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This Agreement made at Mumbai this 17th day of November, 2014

BETWEEN

AMAL REALTORS PRIVATE LIMITED, a private limited company incorporated under the Companies Act, 1956, having its registered office at 501/A, Gladdiola, Above ING Vyasya Bank, Hanuman Road, Near Parle Tilak School, Vile Parle (East), Mumbai 400 057 hereinafter referred to as the "Developer" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the One Part.

AND

(1) MR. HASMUKH SHANTILAL JANANI and (2) MR. DIPESH HASMUKH JANANI of Mumbai, Indian inhabitants, residing at Flat No. 6, Meghdoot Society, Gulmohar Cross Road No. 6, JVPD Scheme, Vile Parle (West), Mumbai - 400 049 hereinafter referred to as the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, the heirs, executors and administrators of the individual and permitted assigns) of the Other Part

WHEREAS:

- (i) The Maharashtra Housing and Area Development Authority ("MHADA") is the owner *inter alia* of all that piece of land admeasuring 783 84 square meters (as per Indenture of Lease dated November 30, 1993 executed between MHADA and the Society), forming portion of land bearing Survey No.287, bearing CTS No.19 (Part) of Village Vile-Parle (W), Taluka Andheri, situate lying and being at Samarth Ramdas Marg, JVPD Scheme, Juhu, Mumbai 400 049, within the Registration Sub-District of Andheri at Bandra, District Mumbai Suburban (the "Plot");
- (ii) By and under a Deed of Lease dated November 30, 1993 executed between MHADA as the Lessor of the One Part and Juhu Sheetal Co-operative Housing Society Limited, as the Lessee (hereinafter referred to as the "Society") of the Other Part duly registered with the Office of the Sub-Registrar of Assurances at Mumbai, under Serial No 1692 of 1994 and the duplicate thereof under no 1693 of 1994 (the "Lease Deed"), MHADA demised unto the Society the Plot for a term of 90/99 years commencing from September 10, 1974 for the rent thereby reserved and upon and subject to the terms and conditions mentioned therein;
- (iii) By and under a Deed of Sale dated November 30, 1993 executed between MHADA, of the One Part and the Society of the Other Part, duly registered with the Office of the Sub-Registrar of Assurances at Mumbai, under Serial No.P/1690 of 1994 and the duplicate thereof under no P/1691 of 1994 (the "Sale Deed"), MHADA sold and conveyed to the Society Building No 12 (the "Old Building") standing on the Plot on the terms, conditions and covenants contained therein;

The Plot and the Old Building are hereinafter collectively referred to as the "Property" more particularly described in the First Schedule hereunder written. The Plot admeasures 812 60 square meters as confirmed by the letter of Executive Engineer Housing, General Dept, MB, MHADA dated April 8, 2011

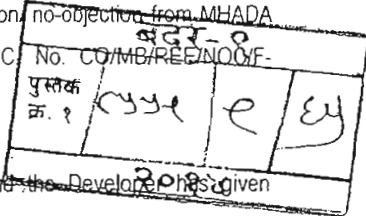
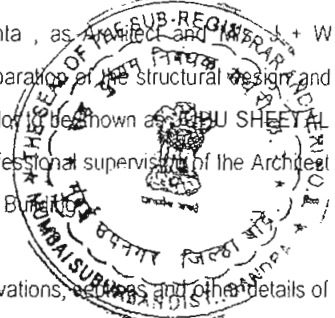
- (iv) By and under the Development Agreement dated June 20, 2013 executed between the Society of the One Part and the Developer of the Other Part, and registered in the Office of the Sub-Registrar of Assurances at Andheri-3 under Serial No.BDR9-4927-2013 on June 21, 2013 (the "Development Agreement"), the Society granted in favour of the Developer development rights in respect of the Property at or for the consideration and upon the terms and conditions mentioned therein. The Society also executed a Power of Attorney dated June 20, 2013 in favour of the Developer and its Directors (1) Mr. Anish Shah and (2) Mr. Manish Shah in respect of the development of the Property which Power of Attorney is duly registered with Sub Registrar of Assurances at Andheri-3 under Serial No BDR9-4928-2013 on June 21, 2013;

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The Development Agreement *inter alia* provides that -

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- (a) the Developer will construct a new building by utilising the FSI upto and extent of 2.5 times of the Plot area plus the fungible FSI attributable to FSI of 2.5 times of Plot area,
- (b) the new building to be constructed on the Plot shall be of still and puzzle parking and upper floors which are to strictly comprised of residential flats except 1 unit on the floor immediately above the still or podium for clinic purpose to be provided to one of the members of the Society
- (c) the Developer shall provide free of cost for the existing Members of the Society, residential flats with car parking spaces as detailed in the Development Agreement (the "Members' Premises"),
- (d) save and except the Members' Premises, the Developer is entitled to sell/allot the flats and car parking spaces in the stilts and puzzle car parks to prospective purchasers, who shall be enrolled as members of the Society on the payment of statutory entrance and membership fees as also share money, and proportionate contribution to the Society, but without payment of any premium, transfer charges or donation but subject to what is stated in the Development Agreement, and subject to the prospective purchasers agreeing to abide by the rules, regulations and bye-laws of the Society,
- (vi) The Developer has appointed Mr. Abhijit A. Mehta, as Architect and Consultant LLP as Structural Engineer for the preparation of the structural design and drawings of the building to be constructed on the Plot (to be known as PHU SHEETAL (the "Building") and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the Building.
- (vii) The Developer has got the plans, specifications, elevations, sections and other details of the Building duly approved and sanctioned from MHADA and Municipal Corporation of Greater Mumbai (MCGM) and has obtained I.O.D. bearing No.CHE/WS/1053/K/337(NEW) a copy of which is annexed as Annexure."1" hereto;
- (viii) While sanctioning the plans, the MCGM has laid down certain terms, conditions and restrictions which are to be observed and performed by the Developer while developing the Property and upon due observance and performance of which only the Occupation and Completion Certificate/s in respect of the Building shall be granted by the MCGM;
- (ix) The Developer has also obtained the necessary permission/no-objection from MHADA for the re-development of the Property vide its N.O.C. No. CG/MB/RE/NO/CF-436/2509/2013 dated 23rd December, 2013.;
- (x) The Purchaser has demanded from the Developer and the Developer has given inspection to the Purchaser of all the documents relating to the Property (including but not limited to the Development Agreement), the approved plans, designs and specifications prepared by the Developer's Architects and of such other documents which are specified under the Maharashtra Ownership of Flats (Regulation of the



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Promotion of Construction, Sale, Management and Transfer), Act, 1963 ('the Act') and the rules made thereunder, and the Purchaser is fully satisfied with the title of the Society in respect of the Plot, and the Developer's right to construct and sell/allot premises in the Building;

(xi) The copy of the Title Certificate dated 10th January, 2014 issued by Arjunlal M. Chhabaria, Advocates, a copy of the Property Register Card of the Plot, a copy of the Commencement Certificate and copy of the plan in respect of the flat agreed to be purchased by the Purchaser are annexed hereto and marked as Annexures '2', '3' '4' & '5' respectively

(xii) The Purchaser being fully satisfied in respect of the title of the Plot including the right of the Developer to develop the Plot has approached on or about May'2014 to the Developer for allotment to the Purchaser of Flat No. 802 admeasuring 739.91 square feet carpet area which includes the area of passage counted in FSI admeasuring 74.50 square feet carpet area on 8th floor in the Building (the "Premises; pursuant to which the Developer has issued the Letter of Allotment dated 17th May,2014 allotting the Premises to the Purchaser (the "Allotment Letter")

(xiii) In terms of the Allotment Letter, the Developer has agreed to sell and allot to the Purchaser the Premises on ownership basis and the Purchaser has agreed to purchase the same for the total consideration of Rs.3,08,91,243/- (Rupees Three Crore Eight Lac Ninety One Thousand Two Hundred Forty Three only) and on the terms and conditions as hereinafter appearing;

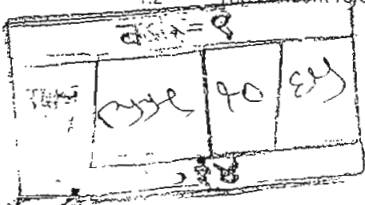
(xiv) Under Section 4 of the Act, the Developer is required to execute a written agreement for sale of the Premises in favour of the Purchaser, being in fact these presents and also to get the same registered under the Registration Act, 1908;



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

1. The Developer shall construct a building to be known as "JUHU SHEETAL" consisting of upper floors (the "Building") on the Plot in accordance with the plans, designs, specifications approved by the MCGM and which have been seen and approved by the Purchaser with only such variations and modifications as the Developer may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them. Provided that the Developer shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the area of the Premises of the Purchaser.

