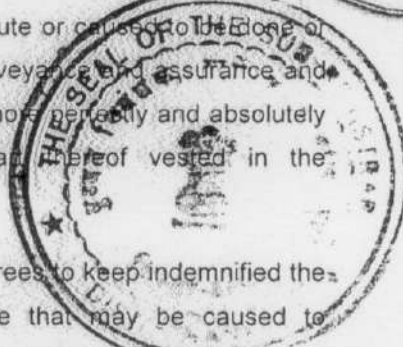
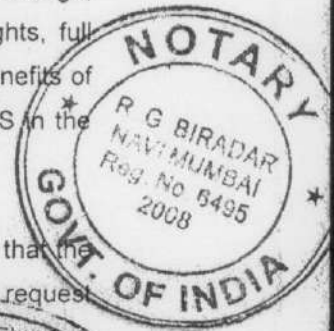
12. THE SELLER doth hereby covenant with the PURCHASERS that notwithstanding any act, deed, matter or things whatsoever made, done, committed, omitted or willingly suffered to the contrary, by the SELLER or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for it the SELLER now hath in itself good rights, full powers, and absolute authority to sell, transfer and assign the benefits of the said Agreement and the said Premises to the PURCHASERS in the manner aforesaid.

13. THE SELLER doth hereby covenant with the PURCHASERS that the SELLER shall from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute or caused to be done or executed all acts, deeds, matter, things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the PURCHASERS.

14. THE SELLER hereby indemnifies and agrees to keep indemnified the Purchasers for any loss, harm or damage that may be caused to Transferee by way of any claim/s raised by any Government/Concerned Authorities like CIDCO transfer or regarding any non-payment etc. past or present, or if the said Premises could not be transferred in the name of the Purchasers due to any lack of title on the part of the Seller, the Seller shall make good all such loss, harm or damage caused to the Purchasers in respect thereof.

*Neelakanta S.*

*R. G. Biradar*  
*S. Ghosh*





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**SCHEDULE OF LAND**

All that piece of land known as Plot No.3, admeasuring 4490.56 sq. mtrs and a strip of land admeasuring 1920.80 sq. mtrs. totally admeasuring 6411.3689 or thereabouts, in Sector-19, Sanpada Tal. and Dist. Thane and bounded as follows:

THAT IS TO SAY:

On or towards North by : 35.00 Mtrs. Wide MSEB Power Corridor  
On or towards East by : Plot No.4  
On or towards South by : 15.00 Wide Road  
On or towards West by : Plot No.2

**SCHEDULE OF FLAT**

Flat No.A-2402 admeasuring 70.114 sq. metre carpet area on the twenty-fourth floor in the building named KSHITIJ, Plot No.3, situated at Sector-19, Sanpada, Navimumbai, Tal. & Dist. Thane

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinafove written:

SIGNED SEALED AND DELIVERED BY

the withinnamed SELLER

M/s. SHAYONA PROPERTIES LTD.

through its Director

CHANDRAKANT VRAJLAL SEJPAL

in the presence of

Khadya

SIGNED SELAED AND DELIVERED BY

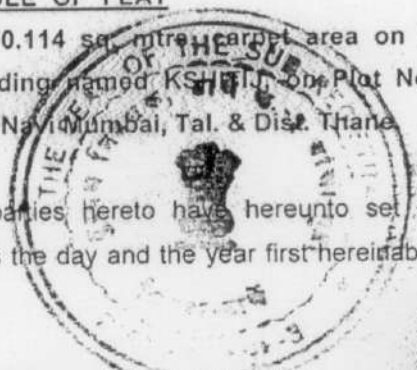
the withinnamed PURCHASERS

1) MR SARANG SUHAS BHAND

2) MRS SMITA SUHAS BHAND

in the presence of

Khadya



Sarang Bhand

S. Bhand

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दस्त क्रमांक ८०२३/२०१०

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RECEIPT

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RECEIVED the sum of Rs.10,00,000/- (RUPEES TEN LACS ONLY) as ADVANCE AND PART PAYMENT of the sale price from 1) MR SARANG SUHAS BHAND and 2) MRS SMITA SUHAS BHAND, the Purchasers within named towards the sale price of Flat No.A-2402 admeasuring 70.114 sq. mtrs. carpet area on the twenty-fourth floor in the building named KSHITIJ, on Plot No.3, situated at Sector-19, Sanpada, Navi Mumbai, Tal. & Dist. Thane, to be paid to the SELLER under this Agreement.

MODE OF PAYMENT:-

1. Rs.10,00,000/- by Cheque No.000864 dated 23/10/2010 drawn on ICICI Bank Sanpada

I SAY RECEIVED

*Nandankar*

M/s. SHAYONA PROPERTIES LTD.  
through its Director



WITNESS :

1) NAME : PRAVIN KRISHNA KUMAR. Age: 33 yrs.

Full Address : SHOP NO. 51, MORAR RESIDENCY,  
PLOT NO. 1, SECTOR-16, SANPADA, NAVI-MUMBAI.

Signature: *Pravin*

2) NAME : KHATALI GOMANI Age: 35

Full Address : SRI PRIDE REAL ESTATE  
SEC. 17 SANPADA

Signature: *[Signature]*







महाराष्ट्र MAHARASHTRA

- 4 OCT 2010

निर्माण संख्या D 610254

वि. सं. 14/07 ले. सं. 14/07

11 OCT 2010



मुद्रिक प्रमुख लिपिक  
कोषागार कार्यालय, ठाणे

परवाना क्र. 3/2009 (अनं.)  
अनु. क्र. नं. 1236  
नाम: Chandrakant V. Sespal  
हस्ता: Umed

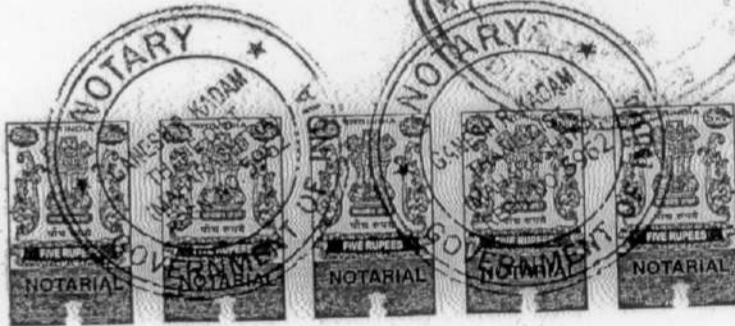
दस्तावेज - 3
वर्तमान क्रमांक 2033 / 2090
99/28



POWER OF ATTORNEY

MR. CHANDRAKANT V. SESPAL

IN FAVOUR OF MR. ...





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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I SHRI CHANDRAKANT VRAJLAL SEJPAL Director of M/S. SHAYONA PROPERTIES LIMITED having address at 228, Arenja Corner, Sector No. 19, Sanpada, Navi Mumbai -400703, DO HEREBY SEND GREETINGS.

Whereas I am the owner in possession of Residential Flat No. A-2401/A-2402, 2<sup>nd</sup> Floor, Kshitij Building, Plot No.3, Sector No. 19, Sanpada, Navi Mumbai, Taluka Thane and District Thane, (hereinafter for the sake of brevity referred to as "the said Property").

And whereas on account of personal commitments, I am not execute or to be executed Agreement/Any Document of the said Property. To represent before the Sub Registrar, in respect of the said Property.

For SHAYONA PROPERTIES LIMITED

*[Signature]*  
Director

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NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I SHRI. CHANDRAKANT VRAJLAL SEJPAL Director of M/S. SHAYONA PROPERTIES LIMITED DO HEREBY APPOINT NOMINATE CONSTITUTE SHRI. NEELAKANTAN GOPALKRISHNAN Administrator of M/S. SHAYONA PROPERTIES LIMITED adult of Indian Inhabitant, residing at 228, Arenja Corner, Sector No.17, Vashi, Navi Mumbai - 400703, (hereinafter for the sake of brevity referred to as "the said Attorney") to be my true and lawful attorney for me in my name and on my behalf pertaining to said Property that is to say:



To sign and lodge the said Agreement/Any Document with the Sub-Registrar of Assurances for Registration and admit execution thereof.

To present the any Document before the Sub-Registrar.

Specimen signature of my said Attorney SHRI. NEELAKANTAN GOPALKRISHNAN Administrator of M/S. SHAYONA LIMITED is as under:

*Neelakantan*



IN WITNESS WHEREOF I SHRI. CHANDRAKANT VRAJLAL SEJPAL Director of M/S. SHAYONA PROPERTIES LIMITED has signed this POWER OF ATTORNEY on this 11 day of OCT 2010

Signed And Delivered by the  
 Within named  
 SHRI. CHANDRAKANT VRAJLAL SEJPAL  
 Director of  
 M/S. SHAYONA PROPERTIES LIMITED



Witnesses:

Identified by me

2. *Ch...*

Name... Chandesh Chaudhary  
 Address.....



*R. G. Biradar*  
 R. G. BIRADAR



# SHAYONA PROPERTIES LIMITED

228, Arenja Corner, Sector -17, Vashi, Navi Mumbai - 400 703.  
Tel. : 2789 6454/55/56 Fax : 2789 6977

**EXTRACT OF RESOLUTION PASSED DURING THE BOARD MEETING OF SHAYONA PROPERTIES LIMITED HELD ON 04-10-2010 AT THE REGISTERED OFFICE OF THE COMPANY AT BIG THREE BUILDING, 2<sup>ND</sup> FLOOR, 88, ANANDILAL PODAR MARG, MUMBAI 400 002**

“RESOLVED that Shri NEELAKANTAN GOPALAKRISHNAN be and hereby authorized to sign the Sale Agreement and complete necessary Registration formalities with respect to the Flat in “KSHITIJ” Building, situated at Plot No.3, Sector 19, Sanpada, Navi Mumbai, on behalf of the Company”

For SHAYONA PROPERTIES LTD

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दस्त क्रमांक २०३२/२०१०
१०/२४

  
DIRECTOR

PLACE: NAVI MUMBAI

DATE: 05-10-2010



Regd. Office

Big Three Bldg., 2nd Flr., 88, Anandilal Podar Marg, Mumbai - 400 002. Tel. : 2205 5777 / 2208 0389/4041 Fax : 2200 6689

24<sup>th</sup> December 2010

**TO WHOMSOEVER IT MAY CONCERN**

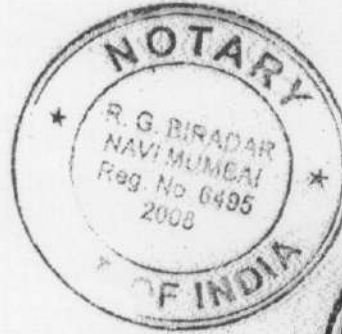
This is to certify that Ms. Shayona Properties Ltd is the owners of the residential Flat No. A-2402 the 24<sup>th</sup> Floor, in the building known as Kshitij, standing on Plot. 3, Situated at Sector-19, Palm Beach Road, Sanpada, Navi Mumbai.

We have no objection on them selling/ transferring the above said Flat No. A- 2402 Jointly to Mr. Sarang Suhas Bhand & Mrs. Smita Suhas Bhand.

For M/s Shree Dinsha Developers

(Partner)

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Tuesday, October 12, 2010  
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पावती

टलन - ३  
पावती क्र. 8971  
दिनांक 12/10/2010  
क्रमांक 2033  
१५/२४

गावाचे नाव सानपाडा

पावती क्र. 8971

दिनांक 12/10/2010

दस्तावेजाचा अनुक्रमांक 08555 2010  
दस्तावेजाचा प्रकार



सौंदर्य करणाराचे नाव: शोना प्रायोजक लि तर्फे डाकूने श्री चंद्रकांत वि सेजपाल तर्फे कु मु  
दस्तावेजाचे प्रकार: देवदंड/व्हडणुन श्री निलकांतन गोपाल कुमारे  
नोटणी फी 30000.00  
निकल (अ. 11(1)), प्लॅटफॉर्म फी (अ. 11(2)) 1180.00  
रजिस्ट्रार (अ. 12) व छापाचित्री (अ. 13) एकात्रित फी (59)  
दस्तावेजाचे अर्थ: एकूण रु. 31180.00  
आपणास हा दस्त अंदाजे 12:49PM ह्या वेळेस मिळेल

समाशोधनाच्या अधीन राहून

दुय्यम निबंधक  
ठाणे 8

बाजार मूल्य: 4576805 रु. मोबदला: 1600000 रु.  
भरलेले मुद्रांक शुल्क: 211500 रु. सह दुय्यम निबंधक ठाणे - ८  
दस्तावेजाचा प्रकार: डीडी/घनांकपत्रद्वारे;  
बँकेचे नाव व पत्ता: स्टेट बँक ऑफ बिकानेर जयपुर;  
डीडी/घनांकपत्र क्रमांक: 649670; रक्कम: 30000 रु.; दिनांक: 11/10/2010

*Neelakanta*

दुय्यम निबंधक ठाणे



दस्तावेजांक सं 8555/2010

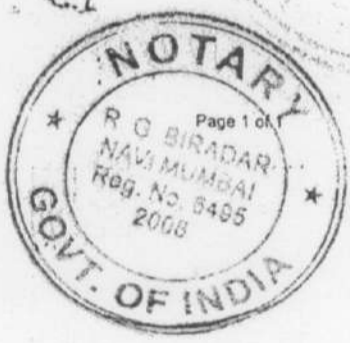
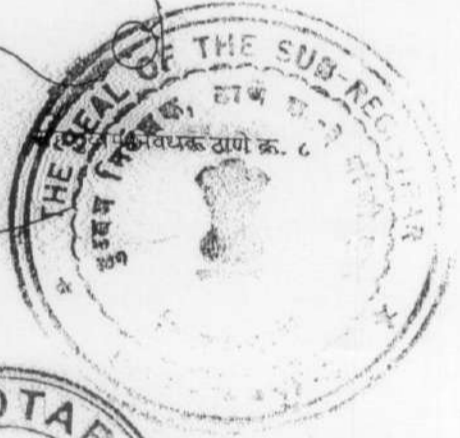
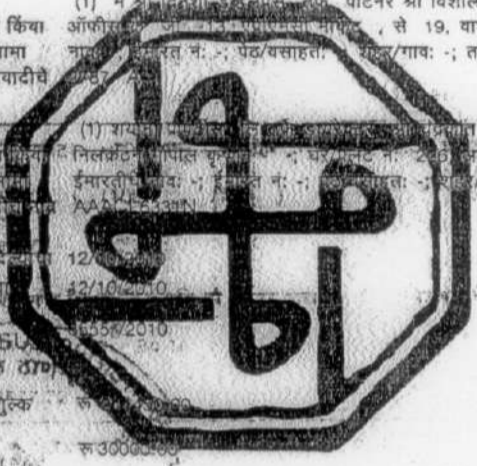
Tuesday, October 12, 2010  
12:56:53 PM

सूची क्र. दोन INDEX NO. II

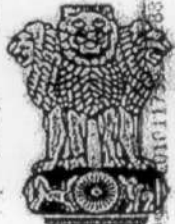
गावाचे नाव: सानपाडा

दस्तावेजांक सं 8555/2010  
दस्त क्रमांक 2033  
9/12/20

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारात किती घडवट्ट्याच्या बाबतीत रुढीकारण आकारणी देतो की घडवट्ट्याचे नमूद करावे) मोबदला रु. 1,600,000.00  
बा.भा. रु. 4,576,605.00
- (2) भू-मापन, मीटरहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: अ/4 - सदनिका नं ए -2402 -24 वा मंजला, सितीज, प्लॉट नं C3, से 19, सानपाडा, नवी मुंबई
- (3) क्षेत्रफळ (1) 70.114 चौ मी कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) में श्री विशाल देवदास तर्फे पार्टनर श्री विशाल एच शाह - - -; घर/प्लॉट नं: ऑफीस - - - से 19, वाशी नवी मुंबई; गल्ली/रस्ता: -; इमारतीचे नाव: -; पळ/बसाहता: -; गाव/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABBFS
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) शायबा न्यायालय, सि. जे. सेजपाल तर्फे कु मु म्हणुन श्री निलकंठ गोपिल कुमारे - - -; घर/प्लॉट नं: -2402 अरंजा कॉर्नर से, 17 वाशी; गल्ली/रस्ता: -; इमारतीचे नाव: -; पळ/बसाहता: -; गाव/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABBFS
- (7) दिनांक करून घेण्याची दिनांक 12/10/2010
- (8) नोंदणीचा दिनांक 12/10/2010
- (9) अनुक्रमांक, खंड व पृष्ठ सं 8555/2010
- (10) बाजार-बांधणी मंडळाक शुल्क रु 30000000
- (11) बाजार-बांधणी मंडळाची नोंदणी रु 30000000
- (12) शेरा



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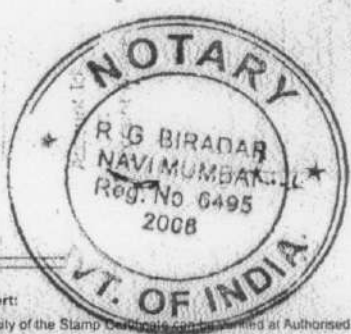
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टनन - ३  
दस्त क्रमांक  
९०३३ / २०१०  
१०/२४

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ट न न - ३

दस्त क्रमांक ९०३२ ०१०

१८२४

नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पट्टला बाजार, बेलपुर भवन, सी. बी. डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा. क्र./नवि/अभोध/प्र. क्र. वी. ५५१८/१९३३/२००९  
दिनांक : २६/०३/२००९

ट न न - ६

चुनवत/नवि

प्रकरण क्रमांक ०३-११८

प्रति,  
मे. श्री दिनशा डेव्हलपर्स  
भुखंड क्र. ०३, सेक्टर क्र. १९, मानपाडा, नवी मुंबई.