1.2 The consent referred in the aforesaid proviso shall not be unreasonably withheld.



1. The Purchaser agrees and accepts that if the carpet area of the Premises is reduced due to structural columns and structural members and/or on account of design and construction variances, the Purchaser shall not complain or raise any grievance on account of the said reduction. The Purchaser shall be bound to accept such reduced area and shall not complain or demand compensation for such reduced area.

2. AGREEMENT:

2.1 Pursuant to the above recited Letter of Allotment dated 17th May, 2014, the Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell and allot to the Purchaser Flat No.802 admeasuring 739.91 square feet (carpet area) which includes the area of passage counted in FSI admeasuring 74.50 square feet carpet area on the 8th floor as shown in the floor plan thereof hereto annexed and marked Annexure "5" (the "Premises") in the Building known as Juhu Sheetal for the sale consideration of a sum of Rs.3,08,91,243/- (Rupees Three Crore Eight Lac Ninety One Thousand Two Hundred Forty Three only) (subject to tax deducted at source) which is including the proportionate price of the common areas and facilities appurtenant to the Premises, the nature, extent and description of common areas and facilities which are more particularly described in the Second Schedule hereunder written.

2.2 The Developer, as incidental to the purchase of the Premises by the Purchaser, agrees to allot to the Purchaser, 1 (one) number of car parking spaces in the project. Car park to be installed in still out of the Developer's Car Park Spaces more particularly referred in the clause no. 3.8 of the said Development Agreement (the "Car Parking Slot"), without any additional consideration. However, the Purchaser will be bound to abide with the rules and regulations as may be framed in regard to the aforesaid Car Parking Slot by the Society and shall pay such outgoings in respect of the said Car Parking Slot as may be levied by the Society.

3. PAYMENT:

3.1 The Purchaser has paid to the Developer a sum of Rs.6,00,000/- (Rupees Six Lacs Only) being the earnest money on or before the execution of this Agreement and agrees to pay the balance sum of Rs.3,02,91,243/- (Rupees Three Crore Three Lac Ninety One Thousand Two Hundred Forty Three Only) in the following manner:-

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| (i) | Rs.40,33,686/- | On or before execution of this Agreement |
| (ii) | Rs.37,06,949/- | On or before completion of Plinth |
| (iii) | Rs.37,06,949/- | On or before completion of 3 rd Slab |
| (iv) | Rs.37,06,949/- | On or before completion of 6 th Slab |
| (v) | Rs.37,06,949/- | On or before completion of Terrace Slab |
| (vi) | Rs.37,06,949/- | On or before completion of Brick & Plaster |
| (vii) | Rs.46,33,686/- | On or before completion of Doors / Windows & Lift
Erection |
| (viii) | Rs.30,89,126/- | On completion of the building and against the
Owner offering to hand over possession of the |

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said premises to the Purchaser

Total Rs.3,02,91,243/-

The aforesaid payments shall be made by the Purchaser within 7 days of notice in writing by the Developer to be given as herein mentioned. Time for the payment is the essence of this Agreement;

3.2 Without prejudice to the Developer's other rights under this Agreement and/or in law, the Purchaser agrees to pay to the Developer an interest at the rate of 18% per annum on all the amounts which become due and payable by the Purchaser to the Developer under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Developer until the date such outstanding amount is received by the Developer

3.3 In addition to the consideration, and all amounts payable under this Agreement, the Purchaser shall bear and pay Service Tax as applicable VAT, any other new taxes (including without limitation Goods and Services Tax), any such interest, penalty, levies and cesses and also all increases therein from time to time which shall be paid by the Purchaser to the Developer along with and in addition to each installment or as may be demanded by the Developer

3.4 The Purchaser agrees to deduct TDS at applicable rate of the consideration as per the Income Tax Act, 1961 and pay the same into the requisite Government Income Tax account and further the Purchaser agrees and undertakes to furnish to the Developer a TDS Certificate in this regard within 30 days from the date of deduction of TDS. In the event the Purchaser fails to deduct TDS or deposit the same in the requisite Government Income Tax account, the Purchaser shall be solely liable and responsible with no liability to the Developer.

3.5 The Purchaser agrees and confirms that in the event of delay/default in making payment of the service tax or any such tax demanded, then without prejudice to any other rights or remedies available with the Developer under this Agreement, the Developer shall be entitled to adjust the unpaid service tax or any such tax along with interest payable thereon from the due date till the date of adjustment against any subsequent amounts received from the Purchaser.

4 OBLIGATIONS OF DEVELOPER:-

4.1 The Developer has commenced construction of the Building in accordance with the plans, designs, specifications that are approved by the MHADA and MCGM and with only such variations and modifications as the Developer may consider necessary and/or convenient and/or as may be required by the MHADA and/or MCGM and/or any other concerned authority/s ("Sanctioning Authorities") to be made by them.

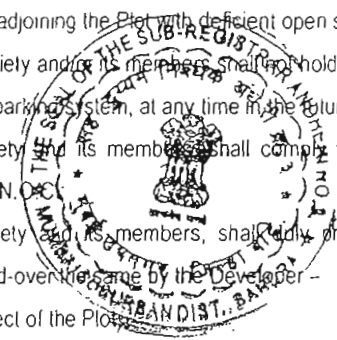
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- 4.2. The Developer hereby agrees to observe, perform, and comply with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the concerned Sanctioning Authorities at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Premises for occupation to the Purchaser, obtain from the concerned authority the Occupation Certificate in respect of the Premises.
- 4.3. The Developer hereby declares that no part of the FSI has been utilized by the Developer else where for any purpose whatsoever.
- 4.4. The Developer has specifically informed and disclosed to the Purchaser, and the Purchaser hereby agrees and confirms, that the Purchaser shall be bound by all the undertakings given by the Developer to various authorities and all the terms, conditions and restrictions contained in the various no objections and provisions granted by various authorities with respect to the Building.
- 4.5. Without prejudice to the generality of the foregoing, the Purchaser hereby agrees and confirms as under –
- (a) The Purchaser is aware that the Building is being constructed with deficient open space, and that the Purchaser and/or the Society and/or its members shall not object to the development of the lands adjoining the Plot with deficient open space;
- (b) The Purchaser and/or the Society and/or its members shall not hold the MCGM liable for any failure of the mechanical parking system, at any time in the future;
- (c) The Purchaser and the Society and its members shall comply with all the terms and conditions of the E.E. (T&C) N.O.C.
- (d) The Purchaser and the Society and its members, shall duly preserve the following documents upon being handed-over to the same by the Developer –
- (i) Ownership documents in respect of the Plot;
 - (ii) Copies of the IOD, CC (and subsequent amendments), OC, BCC and corresponding canvas mounted plans;
 - (iii) Copy of the Soil Investigation Report;
 - (iv) RCC details and canvas mounted structural drawings;
 - (v) Structural Stability Certificate issued by the Licensed Structural Engineer;
 - (vi) Structural Audit Reports;
 - (vii) Details of all the repairs carried out in the Building;
 - (viii) Supervision Certificate issued by the Licensed Site Supervisor; २०१४
 - (ix) Building Completion Certificate issued by the Licensed Surveyor/Architect;
 - (x) NOC and Completion Certificate issued by the CFO; and
 - (xi) Fire safety audit carried out as per the requirements of the CFO.

The Purchaser and the Society and its members, shall carry out necessary repairs/structural audit/fire safety audit, etc. as regular intervals as per the requirement of the CFO, and maintain and preserve Reports of all such subsequent periodical structural audits and repairs history in respect of the Building.