नस्ती क्र. नमुमपा/वि.प्र.क्र. ८७६/२००८.

विषय :- भुखंड क्र. ०३, सेक्टर क्र. १९, मानपाडा, नवी मुंबई याबत अंशतः भोगवटा प्रमाणपत्र मिळणेबाबत.

संदर्भ :- आपले वास्तुशास्त्रद यांचा दि. १२/११/२००८ व ०९/०३/२००९ रोजीचा प्राप्त अर्ज महोदय,

संदर्भाधिन अर्जांच्या अनुषंगाने भुखंड क्र. ०३, सेक्टर क्र. १९, मानपाडा, नवी मुंबई येथील निवासी वापरासाठी अंशतः भोगवटा प्रमाणपत्र (पार्ट ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

सदर बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार जोता प्रमाणपत्र न घेता जोत्यायतील बांधकाम पूर्ण केलेले असल्यामुळे चलन क्र. १४२०२ दि. ०६/०४/२००४ रोजी भरणा केलेली सुरक्षा अनामत रक्कम रु.६३,०००/-, चलन क्र. २०४३० दि. ३०/०६/२००५ रोजी भरणा केलेली सुरक्षा अनामत रक्कम रु.५२,६२७/- व चलन क्र. ३७६४४ दि. ०१/०९/२००८ रोजी भरणा केलेली सुरक्षा अनामत रक्कम रु.५३,३३३/- यानुसार भरणा करण्यात आलेली आहे. याची कृपया नोंद घ्यावी.

अट - प्रत्यक्ष जागेवर पर्याय संघटन व पिनिथोग (Rain Water Harvesting) यंत्रणेची स्थापना करणे. तारखेपामुन तीन महिन्यांच्या आत करून तत्का कार्यपूर्ती करण्यात याव्या. याबाबत विभाग अधिकाऱ्यांना सूचना देण्यात येईल. यास सादर करावा.

प्रत माहितीसाठी:-

१. डिप्टी मॅनेजर, वास्तुशास्त्रद,
- ७०८, जे. के. चेबर्स, सेक्टर-१७, वाशी, नवी मुंबई
२. उप आयुक्त (उपकर), कोपरखैरणे
३. उप - आयुक्त, परिमंडळ-१६, नुममणा
४. उपकर निर्धारक व संपत्तिक, नमुमणा, तुर्भे
५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिद्धार्थ लि.
६. विभाग अधिकाऱ्यांनी नमुमणा, तुर्भे



"जन्म असो वा मरण आवश्यक नोंदणीकरण"





ट न न - ३

दस्तावेज क्रमांक ८०३३/२००९

नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला मास, बेलपुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
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जा.क्र./नरवि/अंभोप्र/ प्र. क्र. सी-५४१८/११३३ /२००९  
दिनांक :- २६/०३/२००९

**अंशतः भोगवटा प्रमाणपत्र**

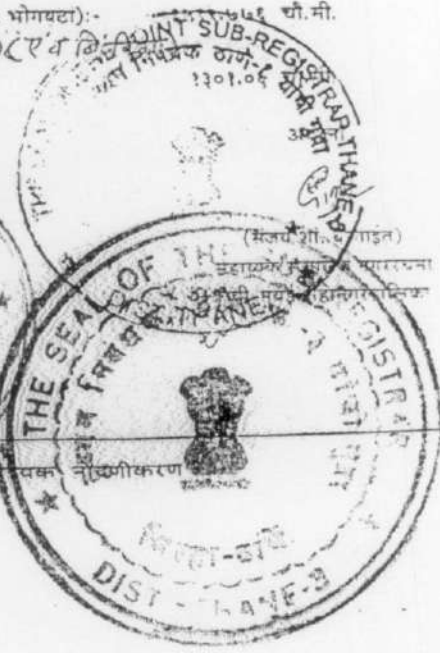
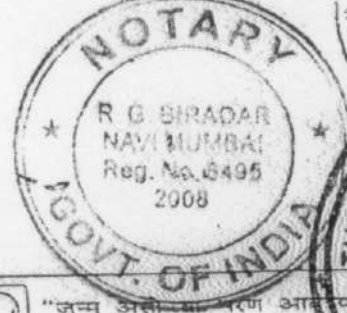
- वाचले -
- १) नवी मुंबई महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुनया/नरवि/वांघ/ प्र.क्र. - ए-८८८०/२६७२/२००८, दि. ०२/०९/२००८.
  - २) नवी मुंबई महानगरपालिकेचे दि. ३१/०६/२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचा परिपत्रक.
  - ३) वास्तुविशारद डिझायनां, यांनी दि. १२/११/२००८ व ०९/०३/२००९ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

ट न न - ६  
सी.बी.डी. मध्ये बांधकाम  
२०१०

नवी मुंबई येथे भुयंड क्र. ०३, सेक्टर क्र. १९, खानपाडा, नवी मुंबई येथे जमीन मालक मे. श्री दिनशा डेव्हलपर्स यांनी जागेवरील बांधकाम दि. १२/११/२००८ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, डिझायनर, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र दि. ०२/०९/२००८ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१/०६/२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क यसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

- १) नियासी वापराखालील बांधकाम क्षेत्र (अंशतः भोगवटा):-  
(नियासी वापराखालील एकूण सदनिका - ९६)
- २) बाल्कनी खालील बांधकाम क्षेत्र

यानुसार घापर करणेस परवानगी देण्यात येत आहे.



“जन्म असतो तसेच मरण आसू शकते” नोंदणीकरण

टनन - ३  
 २०३२  
 २०/२४

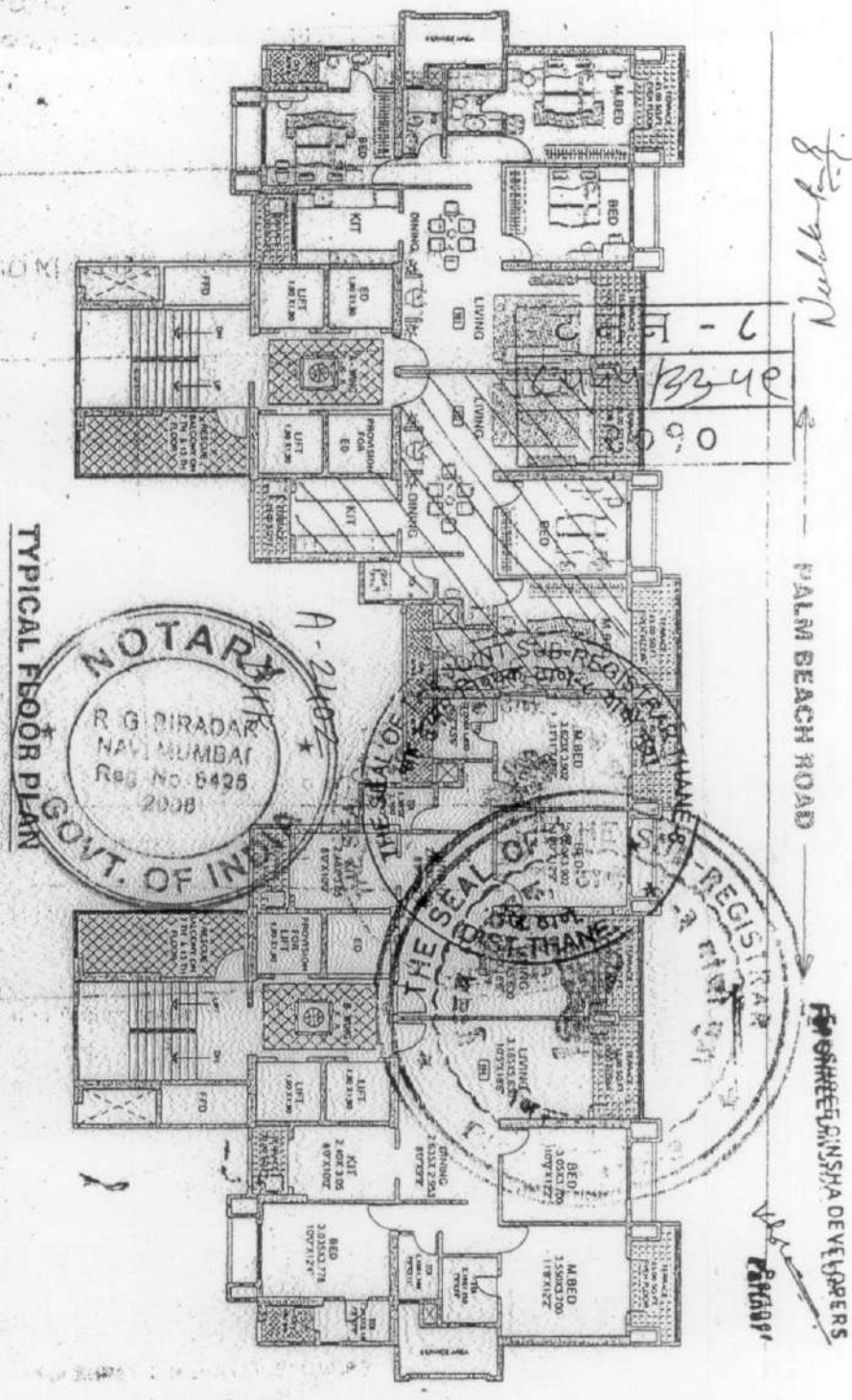
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**DESIGNO**  
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 SECTOR 17, WASH, NAVI MUMBAI  
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAYONA PROPERTIES LIMITED



05/06/1995

Permanent Account Number

AAACL6331N

Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACAPG8909Q



नाम /NAME

NEELAKANTAN GOPALAKRISHNAN

पिता का नाम /FATHER'S NAME

GOPALKRISHNAN KRISHNAIYER

जन्म तिथि /DATE OF BIRTH

29-10-1965



हस्ताक्षर /SIGNATURE

*Neelakantan G.*

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

टनन - ३  
दस्तावेज क्र. २०३३/२०१०  
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टनन - ३  
दस्तावेज २०३३ / २०१०  
२२ २४

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AGBPG7780N**

नाम / NAME  
**KHATAU BHERULAL GOMANI**

पिता का नाम / FATHER'S NAME  
**BHERULAL GOBINDRAM GOMANI**

जन्म तिथि / DATE OF BIRTH  
**25-03-1975**

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर सेंटर)  
Commissioner of Income-tax (Computer Operations)

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH43 20080001875 DOI: 16-01-2008  
Valid Till: 20-09-2027 (HT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	16-01-2008
MCWG	16-01-2008

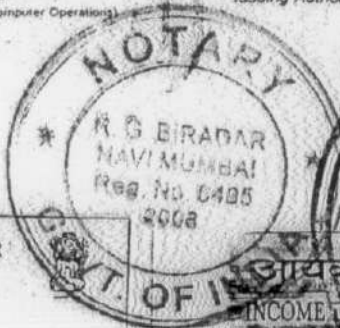
DOB: 21-09-1977 BG: B+

Name: PRAVIN KUMAR  
S/DW of KRISHNA KUMAR  
Add: RH-04 TULJA BHAWANI CHS, PL-48, SEC-18,  
KOPARKHAIRANE, NAVI MUMBAI

PIN: *Prhavan*  
Signature & ID of Issuing Authority: MH43 2009217

FORM 7  
RULE 14 (2)

Signature/Thumb Impression of Holder



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AFFPB7876N**

नाम / NAME  
**SMITA BHAND**

पिता का नाम / FATHER'S NAME  
**CHANDRASHAKER KOLNATKAR**

जन्म तिथि / DATE OF BIRTH  
**29-08-1960**

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, भोपाल  
CHIEF COMMISSIONER OF INCOME-TAX, BHOPAL

आयकर विभाग - भारत सरकार  
INCOME TAX DEPARTMENT - GOVT OF INDIA







SARANG BHAND  
SUHAS BHAND  
26/08/1982  
Permanent Account Number  
**AJPPB1677G**

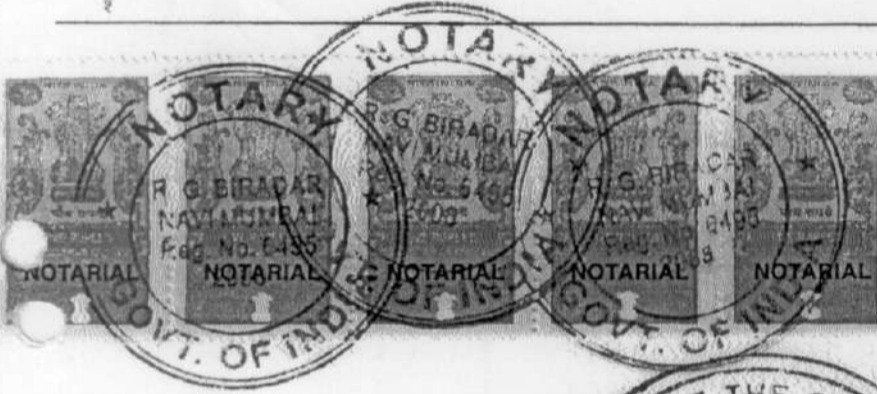
Signature



दस्त क्रमांक : 9033/2010

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सारंग सुहास भोंड पत्ता: घर/फ्लॅट नं.: गल्ली/रस्ता: ईमारतीचे नाव: से 19 ईमारत नं.: सानपाडा पेट/वसाहत: शहर/गाव: तालुका: पिन: पॅन नम्बर: -	लिहून घेणार वय 28 सही		
2	नाव: श्रीमती स्मिता सुहास भोंड पत्ता: घर/फ्लॅट नं.: गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं.: पेट/वसाहत: व प्र शहर/गाव: तालुका: पिन: पॅन नम्बर: -	लिहून घेणार वय 50 सही		
3	नाव: मे एस शायोना प्रॉपर्टीज लॉ चंद्रकांत ब्रजलाल सेजपाल तर्फे अथो सिग्नेटरी निळकंठन गोपालकृष्णन पत्ता: घर/फ्लॅट नं.: गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं.: से 17 पेट/वसाहत: र	लिहून देणार वय 45 सही		



ATTESTED

*R.G. Biradar*  
31/12/2010  
R. G. BIRADAR  
B.A.L.L.B.  
Advocate & Notary  
(GOVT. OF INDIA)  
E-6/1:1, Sector - 1, Vashi.  
Navi Mumbai - 400 703.

31 DEC 2010

दस्त क्र. [टनन3-9033-2010] चा गोषवारा  
बाजार मूल्य : 4577000 मोबदला 4800000 भरलेले मुद्रांक शुल्क : 11100

पावती क्र.: 9222 दिनांक: 29/12/2010

पावतीचे वर्णन

नांव: सारंग सुहास भांड - -

दस्त हजर केल्याचा दिनांक : 29/12/2010 03:30 PM

निष्पादनाचा दिनांक : 23/12/2010

दस्त हजर करणा-याची सही :

*[Handwritten Signature]*

30000 : नोंदणी फी

480 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल

(अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

30480: एकूण

*[Handwritten Signature]*

डु. निबंधकाची सही, ठाणे 3

दस्ताचा प्रकार : 25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 29/12/2010 03:30 PM

शिक्का क्र. 2 ची वेळ : (फी) 29/12/2010 03:41 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 29/12/2010 03:42 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 29/12/2010 03:42 PM

दस्त नोंद केल्याचा दिनांक : 29/12/2010 03:42 PM

ओळख :

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

1) प्रविण कृष्णकुमार - , घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नावः से 17

ईमारत नंः - सानपाडा

पेट/वसाहतः -

शहर/गावः -

तालुकाः -

पिनः -

2) खटाऊ गोमानी - , घर/फ्लॅट नं. -

गल्ली/रस्ताः सानपाडा

ईमारतीचे नावः -

ईमारत नंः -

पेट/वसाहतः -

शहर/गावः -

तालुकाः -

पिनः -

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

डु. निबंधकाची सही  
ठाणे 3



ATTESTED

R. G. BIRADAR  
B.A.LL.B.

Advocate & Notary  
(GOVT. OF INDIA)  
1/1, Sector - 1, Vashi,  
Mumbai - 400 703.