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5. DEFAULT BY THE PURCHASER AND THE CONSEQUENCES:

5.1 On the Purchaser committing default in payment on due date (time being the essence of contract) of any amount due and payable by the Purchaser to the Developer under this Agreement (including the Purchaser's proportionate share of taxes levied by the MCGM and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Developer shall be entitled at its own option to terminate this Agreement.

5.2 Provided always that the power of termination hereinbefore contained shall not be exercised by the Developer unless and until the Developer shall have given to the Purchaser 15 (fifteen) days prior notice in writing of its 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 default shall have been made by the Purchaser in remedying such breach or breaches within 15 (fifteen) days after giving of such notice.

5.3 Provided further that upon termination of this Agreement as aforesaid, 15% of the amount paid till then by the Purchaser will stand ipso facto forfeited without any reference or recourse to the Purchaser and the Developer shall refund to the Purchaser the remaining amount of sale price of the Premises which may till then have been paid by the Purchaser to the Developer but the Developer shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of this Agreement and offer of refund of the aforesaid amount (after taking into account the forfeited amount) by the Developer, (whether acceptable and realized by the Purchaser or not) the Developer shall be at liberty to dispose of and sell the Premises to such person and at such price as the Developer may in their absolute discretion think fit and proper. Upon termination of this Agreement, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Developer or against the Premises.

5.4 Upon Developer terminating this Agreement as aforesaid, the Developer shall be entitled to adjust the shortfall (if any) in the service tax liability of the Purchaser from the balance amounts (i.e. amount paid by Purchaser to the Developer less the amounts which the Developer is entitled to forfeit, appropriate and adjust as aforesaid), if any available with the Developer prior to refund of the amount/s to the Purchaser. The amounts paid by the Purchaser towards his service tax liability until the date of termination/cancellation and deposited with the statutory authorities, shall be refunded to the Purchaser without any interest thereon only upon the Developer receiving corresponding refund/getting credit of the corresponding service tax amount paid/deposited, from the statutory authorities and not otherwise.

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5.5 If the Purchaser in order to augment the resources in his hand for the purpose of payment of consideration amount to the Developer under this Agreement, seeks a loan from financial institutions or banks or any other lender (the "Lender") against the

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... of the Premises subject to the consent and approval of the Developer, then in the event of (a) the Purchaser committing a default of the payment of the installments of the consideration amount and (b) the Developer exercising its right to terminate this Agreement, the Purchaser shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser shall obtain the necessary letter from such Lender stating that the Purchaser has cleared the mortgage debt. On receipt of such letter from the Lender, the Purchaser shall be (subject to what is stated in Clause 5.3 regarding the forfeiture) entitled to the refund of the amount so paid by the purchaser to the Developer towards the Premises. Notwithstanding all that is stated hereinabove it shall always be obligatory on the part of the Purchaser to pay the installments of the consideration amount as and when due under the terms of this Agreement irrespective of the fact that the Purchaser has applied for the loan to the Lender and further irrespective of the fact that the said loan are under process and sanction is awaited and/or is rejected

5.6 All the rights and / or remedies of the Developer including the aforesaid rights and remedies of the Developer, are cumulative and without prejudice to one another.

6. FIXTURE / FITTINGS:

The fixtures, fittings and amenities to be provided by the Developer in the Building and in the Premises are those that are set out in Annexure "6" annexed hereto.

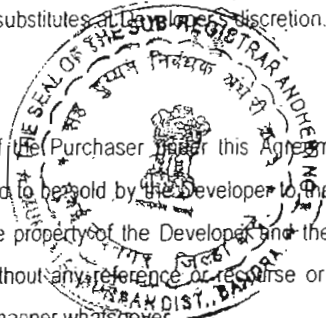
The Developer shall endeavour to provide the amenities of the same specifications as stated in the Annexure. However, in the event amenities of the said specifications are not available in the market, the Developer shall provide amenities of similar brand as the circumstances may permit or their near substitutes at its sole discretion.

7. RIGHTS OF DEVELOPER:

7.1. It is expressly agreed that the right of the Purchaser under this Agreement is only restricted to the Premises hereby agreed to be sold by the Developer to the Purchaser and all other premises shall be the sole property of the Developer and the Developer shall be entitled to develop the Plot without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever.

7.2. The Purchaser hereby agrees and confirms that the Developer shall have the sole and absolute right and authority and shall be entitled subject to the terms and conditions of the Development Agreement to deal with or otherwise dispose of any part or portion of the Building and/or the Plot including the terraces, parking spaces, open spaces, garden area and to permit the same to be utilised for any purpose at its sole discretion and the Purchaser hereby grants his irrevocable authority, permission and consent to the Developer for the same.

7.3. The Purchaser is aware that MHADA has sanctioned FSI of 2.5 (two point five) in respect of the Plot, whereby a built-up area of 2031.50 square metres is generated plus the Developer shall be entitled to construct the Fungible FSI attributable to the FSI of



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2.5 However, if any FSI (by whatsoever name called) in excess of 2.5 is likely to be approved by MHADA for construction on the Plot on payment of premium basis or otherwise, then the built-up area that is generated out of such excess or additional FSI plus the Fungible FSI attributable to such FSI in excess of 2.5 (the "Additional Area/FSI") shall belong to the Society and the Developer in the ratio of 60:40, i.e. to say 60% of such Additional Area/FSI shall belong to the Society and the remaining 40% of such Additional Area/FSI shall belong to the Developer and the exploitation of such FSI shall be done by the Developer in accordance with the terms of the Development Agreement. The Developer shall in such case shall be entitled to construct the Building by adding floors vertically or otherwise as per the revised building plans. The Purchaser expressly consents to the same as long as the total area of the Premises is not reduced. This consent shall be considered to be the Purchaser's consent as contemplated by Section 7 (1)(ii) of the Act.

7.4 The Developer shall (subject to the terms and conditions of the Development Agreement) always have the right to avail the benefit of additional FSI by whatever name called for construction from the Sanctioning Authorities and also to make additions, alterations, raise storeys and/or put up additional structures as may be permitted by the Sanctioning Authorities and/or other competent authorities, such additions, structures and storeys will be the sole property of the Developer or the Society as per the terms of the Development Agreement. The Purchaser shall not be entitled to raise any objection or claim or any abatement in the price of the Premises agreed to be acquired by him and/or claim any compensation or damage on the ground of inconvenience or any other ground whatsoever from the Developer.

7.5 The Purchaser agrees and gives his irrevocable consent to the Developer for carrying out the amendments, alterations, modifications and/or variations to the total scheme of development in respect of the Plot and/or to the further building plans (whether envisaged or not). The Purchaser hereby irrevocably agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Developer for carrying out amendments, alterations, modifications and/or variations as aforesaid.

7.6 The Developer shall always have the right and be entitled to purchase and acquire further Master of Development Rights from the market and consume the same on the Plot and construct additional floors, make alterations and deal with the same in the manner the Developer deems fit and proper, subject to the terms and conditions mentioned in the Development Agreement and the Purchaser hereby irrevocably

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	७७	Provided it does not in any way affect the right of the Purchaser in respect of the Premises, the Developer shall be at liberty to deal with its right, title and interest in the Plot and/or the Building under construction thereon.

consents to the rights of the Developer mentioned above as well as the rights of the Developer to revise and modify the building plans from time to time. Provided it does not in any way affect the right of the Purchaser in respect of the Premises, the Developer shall be at liberty to deal with its right, title and interest in the Plot and/or the Building under construction thereon.