दस्त क्रमांक 12033... क्रमांकावर नोंदला

*[Handwritten Signature]*

सह दुय्यम निबंधक वर्ग 2 ठाणे 3

जारीस 28 माहे 92 इत 2010

प्रमाणित करण्यात येते की  
दस्ता मध्ये एवूण 20  
ने आहेत आणि सोबतचे  
रॉक्स मुळ दस्ता प्रमाणे

दी / वरिष्ठ लिपिक / *[Handwritten Signature]*

2,11,500=00

A-2402

11 OCT 2010

को ही ONLY

₹. 30,000/-

कृते स्टेट बैंक ऑफ बिकानेर एण्ड जयपुर

FOR STATE BANK OF BIKANER AND JAIPUR

**B. MAURYA**  
 M. 779  
 संविधान/अध्यापक/ब्रांच मैनेजर

बैंकर चेक/BANKER'S CHEQUE

बैंक ऑफ बिकानेर एण्ड जयपुर

State Bank of Bikaner and Jaipur

अपेक्षित/कमीय

NOT TRANSFERABLE

कृते/पेय TO/जॉयंट सब रजिस्ट्रार थाने

रुपये RUPEES thirty thousand only

बैंक ऑफ बिकानेर एण्ड जयपुर

State Bank of Bikaner and Jaipur

CBC/B

वाशी नवी, मुंबई

Vashi Navi, MUMBAI

16496701 4000030181

टनन - 6

एम/2-49

2090



NEW DELHI: BHARGAVA LAL BHARGAVA & CO. (P) LTD.

NEW DELHI: BHARGAVA LAL BHARGAVA & CO. (P) LTD.

VALID FOR SIX MONTHS ONLY FROM DATE OF ISSUE



# SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MAHARASHTRA, INDIA, PIN CODE - 400012

Tel : 022-61778151  
E-mail :

## Mode of Receipt

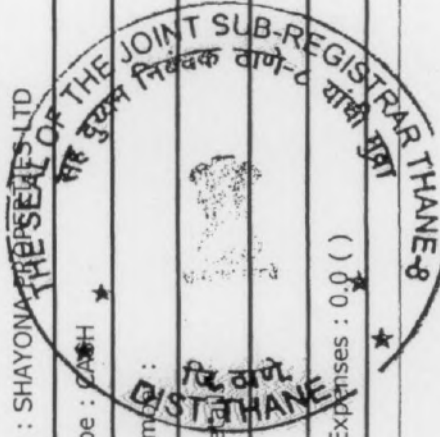
Account Id : mhshcil01

Receipt Id : RECIN-MHMHSICIL01011759331288161

Account Name : SHCIL-MAHARASHTRA

Receipt Date : 11-OCT-2010

Received From : SHAYONA TRIPLES LTD	Pay To :
Instrument Type : CASH	Instrument Date :
Instrument Number :	Instrument Amount : 211500 ( Two Lakh Eleven Thousand Five Hundred only )
Drawn Bank Details :	
Bank Name :	Branch Name :
Out of Pocket Expenses : 0.0 ( )	



टनन - ८  
मुम्बई-४९  
२०१०



मुंबई मुद्रांक आधिकारिक तयार के अनुरूपी पत्रा-२५(11) कलम 3  
 नुसार सब दस्तावेजों कावलेही मुद्रांककृत हल्ला कुआडे टनन 3/5033/2008  
 सह दुय्यम निबंधक वर्ग 2 ताणे क्र 3

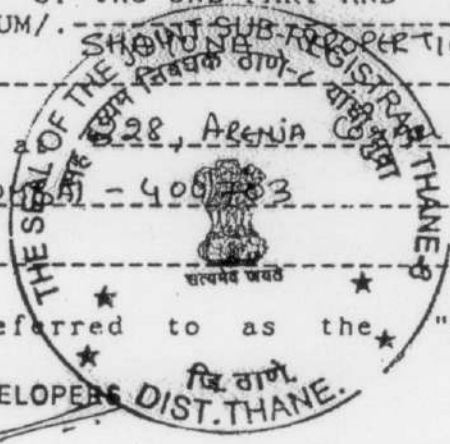
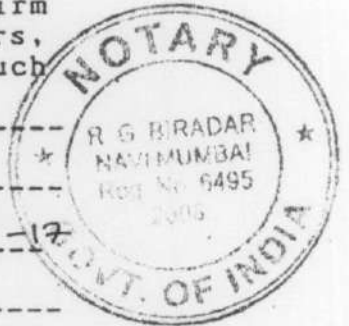
टनन - 6  
 444/4-49  
 2090

AGREEMENT  
 =====

ARTICLES OF AGREEMENT made and entered into at Vashi this 12<sup>th</sup> day of October 2005/2010 BETWEEN M/S. SHREE DINSHA DEVELOPERS Partnership firm having address at Office No. G-13, APMC Market, Sector -19, Vashi, Navi Mumba hereinafter referred to as "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm their survivor or survivors and the heirs, executors, administrators and assigns of such last survivor) of the ONE PART AND M/S/SHRI/SMT/KUM/.

*Nulakant*

SHRI SUBTRA PROPERTIES LTD  
 having address at 28, ARENIA COLONY, Sector -17  
Vashi, NAVI MUMBAI - 400703



hereinafter referred to as the "PURCHASER".

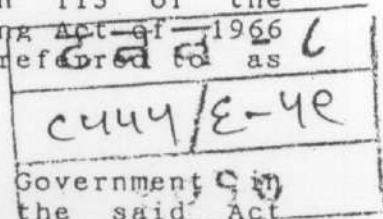
For SHREE DINSHA DEVELOPERS DIST. THANE.

*[Signature]*  
 Partner

*Nulakant*

(which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators and permitted assigns) of the OTHER PART.

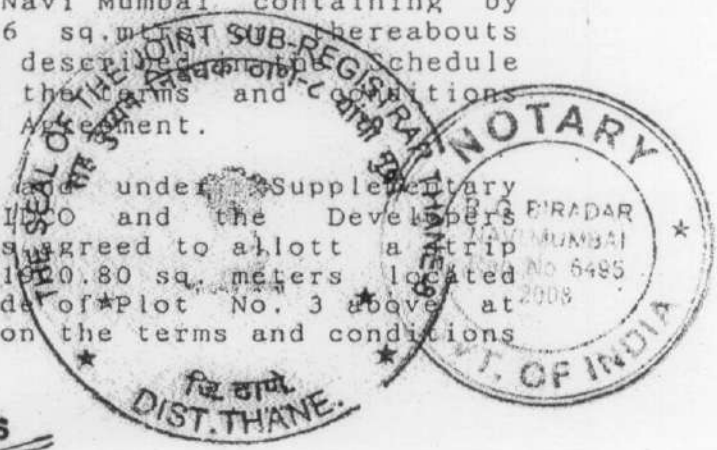
WHEREAS, the City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter called as "THE SAID CORPORATION") is the New Town Development Authority declared for the area as designed as a site for the new towns of New Bombay by the Government of Maharashtra in exercise of its powers under sub-section (i) and (3-a) of Section 113 of the Maharashtra Regional Town Planning Act of 1966 (Mah. XXVII of 1966) hereinafter referred to as the SAID ACT.



AND WHEREAS, the State Government in pursuance of Section 113 (1) of the said Act acquired the land described therein and vested such lands in the said corporation for development and disposal.

AND WHEREAS, by an Agreement to lease dated 23rd February 2004 made and entered into between the said M/S. CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., therein referred to as Corporation of the One Part and M/S. Shree Dinsha Developers therein referred to as the Licensee of the Other Part, the said Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land bearing Plot No. 3 in Sector No. 19 of Sanpada, Navi Mumbai containing by admeasurement 4490.56 sq. meters hereabouts and more particularly described in the schedule hereunder written on the terms and conditions contained in the said Agreement.

AND WHEREAS, by an under Supplementary Agreement between CIDCO and the Developers herein, M/s. CIDCO has agreed to allot a strip of land admeasuring 120.80 sq. meters located towards the north side of Plot No. 3 above at or for the price and on the terms and conditions contained therein.



For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner

*[Signature]*

AND WHEREAS, the Developers have agreed to sell to the Purchaser a Flat at the price and on the terms and conditions hereinafter appearing.

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

1. The Developers shall under normal conditions construct a building known as "KSHITIJ" on the said property more particularly described in the Schedule hereunder written in accordance with the plans, designs, specifications approved and/or to be approved by the Competent Authority from time to time which have been seen and approved by the Purchaser and the Purchaser has also agreed that the Developers may make only such variations and modifications therein as the Developers may consider necessary or as may be required by the Corporation/Planning authority and the Purchaser/s hereby consents to the same.

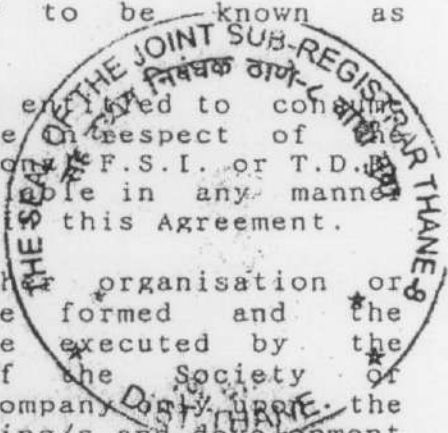
तनन - ८  
८५५/९-५९  
२०१०

The Developers have informed the Purchaser/s and the Purchaser/s is/are that as per the scheme envisaged by the Developers :

a. The Developers intend to develop or get developed the property to be known as 'KSHITIJ'.

b. The Developers shall be entitled to construct the entire F.S.I. available on respect of said property and/or additional F.S.I. or T.D. of any other property available in any manner whatsoever as provided for in this Agreement.

c. The Society or any other organisation or limited company shall be formed and the Conveyance/Lease shall be executed by the Developers in favour of the Society or Organisation or Limited Company. After the completion of all the building/s and development of entire property more particularly described in the schedule hereunder written and purchaser shall not insist upon the formation of Society or other organisation and/or Conveyance/Lease



For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



*[Signature]*



AND WHEREAS, the Purchaser has also taken inspection of all the plans, designs and specifications proposed to be sanctioned by the Competent Authority and other Authorities.

AND WHEREAS, the Copies of Certificate of Title issued by the Attorney-at-Law or Advocate of the Developers, copies of the said Agreements showing the nature of the title of the Developers to the said property on which the buildings are to be constructed and the copies of the plans and specifications of the flat agreed to be purchased by the Purchaser to be approved by the concerned local authority have been inspected by the Purchaser.

Subscribed and sworn to before me on this 24th day of April 2008  
C444/C-4e

AND WHEREAS, the Purchaser has become fully satisfied about the title of the Developers to the said property and the Purchaser shall not be entitled to the further investigation of the title of the Developers or to raise any requisition or to raise any objection with regards to any other matter relating thereto.

AND WHEREAS, the said Developers with the intent to develop the said property by constructing building/s thereto have got the plans sanctioned from Navi Mumbai Municipal Corporation and Commencement Certificate has been issued by the said Authority under No. NMMC/TPD/BP/CASE-A-1953/1321/04 dated 22/04/2004 and No. NMMC/TPD/BP/CASE No. 3762/2163/05 dated 2/07/2004 permitting development of the said property.

AND WHEREAS, the Developers have represented that the Plans for the further development of the said property will be approved by the Navi Mumbai Municipal Corporation for consuming and utilising the balance FSI available in respect of the said property as also the additional land allotted as aforesaid.

AND WHEREAS, the Purchaser applied to the Developers for allotment to the Purchaser Flat/Shop No. A-2402 on the 24th floor in the building known as "KSHITIJ" being constructed on the said property.

For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



*[Signature]*

with a right to  
said additional land by the Developers.

AND WHEREAS, M/s. CIDCO has by and under letter dated 24/11/2005 permitted enhancement of FSI from 1 to 1.5 with Residential-cum - Commercial user of the said entire plot admeasuring 6411.3689 sq. meters or thereabouts.

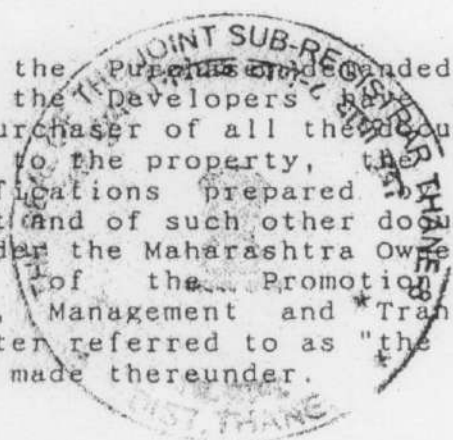
AND WHEREAS, in the premises, the Developers are seized and possessed of or otherwise well and sufficiently entitled that the said property more particularly described in the Schedule hereunder written

एतद्वारा - 6  
चुन/6-4e

AND WHEREAS, the Developers have appointed an Architect registered with the Council of Architects and whereas the Developers have appointed a structural Engineer for the the preparation of the structural design and drawing of the buildings and the Developers accept the professional supervisions of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS, the Developers alone have the sole and exclusive right to sell the Flats in the said building/s to be constructed by the Developers on the said property and to enter into agreement/s with the Purchaser/s and to receive the sale price in respect thereof.

AND WHEREAS, the Purchaser/s have been provided from the Developers and the Developers have given inspection to the Purchaser of all the documents of title relating to the property, the plan, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.



For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner

*Nalini*



development of the said property particularly described in the schedule hereunder written.

d. The Developers at present are developing the Residential portion of the said Property and the Developers may or shall grant development rights in respect of the Commercial portion of the said Property and the Purchaser hereby grants his/her irrevocable consent to the same.

Aforesaid conditions are of the essence of this Agreement and only upon the agreeing to the said conditions, the Developers have agreed to sell the said Flat Purchaser.

2090  
2090-4E

2. The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser Flat/Shop No. A-2402 admeasuring ~~7014 sq. mt.~~ <sup>24th</sup> sq.ft. of Built up area on the ~~24th~~ floor of the proposed building known as 'KSHITIJ' (hereinafter referred to as the premises) for the total price of Rs. ~~1600000/-~~ including the proportionate price of the common area and facilities appurtenant to the Flat.

carpet ~~area~~  
Need to be

A stilt/open Car parking which shall be allotted to you on first cum first serve basis and for which Car parking space a sum as determined by the Developers shall be charged.

The Purchaser hereby agrees to pay to the Developers the said amount of purchase price Rs. 1600000/- (Rupees 1600000/-)



Only) in the following manner:

- a. 15% on Booking as Earnest Money.
- b. 15% on or before Commencement of plinth.

For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



*[Signature]*



यधुए

दस्त क्र. [टनन8-8555-2010] चा गोषवारा  
बाजार मुल्य :4576605 मोबदला 1600000 भरलेले मुद्रांक शुल्क : 211500

पावती क्र.:8971 दिनांक:12/10/2010  
पावतीचे वर्णन  
नांव:शयोना प्रापर्टीस लि तर्फे डायरेक्टर श्री  
चंद्रकांत व्हि सेजपोल तर्फे कु मु म्हणुन श्री  
निलकंठन गोपाल कृष्णन - -

दस्त हजर केल्याचा दिनांक :12/10/2010 12:27 PM  
निष्पादनाचा दिनांक : 12/10/2010  
दस्त हजर करणा-याची सही :

*Nalakat*

30000 :नोंदणी फी  
1180 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

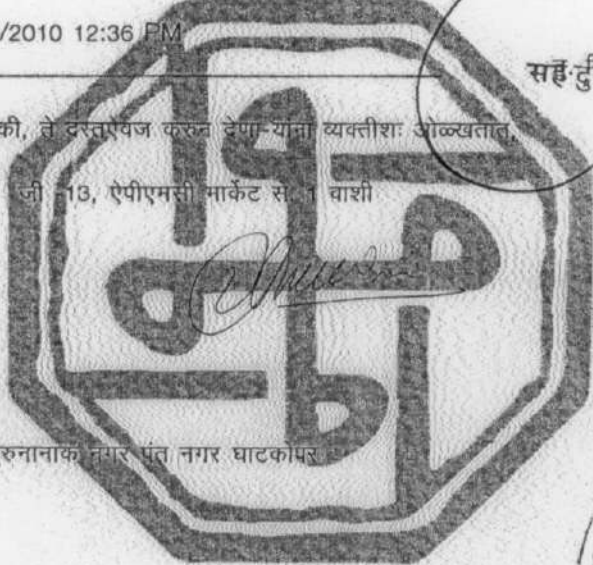
31180: एकठा

दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 12/10/2010 12:27 PM  
शिकका क्र. 2 ची वेळ : (फी) 12/10/2010 12:35 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 12/10/2010 12:36 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 12/10/2010 12:36 PM

दस्त नोंद केल्याचा दिनांक : 12/10/2010 12:36 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तपेवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

- 1) -- श्री उमेश चौधरी ,घर/फ्लॅट नं: जी-13, ऐपीएमसी मार्केट सा. वाशी  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -
- 2) -- रामु रोखला ,घर/फ्लॅट नं: गुरुनानाक नगर घाट नगर घाटकोपर  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



सह दुय्यम निबंधक ठाणे क्र. ८



*Ranch*



सह दुय्यम निबंधक ठाणे क्र. ८  
दु. निबंधकाची सही  
ठाणे 8



प्रमाणीत करण्याक येते की,  
मुळ दस्तारा एवढा.....पाने आहेत  
सह दुय्यम निबंधक ठाणे क्र. ८.  
पुस्तक क्र. ....  
.....  
सह दुय्यम निबंधक ठाणे क्र. ८



NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I SHRI. CHANDRAKANT VRAJLAL SEJPAL Director of M/S. SHAYONA PROPERTIES LIMITED DO HEREBY APPOINT NOMINATE CONSTITUTE SHRI. NEELAKANTAN GOPALKRISHNAN Administrator of M/S. SHAYONA PROPERTIES LIMITED adult of Indian Inhabitant, residing at 228, Arenja Corner, Sector No.17, Vashi, Navi Mumbai - 400703, (hereinafter for the sake of brevity referred to as "the said Attorney") to be my true and lawful attorney for me in my name and on my behalf pertaining to said Property that is to say:



To sign and lodge the said Agreement/Any Document with the Sub-Registrar of Assurances for Registration and admit execution thereof

दस्तावेज - 6  
2444/44-4E  
2090

To present the any Document before the Sub-Registrar

Specimen signature of my said Attorney SHRI. NEELAKANTAN GOPALKRISHNAN Administrator of M/S. SHAYONA LIMITED is as under:

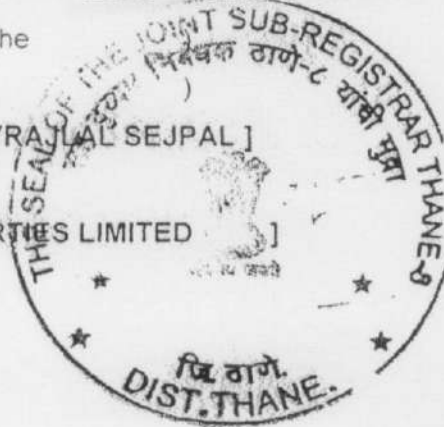
*Neelakantan*



IN WITNESS WHEREOF I SHRI. CHANDRAKANT VRAJLAL SEJPAL Director of M/S. SHAYONA PROPERTIES LIMITED has signed this POWER OF ATTORNEY on this 11.1 OCT 2010 day of October 2010.