7.2 The Developer shall be entitled to make such changes in the building plans as the Developer may from time to time determine and as may be approved by the Sanctioning Authorities and the Purchaser hereby agrees to the same. This shall operate as an irrevocable consent of the Purchaser to the Developer carrying out such changes in the building plans

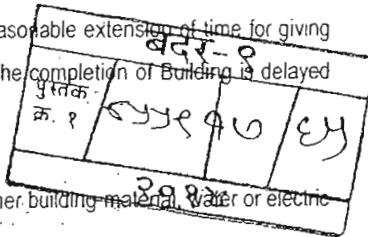
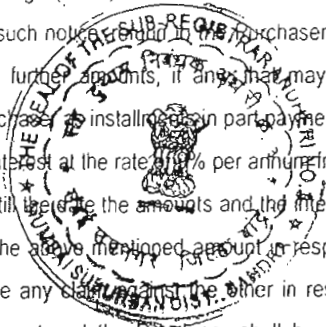
8 POSSESSION:

8.1 The possession of the Premises shall be delivered to the Purchaser after the Premises is ready for use and occupation provided all the amounts due and payable by the Purchaser under this Agreement and the stamp duty and registration charges in respect of the Premises are duly paid by the Purchaser. The Developer expects to give possession of the Premises to the Purchaser on or before 30th June, 2016;

8.2 If the Developer fails or neglects to give possession of the Premises to the Purchaser on the above referred date or within any further date or dates as may be mutually agreed between the Parties hereto, then in such case the Purchaser shall be entitled to give notice to the Developer terminating this Agreement, in which event the Developer shall within three weeks from the receipt of such notice refund to the Purchaser the amount of deposit or earnest money and the further amounts, if any, that may have been received by the Developer from the Purchaser as installments in part payment in respect of the Premises along with the simple interest at the rate of 12% per annum from the date the Developer received such amounts till the date the amounts and the interest thereon is repaid. The Developer shall refund the above mentioned amount in respect of such termination and neither party shall have any claim against the other in respect of the Premises or arising out of this Agreement and the Developer shall be at liberty to dispose off the Premises to any other person or persons at such price and upon such terms and conditions as the Developer may deem fit;

8.3 Provided that the Developer shall be entitled to reasonable extension of time for giving delivery of the Premises on the aforesaid date, if the completion of Building is delayed on account of:-

- a) force majeure;
- b) non-availability of labour, steel, cement, other building material, water or electric supply;
- c) war, civil commotion or act of God;
- d) any notice, order, rule, notification of the Government or other public, judicial or competent authority
- e) delay in obtaining approvals from the Sanctioning Authorities or delay in obtaining connections from the utility providers;
- f) other reasonable cause;
- g) any change in law, notifications and/or regulations levying any onerous condition on the Developer;



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8.4 The Purchaser agrees that the return of the payment and the damages mentioned in Clause 8.2 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser foregoes any and all his/her/their rights to claim against the Developer for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever; Upon this Agreement being terminated as stated in Clause 8.2 above, the amounts paid by the Purchaser towards his service tax liability until the date of termination/cancellation and deposited with the statutory authorities, shall be refunded to the Purchaser without any interest thereon only upon the Developer receiving corresponding refund/getting credit of the corresponding service tax amount paid / deposited, from the statutory authorities and not otherwise.

8.5 The Purchaser shall take possession of the Premises within 7 (seven) days of the Developer giving written notice to Purchaser intimating that the Premises is ready for use and occupation. Provided that if within a period of three years from the date of handing over the Premises to the Purchaser, the Purchaser brings to the notice of the Developer any defect in the Premises or the Building in which the Premises is situated or the material used therein or any unauthorized change in the construction of Building then wherever possible such defects or unauthorized changes shall be rectified by the Developer at their own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from the Developer reasonable compensation for such defect or change.

8.6 The Developer shall however not be responsible or liable to comply with its obligations stated in 8.5, if the defects referred therein are on account of the acts or omissions on the part of the Purchaser or the Society.

8.7 The Developer ~~shall~~ and undertakes not to give possession of the Premises to the Purchaser and/or permit the Purchaser to occupy the Premises, until the Developer has obtained the full Occupation Certificate with official Municipal drinking water and electric meter in respect of the Building and also provided that prior thereto, the Developer has given an unconditional Notice in writing to the Society (after obtaining the full Occupation Certificate with official Municipal drinking water and electric meter) for the possession of the members' Premises.



9. SOCIETY

9.1 Upon completion of the development of the Plot and receipt of the Occupation Certificate in respect of the Building and subject to the Purchaser having made payment of the entire consideration including all dues, outgoings to be paid hereunder, the Developer shall cause the Society to admit the Purchaser as members of the Society, subject to the Purchaser agreeing to abide by the rules, regulations and bye-laws of the

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The Purchaser agrees to become a member of the Society and abide by the rules, regulations and bye-laws of the Society and to pay to the Society such amounts as may

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be payable by him/her/them from time to time, without recourse to the Developer. The Purchaser shall occupy the Premises subject to the rules and regulations and bye-laws of the Society. The Purchaser shall sign all necessary applications, letters, documents and other papers and writings for the purpose of becoming a member of the Society. The Purchaser hereby specifically confirms that he has read the bye-laws of the Society and agrees and undertakes to duly observe the same.

9.3 It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold flats and other premises from out of the Developer's entitlement in the Building shall at all times be and remain the absolute property of the Developer and the Developer may if it so desires, become member of the Society in respect thereof and the Developer shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Purchaser herein, nor the Society shall object to or dispute the same. On the Developer intimating to the Society the name or names of the purchaser/s or acquirer/s of such unsold flats, premises, etc., the Society shall forthwith accept and admit such purchaser/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/ recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof.

9.4 The Developer has informed the Purchaser, and the Purchaser is aware that the Purchaser will be enrolled as a member of the Society upon payment of requisite entrance fees and membership fees as more particularly stated in clause 14.8 and 14.9 of Development Agreement.

10. COMMON AREAS AND RESTRICTED AREAS

It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities appurtenant with the Premises and the scope, extent and description of such common areas and facilities is set out in the Second Schedule hereunder written. It is hereby agreed that the Developer has the exclusive right of allotment of different areas, parking spaces, open spaces or otherwise and other spaces within the Plot to one or more person/s of its choice. It is hereby agreed that only the areas mentioned in the Second Schedule written hereunder under the heading Common Areas and Facilities shall be common facilities and the Developer shall be entitled to declare all other areas as restricted or reserved areas and facilities including those mentioned in the Third Schedule hereunder written and alienate and dispose of the same in such manner as the Developer think fit and proper.



बंदर-१	
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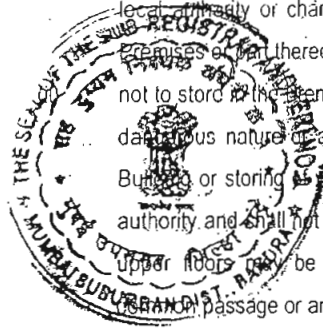
11. COVENANTS BY THE PURCHASER:

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- 11.1 The Purchaser shall use the Premises and every part thereof or permit the same to be used only for residential purposes and shall use the Car Parking Slot for the purpose of parking the Purchaser's own vehicle only.
- 11.2 The Purchaser agrees not to change the user of the Premises without the prior consent in writing of the Developer and the Society. Any unauthorised change of user by the Purchaser shall render this Agreement voidable at the instance of the Developer, and the Purchaser in such event shall not be entitled to any rights arising out of this Agreement.
- 11.3 The Purchaser hereby confirms that he/she/they has/have read and understood (i) the Development Agreement, (ii) the Lease Deed, (iii) the bye-laws of the Society and (iv) sanctioned plans and permissions and that the Purchaser, after having taken all such independent legal advice, as the Purchaser has deemed fit or necessary, has agreed to enter into this Agreement. The Purchaser agrees and confirms that all the restrictions and covenants contained herein and in the Development Agreement, the Lease Deed and the bye-laws of the Society shall be binding on the Purchaser and that the same shall continue to govern the relations between the Purchaser and the Society even after the entire development is complete and the Occupation Certificate in respect of the Building is issued.

11.4 The Purchaser with an intention to bind all persons in whose hands the Premises may come, does hereby covenant as follows:

- (i) to maintain the Premises at the Purchaser's own cost in good tenable repairs and condition from the date of possession of the Premises is taken and shall not do or suffer to be done anything in or to the Building, staircase or passage which may be against the rules, regulations or bye-laws of concerned local authority or change/alter or make addition in or to the Building or the Premises or part thereof.



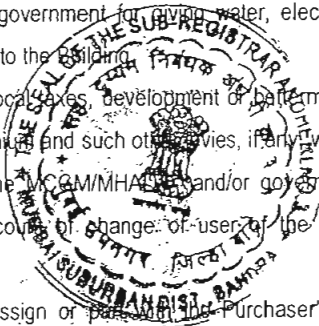
not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the Building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors or passage or any other structures of the Building including the entrance thereof, be damaged or that is likely to damage the staircase, passage or any other structures of the Building including the entrance thereof. In case any damage is caused to the Premises or the Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

to carry out, at the Purchaser's own cost and expense, all internal repairs to the Premises from time to time and maintain it in the same condition, state and order in which it was delivered by the Developer to the Purchaser and not to do or suffer to be done anything in the Premises or the Building which is in contravention of rules, regulations or bye-laws of the concerned local public authority or the sanction and permissions obtained by the Developer for the Building.

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- (iv) not to demolish or caused to be demolished the Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Premises or any part thereof nor alter the elevation and outside colour scheme of the Building and to keep the portion, sewers, drain pipes in the Premises and appurtenances thereto in good tenable repair and condition so as to support, shelter and protect other part of the Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC parts or other structural members in the Premises without the prior written permission of the Developer and/or the Society
- (v) not to do or permit to be done any act which may render void or voidable any insurance of the Building or any part thereof or whereby any increase in premium shall be payable in respect of the insurance.
- (vi) not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Premises in the compound or any portion of the Property and the Building.
- (vii) not to hang clothes, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the Building;
- (viii) not to encroach upon or make use of any portion of the building not agreed to be acquired by the Purchaser,
- (ix) not to close or permit to be closed balconies of the Building or change the external elevation or colour scheme of the building nor of the common areas including lobby and the areas outside the main door of the Premises;
- (x) pay to the Developer/Society, as the case may be, within 7 (seven) days of demand by the Developer, his/her share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other utility/service connection to the Building;
- (xi) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the M.C.A./M.H.A. and/or government and/or other public authority on account of change of user of the Premises or otherwise.
- (xii) not to let, sub-let, transfer, assign or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Developer under this Agreement are fully paid-up and only if the Purchaser has not committed any breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Developer and obtained their prior consent in writing in that behalf.
- (xiii) till the management of the Building is handed over to the Society to allow the Developer, their surveyors and agents at all reasonable times to enter into or upon the Property to view and examine the state and condition thereof.
- (xiv) not to change the external colour scheme or the pattern of the colour of the Building.
- (xv) not to change exterior elevation or the outlay of the Building.



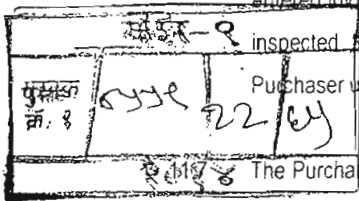
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- (xvi) not to fix any grill to the Building or windows except in accordance with the design approved by the Developer.
- (xvii) Not to keep anything in the common passage, staircases, terraces, walls or any other common place of the Building;
- (xviii) Not to affix any sign boards, neon lights or advertisements either on the terrace or on the exterior of the Building or on the compound wall or otherwise in the Plot;
- (xix) The Purchaser shall not do or suffer to be done anything on the Plot and/or the Building to be constructed thereon which would be forbidden or prohibited by any law and/or the rules of the concerned government authorities. In the event, the Purchaser commits any act or omission in contravention to the above, the Purchaser alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Developer in that behalf.
- (xx) not do or permit or suffer to be done anything in or upon the Premises or any part of the Building which is or may, or which in the opinion of the Developer is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighborhood provided always that the Developer shall not be responsible to the Purchaser for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the Building.
- (xxi) Shall never in any manner enclose any elevation features and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the Premises and keep the same unenclosed at all time.

11.5 The Purchaser agrees to grant to the Developer, all the facilities, assistance and cooperation as the Developer may reasonably require from time to time even after the Developer has delivered possession of the Premises to the Purchaser, so as to enable the Developer to complete the scheme/development of the Plot;

11.6 The Purchaser has given full free and complete inspection of all documents of title in respect of the Plot and the Purchaser confirms that he has entered into this Agreement after inspecting all relevant documents. The Purchaser has inspected the Title Certificate issued by Advocate Arjunlal M. Chhabaria and the Purchaser undertakes not to raise any objection and/or requisition on the title to the Plot.



The Purchaser shall have no claim save and except in respect of the Premises. All other areas including terraces, open spaces, etc. will remain the property of the Developer subject to the rights of the Society under the Development Agreement

12. OUTGOINGS:

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commencing a week after notice in writing is given by the Developer to the Purchaser that the Premises is ready for use and occupation, irrespective of whether possession is taken or not the Purchaser shall be liable to pay the proportionate share of the outgoings in respect of the Plot and the Building including but not limited to local taxes, betterment charges sub-station & cable cost or such other levies by the concerned local authority and expenses for electricity, water, common lights, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the Plot and Building. Until the management of the Plot and Building is handed over to the Society, the Purchaser shall pay to the Developer such proportionate share of the outgoings as may be determined by the Developer. The Purchaser shall pay to the Developer provisional monthly contribution of Rs.12,500/- towards the outgoings regularly on the 5th of every month in advance and shall not withhold the same for any reason. The amount so paid shall not carry any interest and remain with the Developer until the management is handed over to the Society

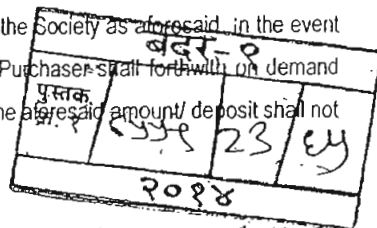
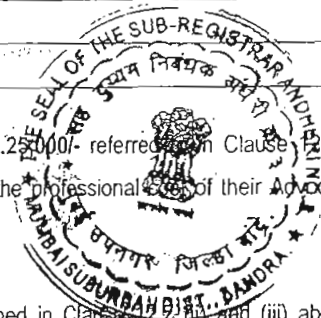
- 12.2 The Purchaser shall on or before the delivery of the possession of the Premises pay to the Developer the following amounts:-

(i)	Rs.25,000/-	non-refundable for legal charges and expenses.
(ii)	Rs 610/-	non-refundable for share money, application, entrance fee of the Society
(iii)	Rs.1,50,000/-	non-refundable deposit towards installation of transformer, cable, electric meter, water meter etc.
(iv)	Rs 1,50,000/-	being 1 year deposit towards proportionate share of taxes, maintenance and other charges
	Rs.3,25,610/-	Total

- 12.3 The Developer shall utilize the sum of Rs.25,000/- referred in Clause 12.2 (i) for meeting all legal costs, charges including the professional fees of their Advocates for preparing and engrossing this Agreement.

- 12.4 It is agreed in respect of amounts mentioned in Clause 12.2 (ii) and (iii) above, the Developer shall not be liable or otherwise required to render accounts. The Developer shall hand over the deposits or balance thereof to the Society as aforesaid, in the event of any additional amount becoming payable, the Purchaser shall forthwith on demand pay and deposit the difference to the Developer. The aforesaid amount/ deposit shall not carry any interest.

- 12.5 The Developer shall maintain a separate account in respect of the sums received by the Developer from the Purchaser as advance or deposit, on account of the share capital of the Society, outgoings, legal charges and shall utilise the same for the purpose for which they have been received.



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13. STAMP DUTY AND REGISTRATION:

The stamp duty and the registration charges and expenses in respect of this Agreement shall be borne and paid by the Purchaser. The Purchaser shall at his cost and expenses, lodge this Agreement for registration in the Office of the concerned Sub Registrar of Assurances within the time prescribed by the Registration Act, 1908, and after due notice being received in this regard, the Developer shall attend such office and admit the execution thereof.

14. NOTICES:

Any notice to be given under this agreement shall be considered to be duly served, if sent by Registered Post A.D or if delivered or left at the address of the party as stated herein. If there is any change in the address of either of the parties to this Agreement, such party shall notify to the other such change in address. In that event the notice shall be given at the changed address.