Signed And Delivered by the Within named

SHRI. CHANDRAKANT VRAJLAL SEJPAL ]  
Director of  
M/S. SHAYONA PROPERTIES LIMITED ]



Witnesses:

1. Identified by me

2. *[Signature]*

Name Umesh Chandra  
Address .....



BEFORE ME

*[Signature]*  
ANESH R. KADAM  
B.A., LL.B., D.L.L.  
NOTARY



नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला माळा, बेलापुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दुरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नरवि/अंभोप्र/ प्र. क्र. बी-५४१८/११३३ /२००९  
दिनांक :- २६/०३/२००९

अंशतः भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांप/  
प्र.क्र. - ए-८८८०/२६७२/२००८, दि. ०२/०९/२००८.  
२) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे  
परिपत्रक.  
३) वास्तुविशारद डिझायनो, यांनी दि. १२/११/२००८ व ०९/०३/२००९ रोजी सादर केलेला बांधकाम  
पुर्णत्वाचा दाखला.

टलव - ८  
८५५५/५६-५९

नवी मुंबई येथे भुखंड क्र. ०३, सेक्टर क्र. १९, सानपाडा, नवी मुंबई या जागेचे मालक  
मे. श्री दिनशा डेव्हलपर्स यांनी जागेवरील बांधकाम दि. १२/११/२००८ रोजी पूर्ण केलेले आहे. त्याबाबतचा  
दाखला संबंधित वास्तुविशारद, डिझायनो, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील सुधारीत  
बांधकाम प्रारंभ प्रमाणपत्र दि. ०२/०९/२००८ मध्ये नमद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे  
दि. ३१/०७/२००८ च्या अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रकानुसार विविध शुल्क वसुली बाबतची  
कार्यवाही केलेली आहे. त्यामुळे सदर जागेचे

- १) निवासी वापराखालील बांधकाम क्षेत्र (अंशतः भोगवटा) :- ६५९२.७७६ चौ.मी.  
(निवासी वापराखालील एकूण सदनिका - १६१८ ए व द्विविक्र) :-  
२) चाल्कनी खालील बांधकाम क्षेत्र :- १३०१.०६ चौ.मी.

यानुसार वापर करणेस परवानगी देण्यात येईल आहे.

आपला,

(संजय शां. बाणाईत)

सहाय्यक संचालक नगररचना  
नवी मुंबई महानगरपालिका




“जन्म असो वा मरण आवश्यक नोंदणीकरण



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 RAMU MALLAIAH REKALA  
 MALLAIAH REKALA  
 22/10/1984  
 Permanent Account Number  
 ARQPR3158K  
 R. RAMU

भारत सरकार  
 GOVT. OF INDIA





टनन - 6  
 444/46-4e  
 2090



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 UMESH L CHOUDHARY  
 LADKU MADHU CHUDHARY  
 10/11/1985  
 Permanent Account Number  
 AGUPC0839M  
 Signature

भारत सरकार  
 GOVT. OF INDIA


12/10/2010

दुय्यम निबंधक:

दस्त गोषंवारा भाग-1

टनन8

दस्त क्र 8555/2010

12:36:12 pm

ठाणे 8

u/ue

दस्त क्रमांक : 8555/2010

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: शयाना प्रापटीस लि तर्फे डायरेक्टर श्री चंद्रकांत  
वि सेजपाल तर्फे कु मु म्हणुन श्री निलकंठन गोपाल  
कृष्णन -  
पत्ता: घर/फ्लॅट नं: 226, अरंजा कॉर्नर से. 17 वाशी  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -

लिहून घेणार

वय 45

सही

Nalokata  
-E



2 नाव: में श्री दिनशा डेव्हलपर्स तर्फे पार्टनर श्री विशाल  
एच शाह - - -  
पत्ता: घर/फ्लॅट नं: ऑफीस क्र जी -13, एपीएमसी  
मार्केट, से 19, वाशी नवी मुंबई  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट

लिहून देणार

वय 29

सही

Shah



सह दुय्यम निबंधक ठाणे क्र. ८

ATTESTED

R. G. BIRADAR  
B.A.L.L.B.

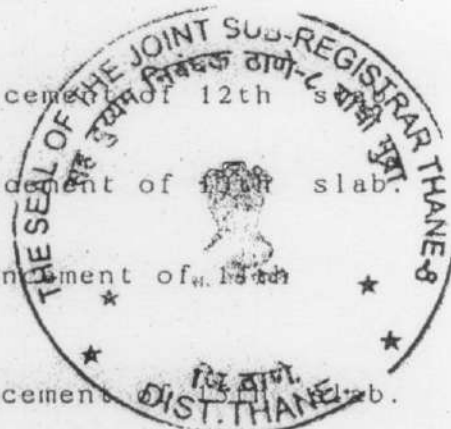
Advocate & Notary  
(GOVT. OF INDIA)  
E-6/1-1, Sector - 1 Vashi,  
Navi Mumbai - 400 703.





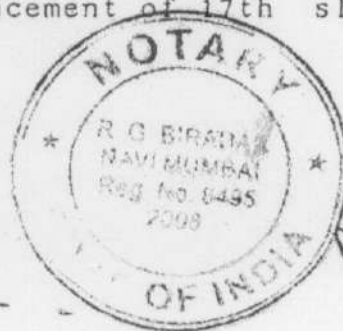
- c. 2% on or before Commencement of 1st Slab.
- d. 2% on or before Commencement of 2nd slab.
- e. 2% on or before Commencement of 3rd slab.
- f. 2% i.e. on or before commencement of 4th slab.
- g. 2% on or before commencement of 5th slab.
- h. 2% on or before commencement of 6th slab.
- i. 2% on or before commencement of 7th slab.
- j. 2% on or before commencement of 8th slab.
- k. 2% on or before commencement of 9th slab.
- l. 2% on or before commencement of 10th slab.
- m. 2% on or before commencement of 11th slab.
- n. 2% on or before commencement of 12th slab.
- o. 2% on or before commencement of 13th slab.
- p. 2% on or before commencement of 14th slab.
- q. 2% on or before commencement of 15th slab.
- r. 2% on or before commencement of 16th slab.
- s. 2% on or before commencement of 17th slab.

टनन - ८
२०१५/११-५९
२०१०



For SHREE DINSHA DEVELOPERS

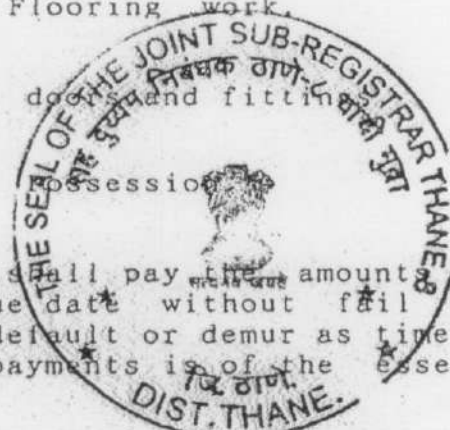
*[Signature]*  
 Partner



*[Signature]*

- t. 2% on or before commencement of 18th slab.
- u. 2% on or before commencement of 19th slab.
- v. 2% on or before commencement of 20th slab.
- w. 2% on or before commencement of 21st slab.
- x. 2% on or before commencement of 22nd slab.
- y. 2% on or before commencement of 23rd slab.
- z. 2% on or before commencement of 24th slab.
- aa. 2% on or before commencement of 25th slab.
- ab. 2% on or before commencement of 26th slab.
- ac. 3% on or before Plumbing and painting work.
- ad. 3% on or before Electrical work.
- ae. 3% on or before Flooring work.
- af. 3% on or before door and fitting work.
- ag. 2% on or before session

दस्तावेज - 6  
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 2090



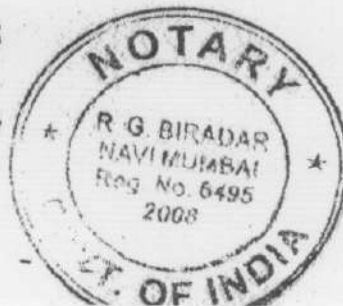
The Purchaser shall pay the amount as aforesaid on the due date without fail and without any delay or default or demur as time in respect of the said payments is of the essence of the Agreement.

The Purchaser is also allotted right to the open terrace attached to the said Flat.

In case, if due to reasons of force majeure, or due to any other reasons, there is any increase/rise in the price of steel, cement

For SHREE DINSHA DEVELOPERS

*[Signature]*  
 Partner



*[Signature]*

and other building materials before the completion of the building, the Developers shall be entitled to receive escalation/increase in the price of flat. This amount of escalation shall be paid by the Purchaser to the Developers within seven days of the demand made by the Developers.

3. The above purchase price does not include the following charges:-

- a. Stamp Duty, Registration and other charges payable to the concerned authorities.
- b. Stamp Duty, Registration and other charges payable on the Agreement to lease executed between CIDCO and the Developers and the lease Deed/Deed of assignment to be executed between CIDCO and the Society to be formed.
- c. Water connection charges and electricity connection charges.
- d. Electric cable laying charges.
- e. Land and Development building charges and infra structural charges and Property Taxes.
- f. Legal charges for documentation.
- g. Transfer fees.
- h. Water Resource Development charges.
- i. Any other taxes, cesses that shall be levied or become leviable by CIDCO/NMMC or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.

टनन - ८
चुन्य १३-५९
२०१०

4. Value Added Tax (V.A.T) & service tax shall be registered by concerned authorities.

4. The Purchaser agrees to pay to the Developers at Eighteen percent per annum on all the amounts (inclusive of outgoings and other charges) which become due and payable by the Purchaser to the Developers under the terms of this agreement from the date the said amount is payable by the Purchaser to the Developers.

5. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Developers under this Agreement (including his/her

For SHREE DINSHA DEVELOPERS  
*[Signature]*  
Partner

NOTARY  
R G BIRADAR  
NAVI MUMBAI  
REG. NO. 6495  
2008  
OF INDIA

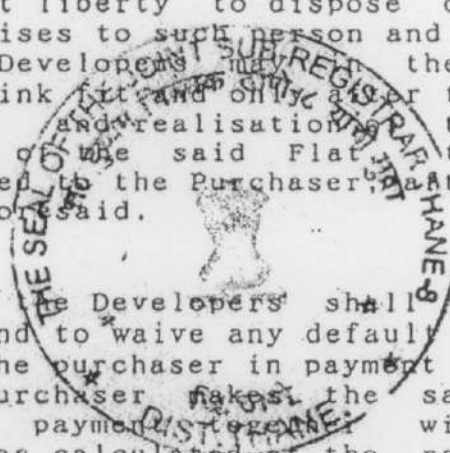
*[Signature]*

proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Developers shall be entitled at their own option to terminate this agreement.

Provided always that the power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchaser fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and/or default shall have been made by the Purchaser in remedying such breach or breaches, within the period of Fifteen days after the giving of such notice

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2090

Provided further that upon termination of this Agreement as aforesaid, the Developers shall refund to the Purchaser the instalments of sale price of the Flat etc. which may till then have been paid by the Purchaser to the Developers after deducting there from the Administrative expenses, Earnest Money Deposit and out of pocket expenses, and service charges etc. as may be determined by the Developers. The Developers shall not be liable to pay to purchaser any interest on the amount so refunded and upon termination of this Agreement, pending refund of the amount as aforesaid, the Developers shall be at liberty to dispose off and sell the said premises to such person and at such price as the Developers in their absolute discretion think fit and only after the sale of the said Flat and realisation of the amount from the sale of the said Flat the amount shall be refunded to the Purchaser after making deduction as aforesaid.



PROVIDED that the Developers shall be at liberty but not bound to waive any default or delay on the part of the purchaser in payment of any amount if the Purchaser makes the said defaulted or delayed payment with compensation or damages calculated at the rate of 18% per annum on such amount, remaining unpaid.

For SHREE DINSHA DEVELOPERS

*Vho*  
Partner



*Neelekant*

6. The Developers agree that the possession of premises shall be delivered to the Purchaser after the completion of the project by ----- . The Developers shall not incur any liability if they are unable to deliver possession of the premises as aforesaid, if the completion of the building is delayed by reasons of non-availability of steel or cement or of such other building materials or by reason of war, civil commotion or any act of God or if non-delivery of possession is a result of any notice, order, rules notification of the Government Court of law and/or other public authority or for non-availability of water and/or electric connection from the concerned authorities or non payment of the amounts by the Purchasers on due dates and as per Schedule of payment or for any reasons unforeseen or beyond the control of the Developers.

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On getting Part Occupancy/Occupancy Certificate from the concerned authority the Developers shall be at liberty to hand over possession of the said flat to the Purchaser/s, even though permanent Electric and Water connection are not sanctioned by the respective authorities. The Purchasers shall not be entitled to make any claim/demand on the Developers for the delay in getting the permanent Electric and water connections. On the Developers offering possession of the Flat to the Purchasers, the Purchasers shall be liable to bear and pay their proportionate share in the use/consumption of electricity and water if supplied through temporary connection.

7. The Developers shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO/NMMC or any other local authority concerned causing delay in giving/supplying permanent water connection or such other services connections necessary for using/occupying the said premises.

8. The Purchaser shall take possession of the said premises within seven days of the Developers giving written intimation to the Purchaser intimating that the said premises is/are ready for use and occupation.

For SHREE DINSHA DEVELOPERS

*[Signature]*  
 Partner



*[Handwritten Signature]*

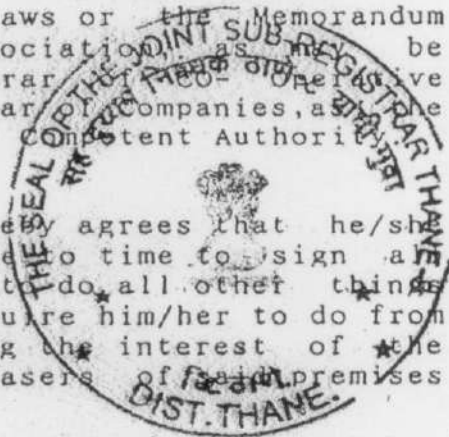
delivered to the purchasers he/she/they shall be entitled to use the occupation of the said flat and he/she/they shall have no claim against the Developers in respect of any item of work in the premises.

9. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purposes of residence. The Purchaser shall use the stilt/open car parking for the purpose of parking cars only.

10. The Purchaser alongwith other Purchasers of said premises in the building/s shall join in forming and registering the society to be known by such name as the Developers may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company or Condominium of Apartments or other corporate body and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Developers within 10 days of the same being forwarded by the Developers to the Purchaser, so as to enable Developers to register the organisation of the Purchasers, under section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No Objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles or Association as may be required by the Registrar of Cooperative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

कनन - ८
अनु/१६-५२
२०१०

The Purchaser hereby agrees that he/she shall be bound from time to time to sign all papers and documents and to do all other things as the Developers may require him/her to do from time to time safeguarding the interest of the Developers or other Purchasers of said premises in the said building/s.