15. INDEMNIFICATION BY THE PURCHASER:

The Purchaser shall indemnify and harmless, and keep indemnified and harmless the Developer, from time to time, against any and all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including professional fees/costs incurred in relation thereto) of whatsoever nature incurred or suffered by the Developer, directly or indirectly in connection with. (a) the enforcement of or the preservation of any rights of the Developer under this Agreement, (b) any breach and/or default by the Purchaser in the performance of any and/or all of his obligations under this Agreement; and (c) Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the Premises.

16. GENERAL PROVISIONS

16.1 This Agreement and all annexures hereto, constitute the entire agreement between the parties hereto on the subject matter hereof and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Developer, any agent, employee or representative of the Developer or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes

and replaces any and all previous agreements and/or writings concerning the subject-matter hereof.

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The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.

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16.3 No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy

16.4 If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several

16.5 All taxes, charges including but not limited to service tax, VAT or any other impositions or levies (i) on account of this transaction, (ii) pro rate on account of the entire development project, (iii) on the consideration and other amounts payable by the Purchaser to the Developer and/or (iv) otherwise, shall be to the account of the Purchaser alone and the Developer shall not be liable to pay the same. For the avoidance of doubt, any such taxes, impositions etc. shall be payable by the Purchaser over and above the consideration of the Premises and the Developer's decision as regards the quantum of the same shall be final and binding to the Purchaser.

16.6 PAN

The parties are assessed under following PAN. -

DEVELOPER AAACA 4605 Q

PURCHASER

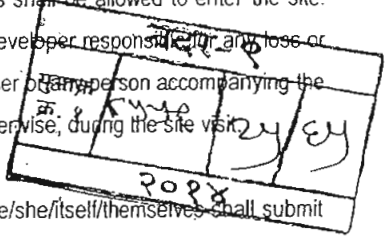
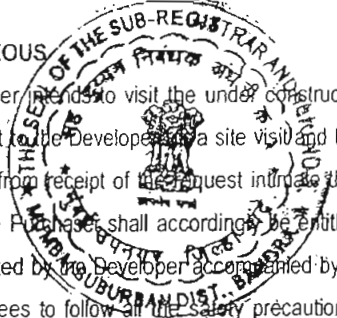
MR. HASMUKH SHANTILAL JANANI AABPJ 0687K *[Signature]*

MR. DIPESH HASMUKH JANANI AABPJ 5027D *[Signature]*

17. MISCELLANEOUS

17.1 If the Purchaser intends to visit the under construction Building then he shall make a written request to the Developer for a site visit and the Developer shall within 7 (seven) working days from receipt of the request intimate the Purchaser the date and time for such visit. The Purchaser shall accordingly be entitled to site visit on the date and the time as intimated by the Developer accompanied by site staff of the Developer and the Purchaser agrees to follow all the safety precautions during the site visit. It is further clarified that, no children below the age of 15 years shall be allowed to enter the site.

The Purchaser hereby undertakes not to hold the Developer responsible for any loss or damage or harm incurred or suffered by the Purchaser or any person accompanying the Purchaser, due to negligence or wrongful acts or otherwise, during the site visit.



17.2 The Purchaser/s hereby agrees and declares that he/she/itself/themselves shall submit full-fledged drawings with all specification before starting interior work of the Premises and approval shall be obtained from the Developer. The Purchaser shall deposit Rs.3,00,000/- (Rupees Three Lac Only) towards the same. The said deposit shall be forfeited in the event of any default by the Purchaser.

17.3 After the Premises is handed over to the Purchaser, the Purchaser shall not be permitted to carry out any additions or alteration in the Premises and/or enclose or

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encroach upon any common area of the Building in the nature of common passage or landing or mid landing areas and the Developer shall not be responsible, if additions and alteration or encroachments are done in the Premises or the Building by the Purchaser or occupier, in violation of the building regulations. The Purchaser agrees to indemnify and keep the Developer and its successors and assigns indemnified against all losses, claim, demands, actions, duties, penalties, prosecutions, actions, suits, proceedings, damages, costs, liabilities, expenses or payments of any nature whatsoever arising against the Developer or its successors and assigns in any way as a consequence of any additions and alteration or encroachments done in the Premises or the Building by the Purchaser or occupier, in violation of the building regulations.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written

THE FIRST SCHEDULE ABOVE REFERRED TO

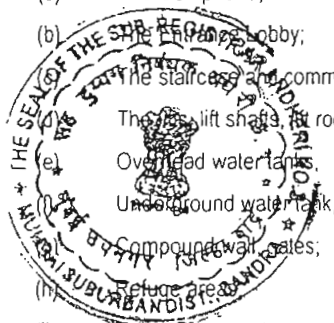
All that piece or parcel of land admeasuring 783.84 square metres while as per actual site measurement admeasures 812.60 sq.mtr. as confirmed by Letter of Executive Engineer Hsq Bandra Div /M.B., MHADA dated 8th April 2011, forming portion of land bearing Survey No 287, bearing CTS No.19 (Part) of Village Vile-Parle West, Taluka Andheri, situate lying and being at Samarth Ramdas Marg, JVPD Scheme, Juhu, Mumbai 400 049, within the Registration Sub-District of Andheri at Bandra, District Mumbai Suburban within Greater Mumbai together with the building No.12 standing thereon and bounded as follows.

- On or towards the North by 60 feet wide Road
- On or towards the South by building No.10
- On or towards the West by building No.13
- On or towards the East by building No 11

THE SECOND SCHEDULE ABOVE REFERRED TO:

Common areas and facilities

- (a) The Compound;
- (b) The Lobby;
- (c) The staircase and common passages;
- (d) The lift shafts, lift rooms, the cable wiring and electrification of lifts;
- (e) Overhead water tanks;
- (f) Underground water tank;
- (g) Compound wall gates;
- (h) Refuge area;
- (i) Entire Common terrace above the topmost floor,
- (j) Part or pocket terrace on any floor, whether on account of elevation feature or otherwise
- (k) Society Office, Gymnasium, Health club, Servants Toilet



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पुस्तक	(m)	Pump Room	(n)
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THE THIRD SCHEDULE ABOVE REFERRED TO:

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Restricted areas and facilities

- (i) The car parking spaces in the puzzle car park installed in still out of Developer's Car Park Spaces is designated as parking for the purchaser of the residential flats in the building
- (ii) All areas not covered under "common areas and facilities" including open spaces, terraces are restricted areas and facilities and the Developer has absolute right to dispose of the same to any person/s in the manner the Developer deem fit and proper

SIGNED AND DELIVERED by the)
 Withinnamed "Developer")
 AMAL REALTORS PRIVATE LIMITED)
 (by its authorized signatory))
 Mr. Anish Shah)
 Mr. Manish Shah)
 in the presence of)
 1. [Signature])
 2. Dhanak)





 For Amal Realtors Pvt. Ltd.
Manish Shah
 Director.

SIGNED AND DELIVERED by the)
 withinnamed "Purchaser")
 MR. HASMUKH SHANTILAL JANANI)
 MR. DIPESH HASMUKH JANANI)
 in the presence of)
 1. [Signature])
 2. [Signature])

Hasmukh Janani
Dipesh Janani





Received from the)
 withinnamed Purchaser the sum)
 of Rs.6,00,000/- being the earnest money)
 paid to on or before the execution of the)

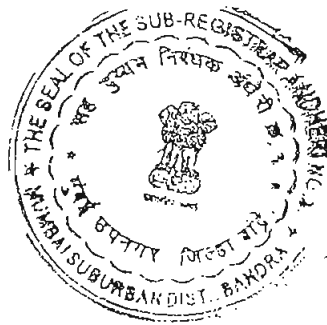


WITNESSES:
 1. [Signature]
 2. Dhanak

Rs.6,00,000/-
 WE SAY RECEIVED
Manish Shah
 (DEVELOPER)

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पुस्तक क्र. १	२५२ २० ८५
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बंदर-१			
पुस्तक क्र. १	५५९	२२	६५
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121 2014
21 MAR 2014

To,
Shri Abhijit A. Mehta
101, Matru Vatsalya
V.P. Road, Andheri (W)
MUMBAI 400 058.