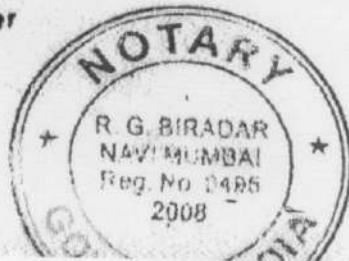


11. Until such time, the Purchasers form and register a Co-operative Society, the Purchasers will not transfer his right, title & interest in the said premises, without prior permission of

**For SHREE DINSHA DEVELOPERS**

*[Signature]*  
Partner

*[Handwritten signature]*



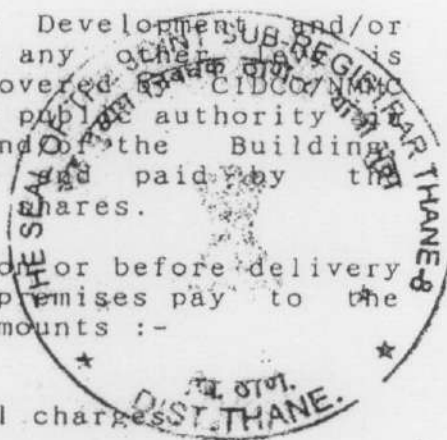
"The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

17. The Purchaser/s hereby agree/s and bind/s to pay to the Developers the Stamp Duty and registration charges pertaining to this Agreement and also to bear and pay his/her/their proportionate contribution towards the Stamp Duty and Registration charges that may have to be paid in respect of the Agreement to lease executed between CIDCO and Developers and lease Deed/Deed of Assignment to be executed by CIDCO in favour of the Developers and/or Co-op Housing Society.

Handwritten notes in a box: 644 - 6, 6/11/90-4E, 2090

18. In case, any security deposit or charges are demanded by any authority for the purposes of giving water, electricity, sewerage or for appropriate connection to the said building and drainage etc., the said deposit shall be payable by the Purchaser. The Purchaser herein agrees to pay on demand to the Developers his/her/their share of such Deposits.

19. If at any time, any Development and/or betterment charges and/or any other charges levied or sought to be recovered by CIDCO, Government and/or any other public authority in respect of the said land and the Building the same shall be borne and paid by the Purchaser in proportionate shares.



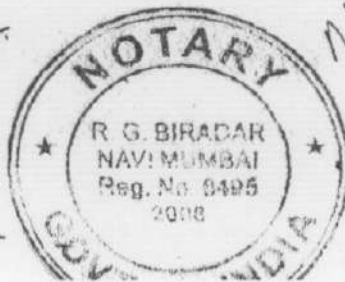
20. The Purchaser shall on or before delivery of possession of the said premises pay to the Developers the following amounts :-

- a. Rs. 2,500/- for legal charges
- b. Rs. 360/- for share money; entrance fee of the society or Limited Company.
- c. Rs. 2,500/- for expenses towards formation, registration of the Society or Limited Company.
- d. Rs. 5,000/- for proportionate share of Property Taxes.

For SHREE DINSHA DEVELOPERS

*Nha*

Partner



*Nandakumar*

the Developers. The Developers will permit transfer only on receipt of transfer fee to be decided by the Developers.

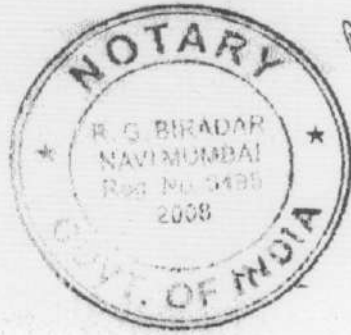
12. It is expressly agreed that Developers alone shall be entitled to any F.S.I. which may become available in respect of the said property and/or T.D.R. of any other property available in any manner whatsoever at any time hereafter by virtue of any change in the law or by virtue of any amendment in the law applicable or any notification or order passed by the Government of Maharashtra or the Union of India or the Corporation or any other public or private body or authority, as the case may be, and the Purchaser/s further confirm/s that the Developers shall be entitled to utilise the said F.S.I. by constructing additional Building or buildings or floor or floors or tenements or structures on the said plot and the said property as the Developers may desire without any interruption dispute or objection by the Purchaser/s or any Co-operative Society, or any other body or organisation of prospective Purchasers of the premises in the said Building or Complex in any manner whatsoever.

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13. The terrace of the building, the parapet wall shall always remain the property of the Developers and they shall also be entitled to display hoardings, neon sign or any other media or advertisements on the walls or the water tanks standing on the terrace and the Developers shall exclusively be entitled to the income that may be derived by display of the said advertisements.

14. After the building is complete and fit for occupation and after the Society (ie. or Limited Company (ies) of incorporated Body) or Condominium of Apartments is/are registered and only after all the said premises in the said building have been sold and disposed off by the Developers and after the Developers have received all dues payable to them under the terms of the Agreement with various premises holders etc. and after the completion of all Buildings as development of the entire property the Developers will execute a Deed Of Lease and/or any other documents in favour of a Co-

For SHREE DINSHA DEVELOPERS  
*[Signature]*  
Partner



*[Handwritten Signature]*



operative Society (ies) Limited Company(ies) Incorporated Body(ies) or Condominium of Apartments M/S. G. K. JAGIASI & CO. Advocate shall prepare the Conveyance/lease and all other documents to be executed in connection with the Co-operative Society or Limited Company or Incorporated body and all the costs, charges and expenses including stamp duty, registration fees and other expenses in connection with preparation of the execution of the Lease Deed, Stamp Duty and Registration charges payable on Agreement to lease executed between CIDCO and Developer and all other documents and formation or registration incorporation of the Co-Operative Society or Limited Company or Incorporated Body or Condominium of Apartments or other corporate body shall be borne and paid by the Purchaser alone.

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15. All costs, charges and expenses including Stamp Duty, registration fees and other expenses in connection with preparation and of the execution of the Lease Deed, Stamp Duty and Registration charges payable on Agreement to lease executed between CIDCO and Developer and all other documents shall be borne and paid by the Purchaser alone.

16. Commencing a week after notice in writing is given by the Developers to the Purchaser that the said premises is ready for use and occupation, the Purchaser shall be liable to bear and pay the Proportionate share (in proportion to the floor area of the said premises) of outgoings in respect of the land and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurances, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society/Limited Company etc is formed and the said land and building/s is transferred to it, the Purchaser shall pay to the Developers such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Developers provisional monthly contribution of Rs.3/- per sq.ft. per month towards the outgoings.

For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



*[Signature]*

The Developers shall utilise the sum of Rs. 4,860/- paid by the Purchaser to the Developers for meeting all legal cost, charges and expenses, including professional costs of the Attorney at-law/Advocate of the Developers in connection with formation of the said society, or as the case may be Limited Company or other Corporate body preparing its rules, regulations and bye-laws and the cost of preparing this Agreement and the Conveyance or assignment of lease.

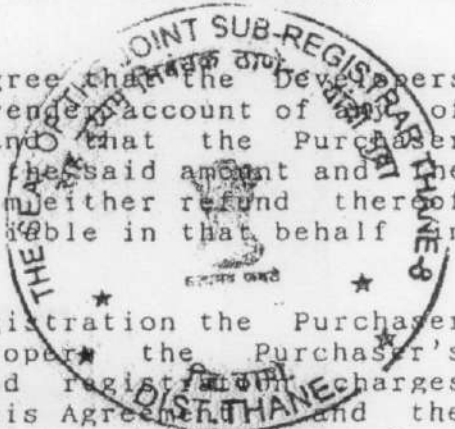
Apart from above, the Purchaser hereby agrees and undertakes to pay to the Developers an amount as determined by the Developers in respect of the said premises being the amount towards the Service charges of electric connection electric sub-station, Water connection deposit and meter charges, charges, Development charges, Water development Charges and any other charges levies whatsoever.

Transfer Resource  
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The Purchaser shall at the time of delivery of possession of the said premises pay to the Developers a sum of Rs. 4860/- being the amount towards the outgoings for Water Bills, Common Electricity Bills and other charges and expenses for administering the Building.

21. The Purchasers agree that the Developers shall not be liable to render account of the aforesaid amount and that the Purchaser shall have no right to the said amount and the Purchaser shall not claim either refund thereof or hold the Developers liable in that behalf in any manner whatsoever.

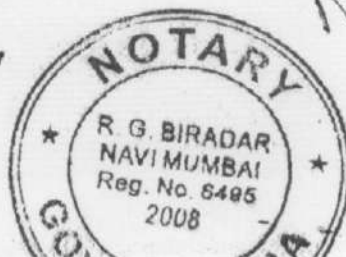
22. At the time of registration the Purchaser shall pay to the Developer the Purchaser's share of stamp duty and registration charges payable, if any, on this Agreement and the Purchaser shall be liable to pay the Stamp Duty and Registration Charges payable by the said Society or Limited company on the Agreement to lease executed between CIDCO and Developers, Lease Deed and document or instrument of transfer in respect of the said land and the building to be executed in favour of the Society or Limited Company or other corporate body.



For SHREE DINSHA DEVELOPERS

*Shree Dinsha*  
Partner

*Notarized*



23. The Purchaser/s or himself/themselves with intention to bring all persons into whomsoever hands the said premises may come, doth hereby covenant with the Developers as follows:

a. To maintain the said premises at Purchaser's own cost in good tenantable repair and condition from the date of taking possession of the said premises and shall not do or suffered to be done anything in or to the building in which the said premises is situated, staircase or any passages which may be against the rules, regulation or Bye-Laws of concerned local or any other authority or change/ alter or make addition in or to the building in which the said premises is situated and in the said itself or any part thereof.

b. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which said premises is situated or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircase, common passages or any other structures of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchaser in this behalf the Purchaser shall be liable for the consequences of the breach.

c. To carry at his own cost all internal repairs to the said premises and maintain the said premises in the same conditions, state and order in which it was delivered by the Developers to the Purchaser and shall not do or suffering to be done anything in or to the building in which the said premises is situated or the said premises which may be against the rules and regulations and bye-laws of the concerned local authority or other 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.

For SHREE DINSHA DEVELOPERS

Partner



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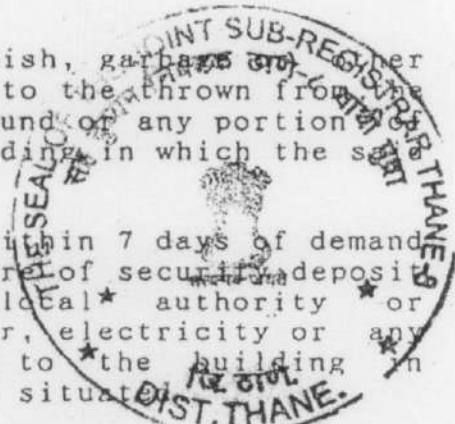
d. Not to demolish or cause to be demolished the said premises or any part thereof, now at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains, pipes, in the said premises and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC Pardi or other structural members in the said premises without the prior written permission of the Developers and/or the society or the Limited Company or other corpora

members  
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e. Not to do or permit to be done any thing which may render void or voidable insurance of the said land and the building in which the said premises is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

f. Not to throw dirt, rubbish, refuse or permit the same to be thrown on the said premises in the compound or any portion of the said land and the building in which the premises is situated.

g. Pay to the Developers within 7 days of demand by the Developers, his share of security deposit demanded by concerned local authority or Government for giving water, electricity or other service connection to the building in which the said premises is situated.



h. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser viz. use for any purpose /other than for residential purpose.

i. The Purchaser shall not let, sub-let transfer, assign or part with Purchaser interest or benefit factor of this Agreement or

For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



*[Signature]*

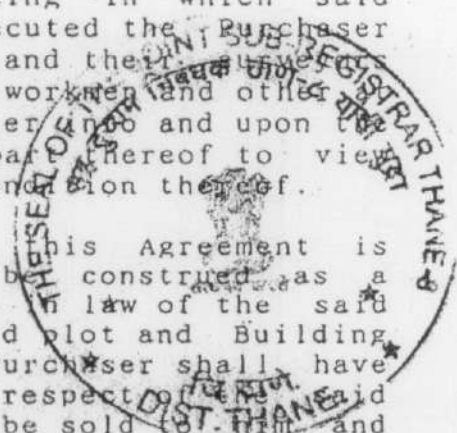
part with the possession of the said premises until all the dues payable by the Purchaser to the Developers under this Agreement are duly paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has obtained prior consent in writing of the Developers.

j. The Purchaser shall observe and perform all the rules regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and performance of the building Rules, Regulations and Bye-Laws for the time being the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of this Agreement.

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k. Till the lease of building in which said premises is situated is executed the Purchaser shall permit the Developers and their agents, with or without workmen and other all reasonable times, to enter into and upon said buildings or any part thereof to view and examine the state and condition thereof.

24. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment in law of the said premises or of the said plot and Building or any part thereof, the Purchaser shall have no claim save and except in respect of said premises here by agreed to be sold and all open spaces, stilts, open Car parking, lobbies, staircases, terraces, recreation spaces etc., will remain the property of the Developers until the said land and building is transferred to the Society/Limited Company as hereinafter mentioned.



For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



*[Signature]*

25. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance of giving of time to the Purchaser by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Developers.

26. It is agreed that this Agreement shall be registered with Sub-Registrar of Assurances at Navi Mumbai as required under Maharashtra Ownership Flats Act. The Purchaser shall lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Developers the Serial No. under which has been lodged to enable the Developers to appear before the Sub-Registrar and admit the execution thereof.

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27. All notices to be served on the as contemplated by this Agreement deemed to have been duly served if send to the Purchaser by under Certificate of Posting at his/her address specified below :

SHAYONA PROPERTIES LTD.  
228, ARENA CORNER, Sec-17,

YASHI - NAVI MUMBAI - 400703

28. The Developers shall have the right to make additions, alterations, or raise storeys or other additional structures at any time as may be permitted by the Corporation and other Competent Authorities, such additional alteration structures and storeys and F.S.I. remaining unused will be sole property of the Developers who will be entitled to use and dispose it off in any way they choose and the Purchaser hereby consents to the same.

29. Provided that the Developers do not, in any way affect or prejudice the right hereby granted in favour of the Purchaser in respect of the said Premises agreed to be Purchased by the

For SHREE DINSHA DEVELOPERS

Partner



Purchaser, the Developers shall be at liberty to sell, mortgage or otherwise deal with or dispose of their right, title and interest in the said land, hereditaments and the premises and the building construction/s and hereafter to be constructed thereon.

30. The Developers shall, in respect of any amount payable by the Purchaser under the terms and conditions of the Agreement hereinafter have a first lien and charge on the said premises agreed to be acquired by the Purchaser

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31. The Purchaser hereby agrees that in event of any amount by way of premium or security or any charges is payable to the CIDCO/NMMC or state Government or to the MSEB or betterment charges or development charges, Tax or security deposit or charges for the purpose of giving water connection, drainage connection and electricity connection or any other tax or payment of similar nature becoming payable by the Developers, the same shall be paid by the Purchaser to the Developers in proportion to the area of the said premises and in determining such amount the discretion of the Developers shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rata charges which the Purchaser may be called upon to pay by the Developers in respect of the installation of water line, water mains, sewerage, electric cables, electric sub-station (if any) and maintaining of internal Roads and access to the said property, drainage layout and all facilities and services.

32. It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, if CIDCO charges any premium and/or any other amount for the purpose of execution of the Deed Of Lease by CIDCO Ltd. in respect of the said plot and the building to be constructed thereon in favour of the Society to be formed then such premium or other amount shall be borne and paid by the Purchaser. In order to enable the Society to pay any premium and/or any other amount that may be demanded by CIDCO Ltd. as aforesaid, the Purchaser/s hereby agree/s and bind/s himself/herself/themselves to pay to the said Society, his/her/their share in

For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



*[Signature]*

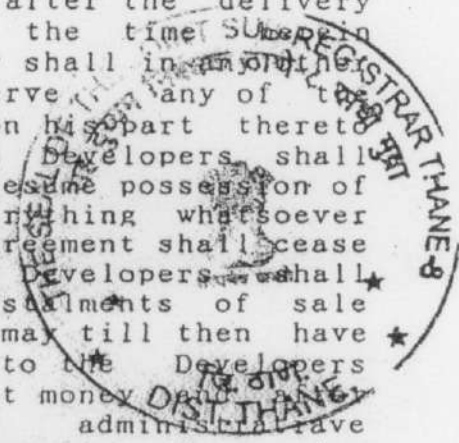
such premium and/or amount payable to the said CIDCO in proportion to which the area of the said premises hereby agreed to be acquired by the Purchaser/s in the said building.

33. The Purchaser hereby covenants with the Developers to pay all the amounts required to be paid by the Purchaser under this Agreement and to observe and perform the covenants contained in this Agreement and the covenants to be executed in favour of the Co-Operative Housing Society (ies) or Incorporated body(ies) in respect of the said piece or parcel of land more particularly described in the Schedule hereunder written and the building thereon and to keep the building indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same are to be observed by the Developers

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34. If at any time any service Tax or levy or charge is or are levied charged or sought by any authority in respect of the property/flat or in respect of the Agreement, the same shall be borne and paid by the Purchaser.

35. If the Purchaser neglects, omits or fails in any manner whatsoever to pay to the Developers any of the amount due and payable by the Purchaser under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time specified or if the Purchaser shall in any other way fails to perform or observe any of the covenants and stipulations on his part thereto contained or referred to, the Developers shall be entitled to re-enter and resume possession of the said Flat and of everything whatsoever therein contained and this Agreement shall cease and stand terminated and the Developers shall refund the Purchaser the instalments of sale price of the flat etc. which may till then have been paid by the Purchaser to the Developers after forfeiting the earnest money deducting therefrom the administrative expenses, out of pocket expenses and service charges etc. as may be determined by the Developers. The Developers shall not be liable to pay to Purchaser any interest on the amount so refunded and upon termination of this



For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



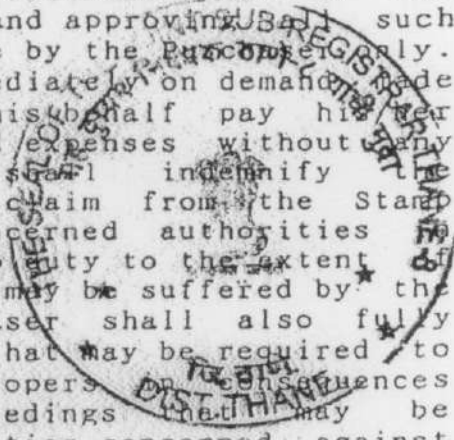
*[Signature]*



Agreement and promising to refund the aforesaid amount by the Developers, the Developers shall be at liberty to dispose of and sell the Flat to such person and at such person and at such price as the Developers may be in their absolute discretion think fit. The said amount shall be refunded to the Purchaser only after the said Flat is sold/disposed off. And the Purchaser shall have no claim for refund or payment of the said earnest money and/or the said other amounts and the Purchaser hereby agrees to forfeit all his rights, title and interest in the said premises all amount already paid and in such event the Purchaser shall be liable to be immediately ejected as tress-passer but the right given by this clause to the Developers shall be without prejudice to the other rights, remedies and claim, whatsoever at law or under this Agreement of the Developers against the Purchaser.

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36. All costs, charges and expenses in connection with the formation of Co-operative or Limited Company or Incorporated Body or Condominium of Apartments as well as the cost of preparing, endorsing, stamping and registering of the Agreement, Agreement to lease executed between CIDCO and the Developers herein, Lease Deed, any other documents required to be executed by the Developers or by the Purchaser as well as entire Professional cost of the Advocate in preparing and approving such documents shall be borne by the Purchaser only. The Purchaser shall immediately on demand made by the Developers in this behalf pay his per share in such costs and expenses without any delay. The Purchaser shall indemnify the Developers against any claim from the Stamp Authorities or other concerned authorities in respect of the said stamp duty to the extent of the loss or damage that may be suffered by the Developers. The Purchaser shall also fully reimburse the expenses that may be required to be incurred by the Developers in the consequences upon any legal proceedings that may be instituted by the authorities concerned against the Developers for non-payment and/or under payment of stamp duty by the Purchaser.



37. The said Building shall be known as "KSHITIJ" and the name of the Co-operative Society or Limited Company or incorporated Body

For SHREE DINSHA DEVELOPERS

*[Signature]*  
 Partner



to be formed shall bear the same name and this name shall not be changed without the written permission of the Developers.

38. In the event of the Society(ies), Limited Company(ies) Incorporated Body(ies) or Condominium of Apartments being formed and registered before the sale and disposal by the Developers of all the premises etc in the said building the powers and authority of the Society so formed or of the Purchaser and other Purchaser of said premises in the said building shall be subject to the overall control of the Developers in respect of any of matters covering the said building the construction and completion thereof and all amenities, appurtenant to the same and in particularly the Developers shall have absolute authority and control as regards and unsold said premises of which the Agreement are cancelled at any stage for some reason or other and the Developers have the absolute authority regarding the disposal thereof. The developers shall not be entitled to pay any amount towards the outgoings, charges, taxes or any amount whatsoever in respect of the said unsold Flats.

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39. In the event of the Flat remaining unsold with the Developers in building/s to be constructed on the said property, the powers and authority of such unsold units in the said building shall be subject to the overall control of the Developers in respect of any of matters covering the said building the construction and completion thereof and all amenities, appurtenant to the same and in particularly the Developers shall have absolute authority and control as regards and unsold said premises of which the Agreement are cancelled at any stage for some reason or other and the Developers have the absolute authority regarding the disposal thereof. The Developers shall not be liable to pay any charges, outgoings, in respect of the unsold premises.

40. In the event, the Purchaser request the Developers to carry out any extra and/or additional work in the Flat of the Purchaser the Developers shall if they so decide to carry out the said work be entitled to charge for such additional extra work to be carried out by the Developers. The Purchasers shall within 7 days

For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



*[Signature]*

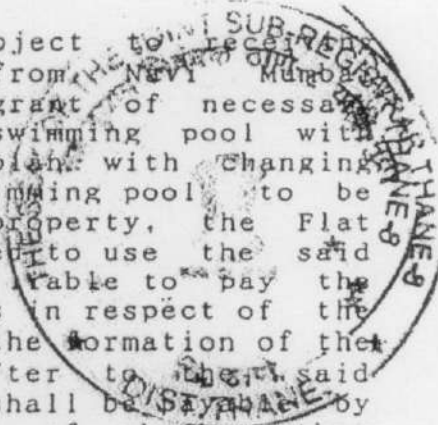
of demand by the Developers deposit the amount so demanded with the Developers to enable the Developers to carry out the extra work. If the Purchasers fail to deposit the said amount the Developers shall be absolved of their responsibility to carry out such extra work.

41. The said Agreement to lease dated 23rd February 2004, Allotment Letter of CIDCO, Additional Allotment letter, Deed Of Lease to be executed as herein provided, Commencement Certificate and all other documents, papers etc. shall form part and parcel of this Agreement and shall be so read and construed as if the same have been incorporated herein and the Purchaser shall abide by, observe and perform the covenants, conditions contained in the said aforesaid referred documents.

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42. The Developers propose to provide a swimming pool and a club house on the part of the said property subject to their receiving necessary consent from Navi Mumbai Municipal Corporation. In the event of the Developers providing the swimming pool and/or the club house on the said property the Purchasers of the Flat shall be entitled to use the said swimming pool/club house facilities. However the Purchasers of the shops, showrooms or offices shall not be entitled to use such facilities.

43. The Developers shall subject to the necessary permission from Navi Mumbai Municipal Corporation and grant of necessary water connection, provide swimming pool with water treatment/filtration plant with changing room. In the event of the swimming pool to be constructed on the said property, the Flat Purchasers shall be entitled to use the said swimming pool and shall be liable to pay the necessary maintenance charges in respect of the same to the Developers till the formation of the separate body and thereafter to the said separate body. Such charges shall be borne by the Purchasers irrespective of whether they and/or members of their family avails of such facility or not, it is however, clarified that the purchasers of shops/show rooms/offices shall neither be entitled to utilise such facilities nor be liable to contribute towards maintenance charges.



For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner



*[Signature]*



44. The Developers also propose to construct a club house/Gymkhana on the said property subject to Navi Mumbai Municipal Corporation permitting the Developers to construct the same free of FSI in accordance with the present development rules. If necessary permission is granted by the Navi Mumbai Municipal Corporation. The Purchasers shall be liable to pay an additional sum of Rs. ~~85000~~ ---/- to the Developers, out of which a sum of Rs. ~~32500~~ ---/- shall be appropriated by the Developers towards the reimbursement of the expenses that may be incurred by the Developers for providing club House or Gymkhana or Swimming pool and a balance sum of Rs. ~~32500~~ ---/- shall be adjusted towards corpus fund for maintenance of club house or Gymkhana. The Corpus fund shall be handed over by the Developers to the said separate body at the time of execution of the conveyance.

*Usha*  
*Nandkumar*

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SCHEDULE OF PROPERTY

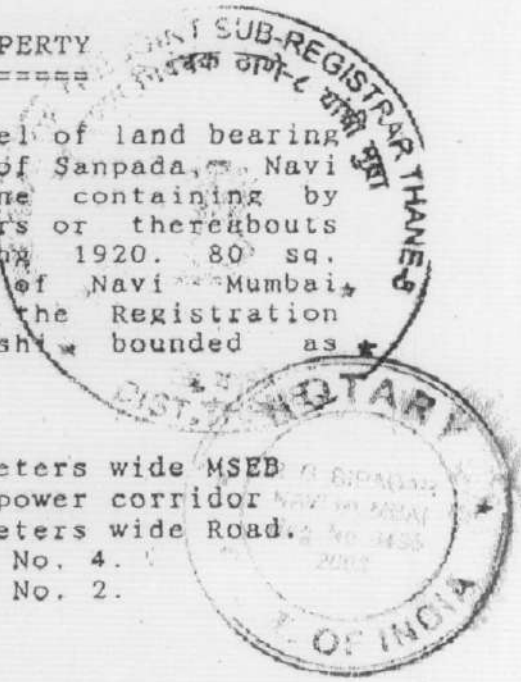
All that piece or parcel of land bearing Plot No. 3 in Sector No. 19 of Sanpada, Navi Mumbai, Taluka & District Thane containing by admeasurement 4490.56 sq.mtrs or thereabouts and strip of land admeasuring 1920.80 sq. meters within the limits of Navi Mumbai Municipal Corporation within the Registration District Sub-District Vashi bounded as follows:-

- On or towards North by : 35 meters wide MSEB power corridor
- On or towards South by : 15 meters wide Road.
- On or towards East by : Plot No. 4.
- On or towards West by : Plot No. 2.

For SHREE DINSHA DEVELOPERS

*Usha*  
Partner

*Nandkumar*



SIGNED SEALED AND DELIVERED  
By the withinnamed "DEVELOPERS"

M/S. SHREE DINSHA DEVELOPERS  
through its Partner/Attorney:

**VISHAL H. SHAH**  
SHRI. PUNIT D. SHAH.



In the presence of :

- 1.
- 2.

SIGNED SEALED AND DELIVERED  
by the withinnamed "PURCHASER"



SHRI/SMT/M/S. SHAYONA PROPERTIES LTD  
*Director Chandrakant & Sejal Thakur* C.A. NEELAKANTAN &



In the presence of:

- 1.
- 2.

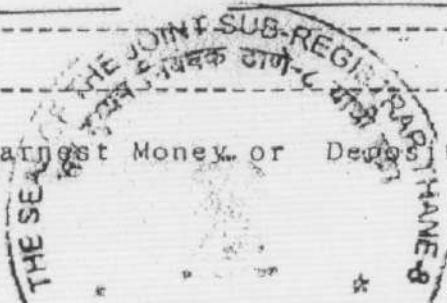
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*Neelakantan*

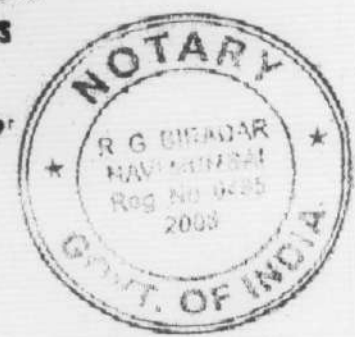
RECEIVED of and from the withinnamed  
Purchaser a sum of Rs. 500,00,000/- (Rupees  
Ten lacs Only)

Only) being the Earnest Money or Deposit as  
aforesaid.



WE SAY RECEIVED  
FOR SHREE DINSHA DEVELOPERS  
For SHREE DINSHA DEVELOPERS

P Partner



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1. STRUCTURE TO BE R.C.C. FRAMED.
2. TWO HIGH SPEED ELEVATORS PER WING.
3. ALL EXTERNAL WALLS TO BE OF 6" THICK BRICKS/  
BLOCKS & ALL INTERNAL WALLS TO BE 4" THICK  
BRICKS.
4. EXTERNAL PLASTER TO BE SAND FACED.
5. DECORATIVE ENTRANCE LOBBY.
6. TWO COATS ACRYLIC PAINT FOR THE INTERNAL  
FACE OF THE APARTMENT & TWO COATS WATER  
COATD OF CEMENT PAINT EXTERNALLY.
7. VITRIFIED FLOORING.
8. PARALLEL SHAPED GRANITE KITCHEN PLATFORM  
WITH S.S. SINK.
9. TOILETS SPLASHING WITH FULL GLAZED DESIGNER  
TILES.
10. ANODIZED ALUMINUM SLIDING WINDOW
11. PROVISION FOR WASHING MACHINE
12. CONCEALED PLUMBING AND BRANDED FITTINGS  
AND FIXTURES.
13. CONCEALED WIRING WITH ROMA OR EQUIVALENT  
SWITCHES.
14. ALL DOORS SHALL BE FLUSH DOORS.
15. INTERCOM CONNECTION TO THE SECURITY CABIN.

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For SHREE DINSHA DEVELOPERS

*[Signature]*  
Partner

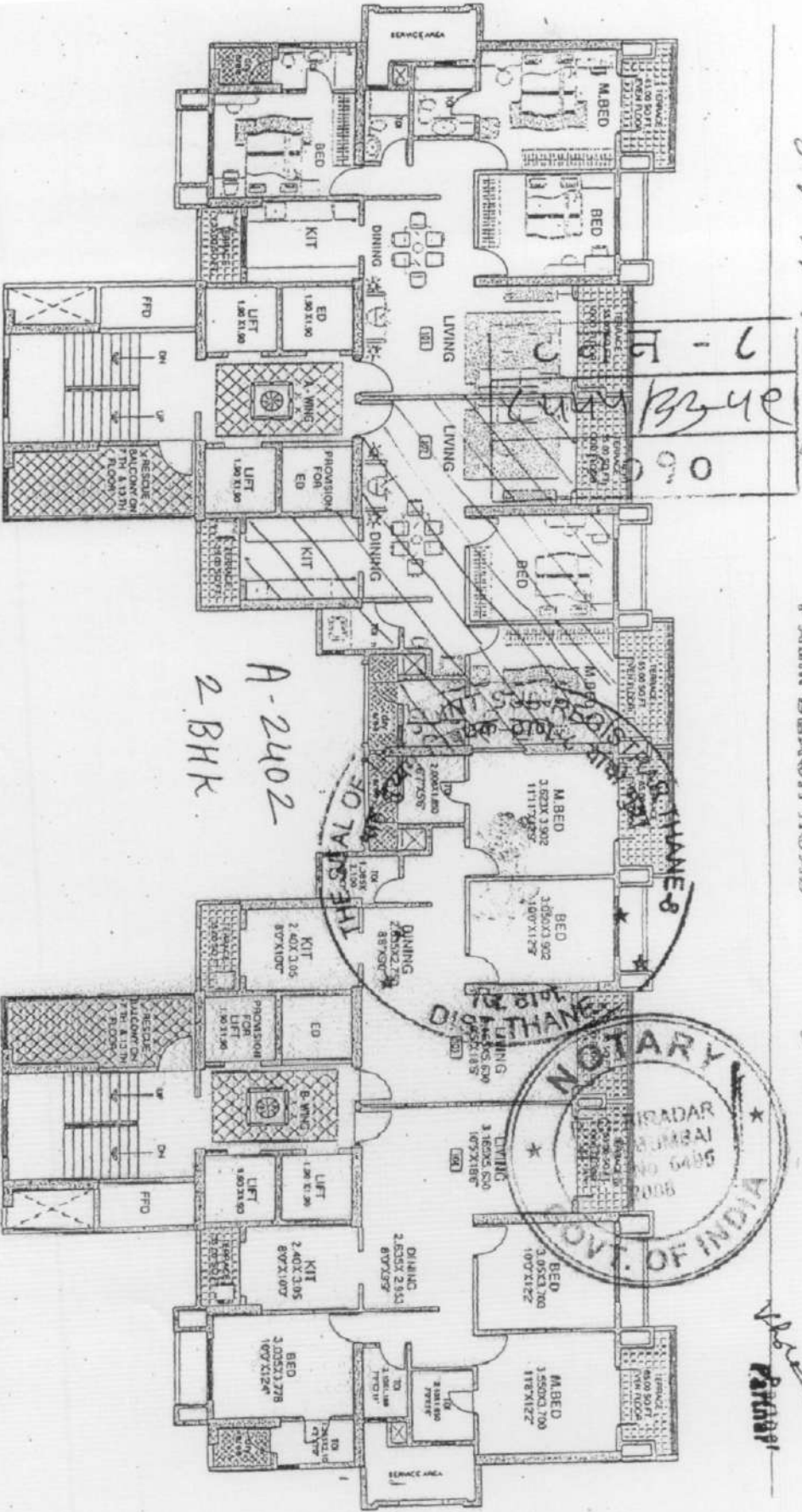


*Nulke...*

PALM BEACH ROAD

FOR SHREE DINSHA DEVELOPERS

*Pravin*



TYPICAL FLOOR PLAN

DEVELOPERS  
**SHREE DINSHA DEVELOPERS**

"KSHITIJ"  
PROPOSED RESIDENTIAL COMPLEX  
ON PLOT NO 3 SECTOR 19, PALM BEACH ROAD,  
SANPADA, NAVI MUMBAI



STRUCTURAL ENGINEER  
**DEEPAK D. KULKARNI,**  
288 JADUNSHAN BULD COMPOUND  
MASTEENVAIYAK CROSS ROAD,  
CHEMBAY, BANDAERA (W.)  
PHONE : 26425139

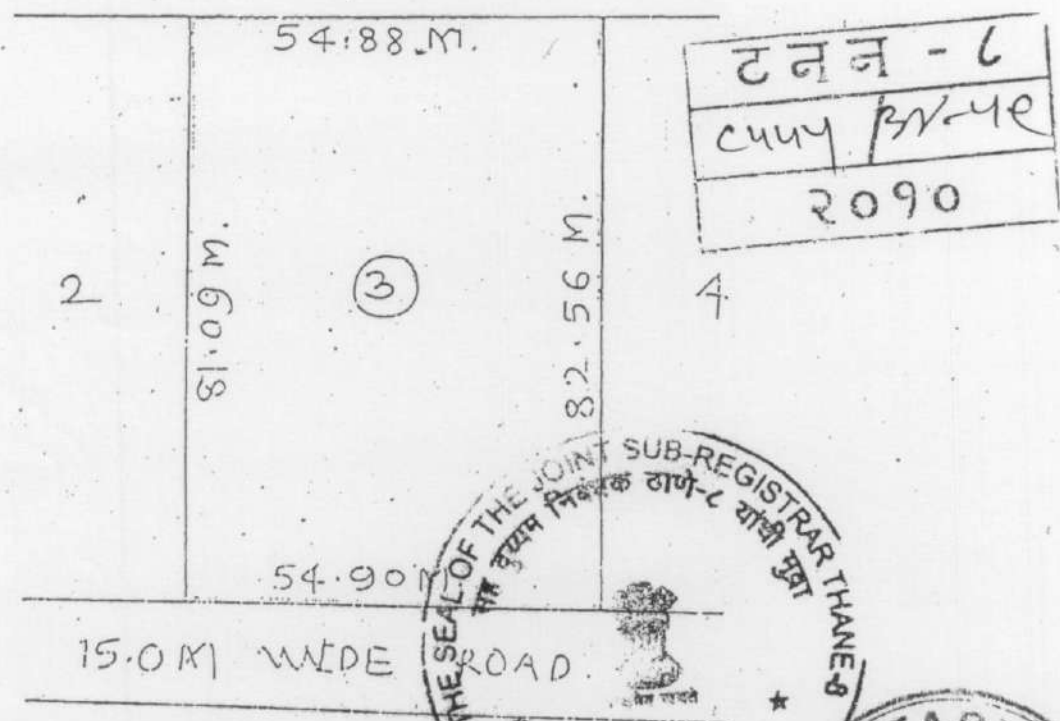
ARCHITECTS  
**DESIGNO**  
ARCHITECTS & PLANNERS,  
J. K. CHAMBERS  
SECTOR 17, VASHI, NAVI MUMBAI  
PHONE : 2789 2795.