Ex. Engineer Bldg. Proposal (W.S.)
H and K Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

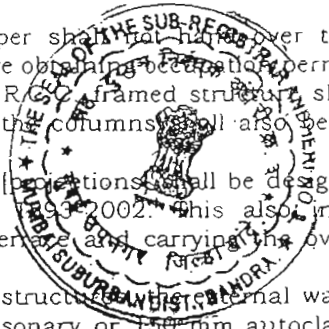
Sub : Proposed redevelopment of residential building No.12 on
Plot bearing C.T.S. No.19(pt) of village Vile Parle (W)
At J.V.P.D. Scheme, Vile Parle (W), Mumbai

Ref. Your letter dated 15.02.2014

Gentleman

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no dated 30.12.2013 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as, construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining necessary permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers (projections) shall be designed for five times the load as per I.S. code 1993/2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structure's external walls shall be less than 230 mm; if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.



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- 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[K/West Ward]
- 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, shall be submitted.
- 14) That the condition of revised bye-law 4[c] shall be complied with.
- 15) That the N.O.C. from Civil Aviation shall be submitted.
- 16) That the NOC from A.A. & C., K/West Ward shall be submitted.
- 17) That the revised NOC from E.E. (T&C) shall be submitted.
- 18) That all the payments shall be made
- 19) That the Registered Undertaking shall be submitted for fungible compensatory FSI
- 20) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma
- 21) That the testing of building material to be used on the subject work shall be done and results of the same shall be submitted periodically.
- 22) That the Affidavit-cum-Indemnity Bond for U.L.C shall be submitted.
- 23) That the Indemnity Bond indemnifying MCGM and its officers against any disputes or claim regarding deficient open spaces shall be submitted
- 24) That the Registered Undertaking stating that the architectural features will not be misused shall be submitted.
- 25) That the Registered Undertaking stating no objection to any development on adjoining land with deficient open space shall be submitted.
- 26) That a clause shall be incorporated in the sale agreement with respect to deficient open space
- 27) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall be submitted.
- 28) That "All Dues Clearance Certificate" related to H.E.'s dept from the concerned A.E.W.W [K/West Ward] shall be submitted before applying for C.C.
- 29) That the revised NOC from H.E. Deptt. shall be submitted.
- 30) That the indemnity bond indemnifying M.C.G.M. for any accident, risks, loss of life against the rise of elevation features shall be submitted.
- 31) That the work shall be carried out between sunrise and sunset.
- 32) That the consent from the Society for the amendment proposed in plans shall be obtained before asking C.C. to the building under reference.
- 33) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the Licensed Structural Engineer

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आदेश - २		
जाक अ. २	कमरे	३० ए
रु. ६		

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27 MAR 2014

Mumbai Municipal Corporation
General P.O. Number - 400 050

34. That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents
- a) Ownership documents.
 - b) Copies of IOD, CC subsequent amendments. OCC, BCC and corresponding canvas mounted plans.
 - c) Copies of Soil Investigation Report
 - d) RCC details and canvas mounted structural drawings
 - e) Structural Stability Certificate from Lic. Structural Engineer
 - f) Structural audit reports
 - g) All details of repairs carried out in the buildings
 - h) Supervision certificate issued by Lic. Site Supervisor
 - i) Building Completion Certificate issued by Lic. Surveyor / Architect
 - j) NOC and Completion Certificate issued by C.F.O
 - k) Fire safety audit carried out as per the requirement of C.F.O

The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the above said documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

One set of plans (5 plans) in token of approval is enclosed herewith

Yours faithfully,

Sd/-
Executive Engineer
Building Proposals
(Western Suburbs) K Ward

- Copy to : 1] Juhu Sheetal C.H.S. Ltd.
2] Assistant Commissioner, W.S. K Ward
3] A.E.W.W. K/West Ward

Forwarded for information please

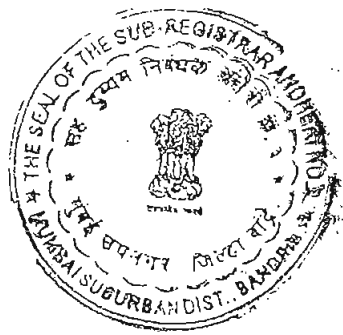


2/3/14
E.E.B.P.(W.S.) K Ward

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बंदर-९		
प्लान नं. अ. ९	C-39	६५
२०१४		

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खजूर-२		
पुस्तक क्र. १	७५२	३२ ए
२०२४		

Arjunlal M. Chhabria
B.A., LL.B
ADVOCATE HIGH COURT

15, "Bella Vista"
Swami Vivekanand Road,
Opp. L.I.C. Office & Lake,
Bandra (W), Mumbai - 400050.
Phone : 022 26421858
Mobile : 9833099187

Ref. _____

Date : _____

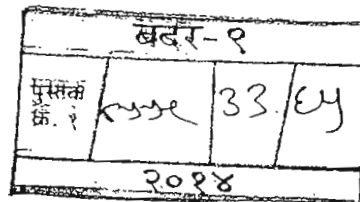
TO WHOMSOEVER IT MAY CONCERN

Re: Land admeasuring approximately 781.84 square meters (and on physical survey admeasuring 812.60 square meters as stated in the letter dated 8th April, 2011 issued by the Executive Engineer Housing, Bandra Division/M.B. MHADA) (hereinafter referred to as "*the Land*") and forming part of the land bearing Survey No.287 and bearing CTS No.19 of Village Vile Parle West, situate at Samarth Ramdas Marg, J. V. P. D. Scheme, Juhu, Mumbai 400 049, together with the building bearing No.12, constructed on the Land (hereinafter referred to as "*the Building*").

1 I have been requested to examine the title of Juhu Sheetal Co-operative Housing Society Limited ("the Society") to the Land and the Building which are more particularly described in Part-1 and Part-2 respectively of the First Schedule hereunder written (and hereinafter collectively referred to as "the Property");

2 After taking the necessary steps, the following is known :

- (a) The Maharashtra Housing & Area Development Authority ("MHADA"), as successor to the Bombay Housing Board, is the owner, inter alia, of the Land;
- (b) The said Bombay Housing Board had constructed the Building bearing No.12 on the Land;
- (c) The said Bombay Housing Board thereafter allotted tenements in the Building on ownership basis to individual allottees by and under separate allotment letters;
- (d) These aforesaid allottees thereupon formed themselves into a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, being the Society above named;
- (e) By and under the Indenture of Lease dated 30th November, 1993 executed by and between MHADA (therein referred to as "the Lessor") of the One Part and the Society (therein referred to as "the Lessee") of the Other Part and registered in the office of the Joint Sub Registrar of Assurances IV at Mumbai (Bandra), under Serial No. P/1692 of 1994 on 3rd September 2005, MHADA demised the Land in favour of the Society for a period of 99 years commencing from 10th September, 1974, subject to the payment of the rent specified therein and upon the terms and conditions mentioned therein;
- (f) By and under the Deed of Sale also dated 30th November, 1993 executed between MHADA of the One Part and the Society of the Other Part and registered in the Office of the Joint District Registrar of Assurances for Mumbai Suburban District under Serial No. P/1690 of 1994 on October 4, 2011, MHADA conveyed the Building in favour of the Society, at or for the consideration and upon the terms and conditions mentioned therein;



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Arjunlal M. Chhabria
B.A., LL.B.
ADVOCATE HIGH COURT

15, "Bella Vista"
Swami Vivekanand Road,
Opp. L.I.C. Office & Lake,
Bandra (W), Mumbai - 400050.
Phone : 022 26421858
Mobile : 9833099187

Ref. _____

Date : _____

- (g) In the circumstances, the Society is the lessee in respect of the Land and the owner of the Building.
- (h) By and under the Re-development Agreement dated 20th June, 2013 executed between the Society of the one part and Amal Realtors Private Limited 'the Developer' of the other part and registered in the office of the Sub-Registrar of Assurances at Bandra under Serial No BDR-9/4927 of 2013, the Society has granted the Developer the right to redevelop the Property at or for the consideration and upon the terms and conditions therein specified;
- 3 I have been furnished the Property Register Card Extract dated 16th August, 2013 in respect of the land bearing CTS No 19 admeasuring 20,185.90 square meters. The Property Register Card Extract dated 16th August, 2013 reveals *inter alia* the following -
- (a) The Brihanbay Housing Board is the holder of the land bearing CTS No 19 admeasuring 20,185.90 square meters, and
- (b) Pursuant to the indenture of Lease dated 30th November, 1993, the Society is the Lessee of the Land

Conclusion

- 4 In light of the aforesaid, I certify that the title of the Society to the Property is clear and marketable, and free from all encumbrances, and that the Developer has been granted absolute development rights in respect of the Property by the Society.