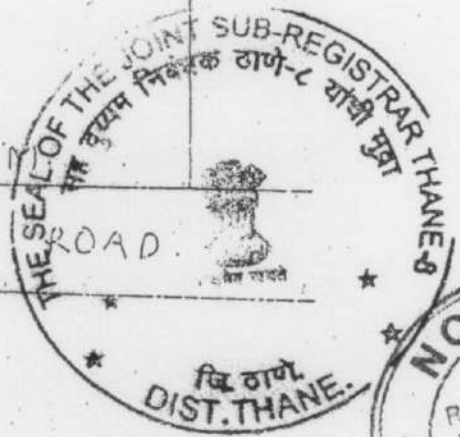


प्लॉट 4490.56 - तो. अ.ि.

35.0M. WIDE M.S.E.B. POWER CORRIDOR.



टनन - 6  
 चयन प्र.ये  
 2090



\* संमत सिमांकन नवाशा \*

मा. वरिष्ठ सिमांकनकार ( 3 ) यांचे  
 पत्र क्र. सिडको / एस.पी. (3) / 229  
 दि. 4/2/04 नुसार

*[Signature]*  
 सह. सिमांकनकार (J.R.)  
 सिडको म्युनिसिपल

SECTION - 1: 1000.

For SHREE DINSHA DEVELOPERS

*[Signatures]*

Ref No. :

Date : 30.4.2004

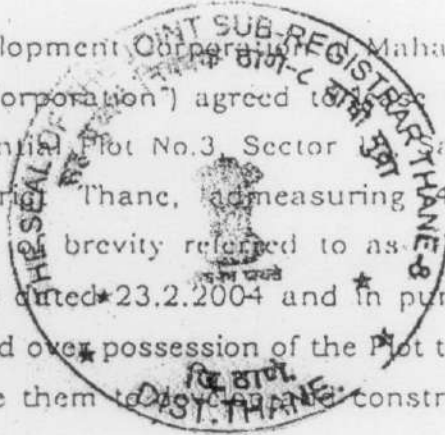
TO WHOMSOEVER IT MAY CONCERN  
 TITLE CLEARANCE CERTIFICATE

Sub: Plot No.3, Sector 19, Sanpada, Navi Mumbai, Taluka and District Thane.

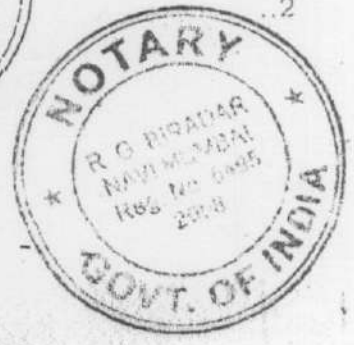
द्वनन - 6  
 2098  
 444/34-4E

This is to certify that I have investigated the Title of M/s SHREE DINSHA DEVELOPERS a Partnership firm duly registered under the Partnership Act, 1932, having its registered office at 423, Central Facility Building, APMC Market, Sector 19, Vashi, Navi Mumbai, Taluka and District Thane in respect of Plot No.3, Sector 19, Sanpada, Navi Mumbai, Taluka and District Thane.

1. The City and Industrial Development Corporation Maharashtra Ltd. (hereinafter referred to "the Corporation") agreed to lease to M/s. Shree Dinsha Developers of residential Plot No.3, Sector 19, Sanpada, Navi Mumbai, Taluka and District Thane, measuring 4490.56 sq.mtrs., (hereinafter for the sake of brevity referred to as the said Property") vide Agreement to Lease dated 23.2.2004 and in pursuance whereof the said Corporation handed over possession of the Plot to M/s. Shree Dinsha Developers, to enable them to construct the said plot.



2. The Navi Mumbai Municipal Corporation by its letter under reference No. NMMC/ADTP/TPD/BP/Case No. A-1953/1321/2004 dated 22.4.2004, granted its permission to develop and construct the said plot for residential purpose.



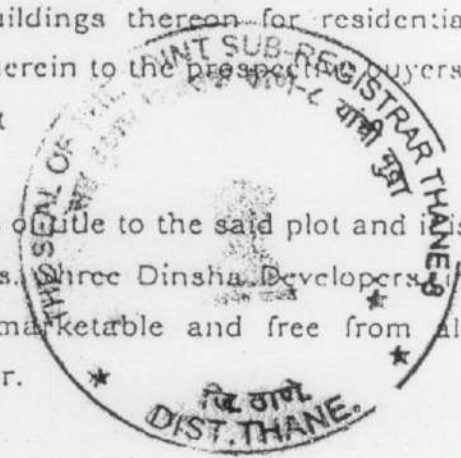
3. It is hereby certify that all the plots allotted by the Corporation to various parties, are exempted from the provisions of Urban Land ceiling Act, 1976 and therefore, permission under the said Act, is not required.

4. It is hereby certified that all the plot allotted by the Corporation to various parties are Non-Agricultural plot to be used for residential purpose and therefore M/s. Shree Dinsha Developers, is not required to obtain Non Agricultural permission.

एनएन - ८
८५५/३६५९
२६००

5. In pursuance of the said Agreement and permission hereinafore M/s. Shree Dinsha Developers, is fully entitled to develop the said Plot and to construct a building/buildings thereon for residential purpose and to dispose off the units therein to the prospective buyers, in accordance with the said Agreement

I have gone through all the documents on title to the said plot and i hereby certify that the title of the M/s. Shree Dinsha Developers, in respect of the said plot, is clear, marketable and free from all encumbrance of any nature whatsoever.



Dated 30<sup>th</sup> day of April 2004

C. FERNANDES 30/4/2004  
ADVOCATE HIGHCOURT.



जा.क्र./नमुंमपा/संशंर/नॉचि/चं.प./प्र.क्र.-ए-१९५३/७३२९  
 दिनांक : २२/०७/२००४

प्रति,  
 नेमसं श्री दिनशा डेव्हलपर्स  
 भूखंड क्र. ०३, सेक्टर-१९, सानपाडा,  
 नवी मुंबई.

**टनन - ८**  
 ८५५५/३७-५९  
 २०१०

नसती क्र. नमुंमपा/चि.प्र.क्र.२६५/२००४  
 प्रकरण क्र.ए-१९५३

**विषय :- भूखंड क्र.०३, सेक्टर-१९, सानपाडा, नवी मुंबई या जागेत रहिवास धरणासाठी बांधकाम परवानगी देण्याबाबत.**

**संदर्भ :- आपले धारतुचिशारद थांचा दि.०९-०३-२००४ रोजीचा अर्ज**

महोदय,

भूखंड क्र.०३, सेक्टर-१९, सानपाडा, नवी मुंबई या जागेत रहिवास कारणासाठी बांधकाम परवानगी देण्याबाबतचा प्रस्ताव महानगरपालिकेस धरील संदर्भांथिन प्रसन्नच्ये प्राप्त झालेला आहे. संदर्भांथिन जागेत रहिवास उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सौचत नियोजित बांधकामासाठी जांईत आहे. तसेच खाली नमूद केल्ल्या सर्वांचा नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यापासून आपत घेतांन  
 रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची काळजी घ्यावी. बांधकाम साहित्य रस्त्यावर आडवून  
 आ.यास आणण्यास रितसर बंद भरसाडा लागतं. तसेच बांधकाम परवानगी दे करणयाबाबतची कार्यवाही करणयात येईल. धावाघतची नोंद  
 घ्यावी.

बांधकाम सुरु असताना जागंचेगेल गिचमं गाळे/सुट्टीका पांची संदर्भांथिन त्रयाघर्षी गेचमं त्रामणालय/भूखंडध्यावर/  
 तांठेगेल पांची सांईल. तसेच अंघंर बांधकाल्या जागंचा गेचमं होइ नये म्हणुन संघेधत भूखंड धाव्यास त्रामण भित धांचून त्या टिकाणी  
 अंतुचिंत प्रकार होणार नाही याची दक्षता घ्यावी गरकृत्य करताना आडवल्यास संघेधतांपर कापदेशर घ्यावी नाही करण्यात येईल याची नोंद  
 घ्यावी.

इतरनोंद बांधकाम सुरु नवतशागम्यांनं करण्यात येत. बांधकामातली फेरफार अथवा चुरी घेवंचकम कालसांचे असाव्यास  
 मरणासु प्रदींशक नगररचना अधिनियमांताल तनुंनुसार सुवांसां असाव्यास विवाणना मरुन घेचं आचवक आहे. मंजूर नवतशा  
 खांतरिचत बांधकाम केल्यास ते कापघांतोल तरतुदीनुसार कारवाईस पाय सांईल. अर्ज घेवंचक घ्यावी.

बांधकाम सुरु करताना कागतांचे नाच, बांधकाम परवानगीची तारीखा, धारतुचिशारदाचे नाच, जमिन मालकाचे नाच, टेकेदाराचे नाच,  
 बांधकाम क्षंर इ. यांची दर्शांथिणारा फलक लावण्यात यावा. महानगरपालिकेस साहीतीसठी टेकेदाराचे नाच व सुख्यांनी गमलं इ. बावण्या  
 नमंशल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

- प्रत माहितीसाठी :-  
 १) इंझांइनों, धारतुचिशारद  
 २) ए.ए. जे.के. चेंधरं, सौ.१७, गारी, नवी मुंबई.  
 ३) ड.प.आयुक्त-उपकर, नमुंमपा, कोपर खोर्णी.  
 ४) विचाम अधिभरती, नमुंमपा,सुं.

आपला  
 [Signature]  
 सहस्यक संचालक, नगर रचना  
 नवी मुंबई महानगरपालिका

“जन्म असो वा मरण आवश्यक नोंदणीकरण”



Section before completion of plinth work.

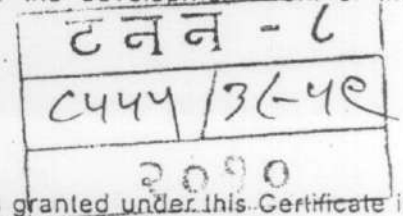
NAVI MUMBAI MUNICIPAL CORPORATION  
COMMENCEMENT CERTIFICATE

NO: NMMTC/ADTP/TPC/BP/Case No. ए-१९५३/१३२१/०४

DATE: 22/4/2004

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Shree Dinsha Developers, Plot No.03, Sector-19, Sanpada, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = 4033.40 M<sup>2</sup> F.S.I. = 1.00 (Residential)



1) The Certificate is liable to be revoked by the Corporation if:

- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

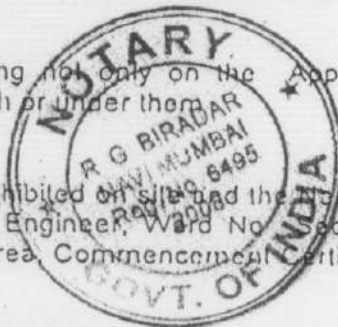
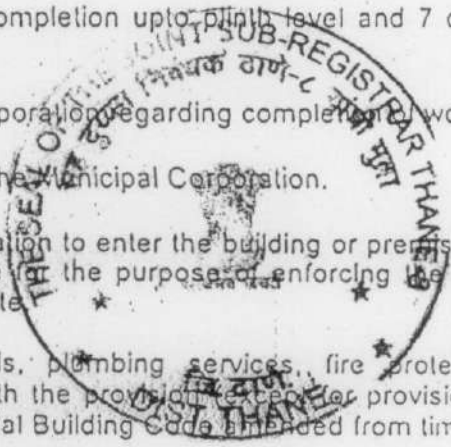
2) THE APPLICANT SHALL :

- Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
  - Give written notice to the Municipal Corporation regarding completion of work.
  - Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

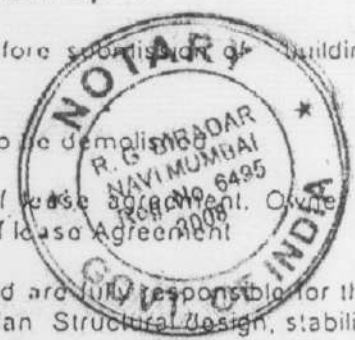
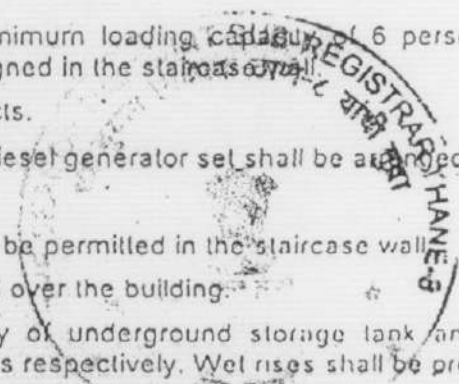
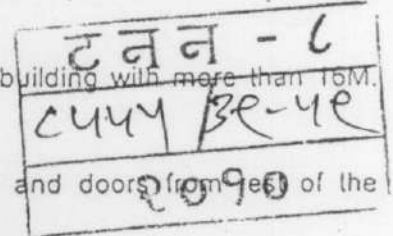
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provisions (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M, R. & T. P Act, 1966. 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 applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- A certified copy of the approved plans shall be exhibited on site and the same Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of Flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.

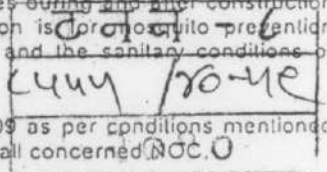
The plot boundaries shall be physically demarcated immediately and the information be given to this section before completion of plinth work.




- 8) The amount of S.D. Rs.63000/- S.D. Rs.89820/- for Mosquito Prevention, S.D. Rs.89820/- for debris & S.D. Rs.22500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M. height. Following additional conditions shall apply :-
- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
- b) Exit from lift lobby shall be through a self closing smoke stop door.
- c) There shall be no other machinery in the lift machinery room.
- d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
- e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase walls.
- f) Electrical cables etc. shall in separate ducts.
- g) Alternate sources of electric supply or a diesel generator set shall be arranged.
- h) Hazardous material shall not be stored.
- i) Refuse stamps or storage places shall not be permitted in the staircase walls.
- j) Fire fighting application shall be distributed over the building.
- k) For building upto 24 M Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
- For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan Structural Design, stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil paints, plantation of trees and provision of garbage bin on the site.



- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Anti larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before 22-02-2009 as per conditions mentioned in agreement dt.23-02-2004 & must be applied for O.C. with all concerned **NO.C.O**
- 24) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 25) Wherever parking is provided in site's minimum distance between compound wall and the outer side of the column towards compound wall shall be 4.00 M. for manoeuvring of vehicles.

  
 444/20-4E





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Telephone: 2201 1100, 2201 1101  
 2201 1102, 2201 1103  
 2201 1104, 2201 1105, 2201 1106  
 FAX: 2201 1107

2201 1108, 2201 1109, 2201 1110  
 2201 1111, 2201 1112  
 2201 1113, 2201 1114  
 2201 1115, 2201 1116

1971 No. 10

टनन - 6  
 2444/13-4E

ORDER

No. CIDCO/ADM/ULC/2004 Whereas M/s. Shree Disha Developers partnership firm through partners, 1. Shri Dineshchandre S. Shah, 2. Mrs. Rekha D. Shah, 3. Shri Pranav D. Shah, 4. Shri Harshad N. Shah, 5. Shri Vishal H. Shah, having their office-423, Central Facility Building, APMC Market - I, Sector 19, Vashi, Navi Mumbai, lessees of vacant land bearing Plot No. 3, Sector 19, Sanpada, measuring 4490.56 sq.mt. hold vacant land in excess of the ceiling limit, in Greater Mumbai Urban Agglomeration.

AND WHEREAS THE APPLICANT HAS APPLIED FOR EXEMPTION Under Section 20 of the Urban Land (Ceiling & Regulation) Act, 1976.

AND WHEREAS THE GOVERNMENT OF MAHARASHTRA in Urban Development Department vide its letter No. राजक-10/ 2002/ 273332/ राजपदा- 1 dated 3.4.2002 has given directions to consider the lands allotted by tender/under 12 % Scheme for grant of exemption under section 20(1)(b) of ULCR Act, 1976 on the ground of "Undue Hardship" in Navi Mumbai.

NOW, THEREFORE, in exercise of the powers conferred by Sub-Section of Section 20 of the said Act, and in view of Govt. Order dated 3.4.2002 as mentioned in above para, the Competent Authority & MD, CIDCO hereby exempts the said vacant land from the provisions of Chapter III of the said Act, subject to the following conditions:

1. The land exempted under this exemption order shall be used by the applicant for the purpose specifically mentioned in the Agreement to Lease dated 23.02.2004 in accordance with the terms and conditions specified in the Commencement Certificate by the Planning Authority. Any use made in the user of the land shall amount to a breach of these conditions.
2. The said applicant shall make full utilization of the land so exempted for the purpose specified in the Agreement to lease and in accordance with the terms and conditions mentioned in the Commencement Certificate issued by the Planning Authority. The applicant shall commence building construction within a period of one year from the date of this exemption order and shall complete the construction within the period specified in the agreement to Lease. If only a part of the land is utilized and a part remains un-utilized, then exemption for the part which remains vacant at the end of the period prescribed above shall be deemed to have been withdrawn.



*Pradip Dhore*  
**Pradip Dhore**  
 Architect  
 Interior & Landscape Design

21/3/04









**नवी मुंबई  
महानगरपालिका**

**Navi Mumbai  
Municipal Corporation**

पहिला माळा, बेलपूर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 65

जा.क्र./नमूना/नरवि/बा.प./प.क्र. ए - ३७६२/२९६३/  
दिनांक :- २/१०/२००५

प्रति  
महोदय श्री दिग्गज डेव्हलपर्स  
भूखंड क्र. ०३, सेक्टर १९, सानपाडा, नवी मुंबई.

नस्ती क्र.-नमूना/वि.प्र.क्र.- ४६१/२००५

प्रकरण क्र. ए ३७६२

विषय :- भूखंड क्र. ०३, सेक्टर १९, सानपाडा, नवी मुंबई

या जागेत निवासी कारणासाठी सुधारित बांधकाम परवानगी देणेबाबत

संदर्भ :- आपले वास्तुविशारद यांचा दि.- २३/०३/२००५ रोजीचा धर्तारा

दस्तावेज - ८  
२५५५/४४-५९

महोदय,

भूखंड क्र. ०३, सेक्टर १९, सानपाडा, नवी मुंबई या जागेत निवासी कारणासाठी सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांघिन पत्रांतून प्राप्त झालेला आहे. संदर्भांघिन जागेत निवासी बांधकामासाठी सुधारित बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडित आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणे केल्यानंतर उपलब्ध करून देण्यात येतील.

रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर आढळून आल्यास आपणास रितसर दंड भरावा लागेल. तसेच बांधकाम प्रस्तावही रह करण्याबाबतची कार्यवाही सुद्धा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/भूखंडधारक/गाळेधारक यांची राहिल. तसेच अर्घवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने भूखंडावर बांधकाम सुरु होण्यास अडथळे निर्माण होऊ नये याबाबतची नोंद घ्यावी. गैरकृत्य करताना सुद्धा कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमिनीची पातळी (Ground Level) भरणी करणेची नोंद घ्यावी. जमिनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पायसाळ्याचे पाणी आणि मल यांचा निचरा व्यवस्था होऊन भूखंडामध्ये पाणी साचणार नाही. अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता (Labour Shed) भूखंडाचे इतक्या आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शेंडू टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेंडू स्वयंचालने काढून ठेवण्यात यावी.



“जन्म असो वा मरण आवश्यक निर्णयकरण”

बांधकाम सुरु करताना काभाटे नाव, बांधकाम परवानगीची तारीख, वास्तुविशदाचे नाव, जमिन मालकाचे नाव टेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरधनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर हा कार्यालयास पाठविण्यात यावा हि विनंती.

घत माहितीसाठी -

- 1) विद्वांसो, वास्तुविशद  
602, ज. के. चेंबर, से. 16, बागी.
- 2) उप-आयुक्त-उपकर, नमुंमपा, कोपर खेरणे
- 3) उप कार्याधिकारी व संकलक, नमुंमपा.
- 4) उप आयुक्त (अतिरिक्त), नमुंमपा.
- 5) मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
- 6) विभाग अधिकारी, नमुंमपा, नुमें

आपला  
[Signature]  
नगररचनाकार  
मुंबई महानगरपालिका

टनन - 6
C444/M-4E
2090



NAVY MUMBAI MUNICIPAL CORPORATION  
COMMENCEMENT CERTIFICATE

NO: NMMC/TPD/BP/CASE No. A 3762/2163/05

DATE:- 21/7/2004

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949 M/s. Shree Dinsha Developers, On Plot No. 03, Sector 19, Sanpada, Navi Mumbai. As per the amended approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = 6302.65 M<sup>2</sup> (Residential)  
F.S.I. = 1.00

- 1) The Certificate is liable to be revoked by the Corporation if:
  - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of 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 Corporation is contravened.
  - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional Town Planning Act, 1966.

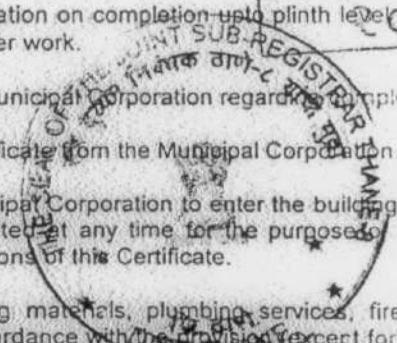
2) THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion upto plinth level and 7 days before commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purposes of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provisions (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time the Indian Standard Institutions.

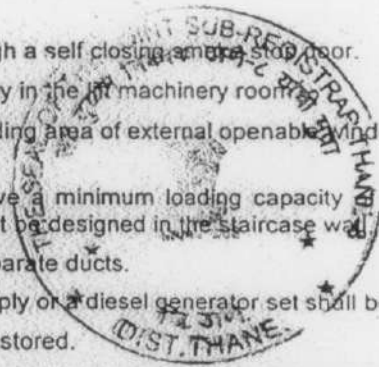
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also successors and every person deriving title through or under them.

टनन - ८  
८५५५/४५५५

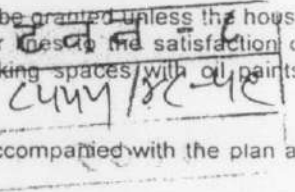


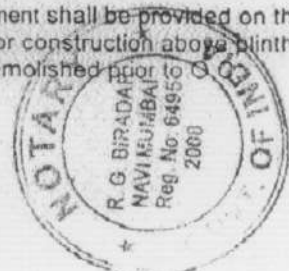
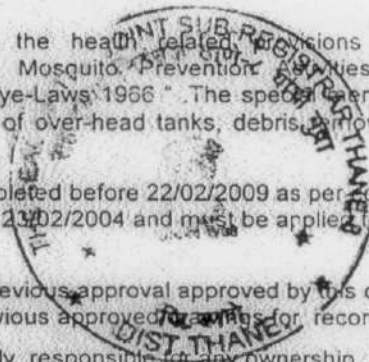
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No, Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. ~~Rs. 119527/-~~ S.D. ~~Rs. 128228/-~~ for Mosquito Prevention, S.D. ~~Rs. 128228/-~~ for debris & S.D. ~~Rs. 32500/-~~ for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power, require the location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M height. Following additional conditions shall apply :-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
  - Exit from lift lobby shall be through a self closing door on the floor.
  - There shall be no other machinery in the lift machinery room.
  - For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area.
  - One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
  - Electrical cables etc. shall be in separate ducts.
  - Alternate sources of electric supply or a diesel generator set shall be arranged.
  - Hazardous material shall not be stored.
  - Refuse stamps or storage places shall not be permitted in the staircase wall.
  - Fire fighting application shall be distributed over the building.
  - For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet risers shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
- For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltr and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.

ए. ग. बिरदार  
20/11/2008



- 13) Recreation ground or amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer Lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil plants plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws, 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before 22/02/2009 as per conditions mentioned in CIDCO agreement dt. 23/02/2004 and must be applied for O.C. with all concerned NOC.
- 24) This approval supersedes all the previous approval approved by this office. You are requested to return the previous approved drawings for record & cancellation.
- 25) The Owner and the Architect are fully responsible for any ownership, area and boundary disputes. In case of any disputes Navi Mumbai Municipal Corporation will not be responsible.
- 26) The Owner & Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/VASHI/FIRE/ 466 R-1/2005 dated 21/05/2005 by the Fire Officer NMMC, Navi Mumbai
- 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to


  
 CUMY/SC-4R



28) As directed by the Urban Development Department, Government of Maharashtra, under section - 154 Of MR&TP Act-1966 and vide Provision No.TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq .m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/ amenities spaces of Housing Society and new construction/ reconstruction/ additions on plots having area not less than 300.00 sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule ( enclosed).

Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water harvesting structures as required under these byelaws.

टनन - ८
5444/रूपे
Town Planner 2090
Navi Mumbai Municipal Corporation

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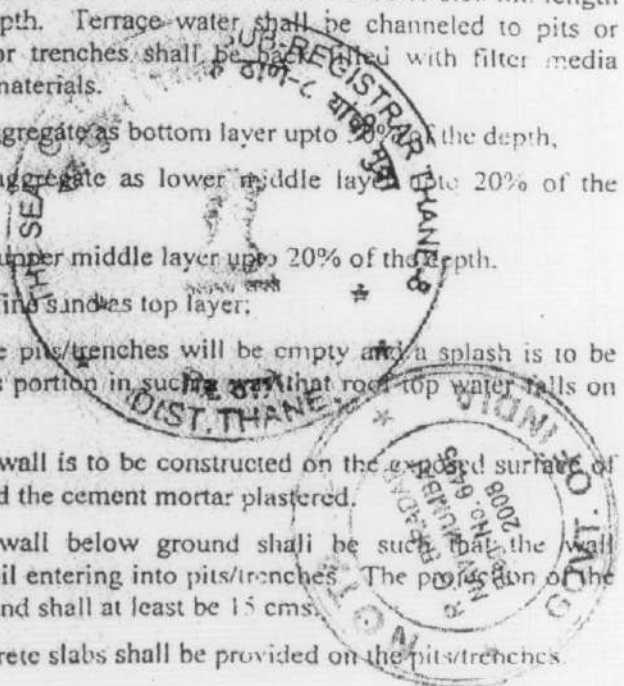
SCHEDULE

RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rainwater falling on the terrace or on any paved or unpaved surface within the building site.

- i. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.
  - (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
  - ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mt. and filled with stone aggregate and sand. The filtered rainwater may be channeled to the refilled pit for recharging the bore well.
  - iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rainwater after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising following materials.
  - a) 40 mm stone aggregate as bottom layer upto 40% of the depth,
  - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
  - c) Coarse sand as upper middle layer upto 20% of the depth.
  - d) A thin layer of fine sand as top layer;
  - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
  - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
  - g) Perforated concrete slabs shall be provided on the pits/trenches.

एन नं ६  
८५५/५०-५०



- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rainwater into ground.
2. The terrace shall be connected to the open well/bore well/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rainwater, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq.mt.
  3. Rainwater harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
  4. The water so collected/recharged shall as far as possible is used for non-drinking and non-cooking purpose.

Provided that when the rainwater in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rainwater has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

एनम - ६
चम/५९-५९
२०१०



1107/11 माळा, बलापुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नरवि/अंभोप्र/ प्र. क्र. वी-५४१८/१९३३/२००९  
दिनांक :- २६/०३/२०१०

प्रति,  
मे. श्री दिनशा डेव्हलपर्स  
भुखंड क्र. ०३, सेक्टर क्र. १९, सानपाडा, नवी मुंबई.

टनन - ८  
८५५५/५३-५९  
२०१०

नस्ती क्र. - नमुंमपा/वि.प्र.क्र. ८७६/२००८, प्रकरण क्रमांक - वी-५४१८

विषय :- भुखंड क्र. ०३, सेक्टर क्र. १९, सानपाडा, नवी मुंबई बाबत अंशतः भोगवटा प्रमाणपत्र  
मिलणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. १२/११/२००८ व ०९/०३/२००९ रोजीचा प्राप्त अर्ज.

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भुखंड क्र. ०३, सेक्टर क्र. १९, सानपाडा, नवी मुंबई येथील निवासी  
वापरासाठी अंशतः भोगवटा प्रमाणपत्र (पार्ट ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

सदर बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार जोता प्रमाणपत्र न घेतता जोत्यावरील बांधकाम पूर्ण केलेले  
असल्यामुळे चलन क्र. १४२०२ दि. ०६/०४/२००४ रोजी भरणा केलेली सुरक्षा अनामत रक्कम रु.६३,०००/- ,  
चलन क्र. २०४३० दि. ३०/०६/२००५ रोजी भरणा केलेली सुरक्षा अनामत रक्कम रु.५६,६२७/- व  
चलन क्र. ३७६४४ दि. ०१/०९/२००८ रोजी भरणा केलेली सुरक्षा अनामत रक्कम रु.८८,७३/- जप्त करण्यात  
आलेली आहे. याची कृपया नोंद घ्यावी.

अट - प्रत्यक्ष जागेवर वर्षा संचयन व विनियोग (Rain Water Harvesting) बाबतची व्यवस्था सोबतच्या परिशिष्टानुसार या  
तारखेपासून तीन महिन्यांच्या आत करून तसा कार्यपुर्ती अर्जात या कार्यानिहाय असेच विभाग अधिकारी कार्यालय  
यांस सादर करावा.

प्रत माहितीसाठी:-

१. डिझायनर, वास्तुविशारद,  
७०८, जे. के. चेबर्स, सेक्टर-१७, वाशी, नवी मुंबई
२. उप आयुक्त (उपकर), कोपरखैरणे
३. उप - आयुक्त, परिमडळ -१, नुंमपा.
४. उपकर निर्धारक व संकलक, नमुंमपा, तुर्भे
५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
६. विभाग अधिकारी नमुंमपा, तुर्भे

(संजय शां. बाणाईत)

सहाय्यक संचालक, नगरपालिका  
नवी मुंबई, महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

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REG. No 6495  
2008



महाराष्ट्र MAHARASHTRA

- 4 OCT 2010

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11 OCT 2010



मुद्रांक प्रमाणिका  
कोषागार क

पर्याप्त  
अनु. क्र. नं 11236  
नाम : Chandrakant V Seshal  
हस्त

टनेन - 6  
444/43-40  
2090



POWER OF ATTORNEY

MR. CHANDRAKANT VRASLAL SESPAL

IN FAVOUR OF MR. NEELKANTHAN GOPALAKRISHNAN



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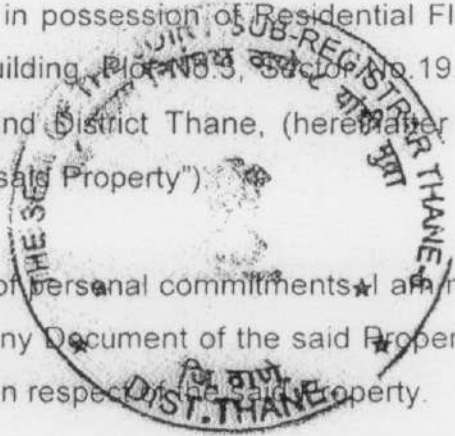


टनन - ६
८५५५/५५-५९
२०१०

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I SHRI.CHANDRAKANT VRAJLAL SEJPAL Director of M/S. SHAYONA PROPERTIES LIMITED having address at 228, Arenja Corner, Sector No.17, Vashi, Navi Mumbai -400703, DO HEREBY SEND GREETINGS:

Whereas I am the owner in possession of Residential Flat No.A-2401/A-2402, 2<sup>nd</sup> Floor, Kshitij Building, Plot No. 3, Sector No. 19, Sanpada, Navi Mumbai, Taluka Thane and District Thane, (hereinafter for the sake of brevity referred to as "the said Property")



And whereas on account of personal commitments I am not execute or to be executed Agreement/Any Document of the said Property. To represent before the Sub Registrar, in respect of the said Property.

For SHAYONA PROPERTIES LIMITED

*[Signature]*  
Director