The First Schedule Referred To Above

(Description of the Property)

Part-1

(Description of the Land)

All that piece or parcel of leasehold land or ground forming part of the land bearing Survey No.287 of Village Vile Parle West, Taluka Andheri, admeasuring approximately 783.84 square meters (and on physical survey admeasuring 812.60 square meters as stated in the letter dated 8th April, 2011 issued by the Executive Engineer Housing, Bandra Division/M.B. MHADA) and also forming part of the land bearing CTS No 19 situate at Samarth Ramdas Marg, J. V. P. D Scheme, Juhu, Mumbai 400 049 and bounded as follows:

On or towards the North by 60 feet wide Road
On or towards the South by building No.10
On or towards the West by building No.13
On or towards the East by building No.11

Part-2

(Description of the Building)

The self-contained building bearing No.12 comprising of ground floor and four upper floors constructed on the Land more particularly described in Part-1 above.

Yours truly,

A. M. Chhabria

Arjunlal M. Chhabria
Advocate High Court
Mumbai

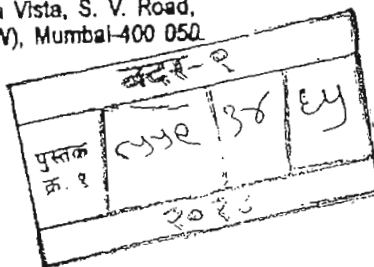
Place

Mumbai

Date

10th January, 2014

A. M. CHHABRIA
B.A. LL. B.,
ADVOCATE HIGH COURT
15, Bella Vista, S. V. Road,
Bandra (W), Mumbai-400 050.



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विभाग/मंडल	जिल्हापालिका	न.प.अ. विलेपार्ले	जिल्हा - मुंबई उपनगर जिल्हा
कमांक/स. व. नं.	१९	१९	शामनगावा दिल्हा आकारपत्रिका भंडार्या तपशील आणि साच्या फेर तपासणी मिनत करणे
		[२४१४२ ३/१९] २०१८-१९	[C-I] C
			[क्र. २७१९-४० दरपत्र [दिनांक १.८.१९७१ पासून] १७९८-९०, १.८.७१ पासून



सुविधाधिकार

हक्काचा मुल्य धारक वर्ष - मुंबई नॉर्दर्न बोर्ड

पट्टेदार

तर भार

तर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१२/११७०	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - १२/११७० वि.नि.प.अ.(१)क.
०२/०७/१९७३	विनशेती कडे वग	--	मा.अप्पर उप.जि.अ.पु.उ.नं. अंधेरी यांचेकडिल आदेश क्र.ADC/LND/C १६४१ दि.२३.२.७२ प्रमाणे विनशेती कडे वग	सही - १९७३-०७-२४ न.पु.अ.क्र. ३
०२/०५/१९७४	र.लिज डिंड न.२३८३ दि.२८.२.७४ क्षेत्र १३३२५.० चौ.मी १९वर्ष	S.I.F न.पु.अ. क्र.३ यांचा आदेश दि.२३.५.७४	(L) श्री रामकृष्ण को ऑ.हॉसिंग सोसायटी लिमिटेड.	सही - २३/५/१९७४ न.पु.अ. क्र.१ मुंबई Cm
१९७५	मा.अप्पर उपजिल्हाधिकारी मु.उप.अंधेरी यांचेकडील आदेश क्र ADC/एल एन डी सी १६४१ दिनांक १०/४/७५ अन्वये २३३२५ चौ.मीटर क्षेत्रास सुधारीत विनशेती साऱ्याची नोंद केली दिनांक २३/२/७२ चा आदेश रह असे			सही - १०/४/१९७५ न.पु.अ.क्र.३ पु.उ.जिल्हा मुंबई
१६/०२/२०१३	सह जिल्हा निबंधक वार्ड-२ (अभिलेख) मुंबई उपनगर यांचे कडील भाडेपट्टा करारा प्रमाणे न.पु.क्र.१९५ ७८३.८४ चौ.मी. क्षेत्र मुंबई होसिंग बोर्ड यांनी १९ वर्षाकरिता भाडेपट्ट्याने दिलेले भाडेपट्टा खरेदी करणार यांचे नांव दाखल केले.	र.द.क्र. पी-१६९२ दिनांक ३/१/२००५	भाडेपट्टे करार शौतल को. ऑप.होसिंग सोसायटी लिमिटेड.	के रफार क्र.७७८ प्रमाणे सही - १६/०८/२०१३ न.पु.अ., विलेपार्ले



दाखल धारक १५५५३३ नमबरे प्रमाणे ०३/१०/१३

तयार धारक १५५५१३ नमबरे प्रमाणे १२/०७/१३

विकल विल्याची धारक १५५५१३ कायब करणे २०००

विकल वयार करणार. धारक प्रमाणे १२/०७/१३

विकल वयार करणार

सत्य-प्रतिलिपी

न.प.अ. विलेपार्ले
मुंबई उपनगर जिल्हा

नमबर भूमापन अधिकारी, विलेपार्ले

परिचय भूमापक
न.पु.अ., विलेपार्ले

बदर-१		
पुस्तक क्र. १	८५५१	३५/६५
२०१४		

(पान नं.- 1)

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२०२४			
पुस्तक क्र. ?	२५२	३६	६५
२०२४			

This I.O.D./C.C. is issued subject to the provision of the Maharashtra Regional and Town Planning Act, 1966.

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

COMMENCEMENT CERTIFICATE

22 MAY 2014
CERTIFIED TRUE COPY

To, Jubin Sheth
Corp. Reg. No. 111

ABHIJIT MEHTA
LICENSED SURVEYOR

Sir,
With reference to your application No. 1881 dated 12-08-2013 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of prop. road bldg on CTS No. 19 (A)
at premises at Street J.P.D. village V. B. Park plot No. 111 situated at 111 Park in K. West Ward.

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Asst. Engineer Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 21 MAY 2015

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

Asst. Engr.
Executive Engr. Building Proposals
EX. ENGR. BLDG. PROPOSALS
(W. S.) K/EAST/WEST WARDS.

The Commencement Certificate is for carrying out the work up to top of slab + mezzanine slab level i.e. 7.35 m above ground point thirty feet (30 feet) above ground level. No work to be carried out during monsoon. Copy to the respective owner

FOR		
पुस्तक क्र. ?	CYME 30	EY
2014		

Asst. Engr.

SUMMARY

FLOOR	AREA IN SQ.MT
STILT FLOOR	NIL
MEZZANINE FL.	NIL
1ST FLOOR	321.33 SQ.MT.
2ND TO 8TH FLOOR	(342.73 X 7FL.)
TOTAL AREA	2390.25 SQ.MT.

PROFORMA - B

CONTENTS OF SHEET

CALCULATIONS

REV	DESCRIPTION	DATE	SIGN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BLDG ON PLOT NO. 12 BEARING C.T.S. NO 19 (PT) OF VILLAGE VILE PARLE (W), J.V.P.D. VILE PARLE (WEST), MUMBAI.

NAME OF OWNER

Passed for Payment
For JUHU SHEETAL CHS LTD.

JUHU SHEETAL CO-OP. HSG. SOC. LTD.

Chairman Secretary Treasurer

SIGNATURE OF OWNER

JOB NO.

DATE

DRN BY

M.S.

NAME ADDRESS & SIGNATURE OF LIC. SURVEYOR

ABHIJIT A. MEHTA

PROJECT CONSULTANT & LIC. SURVEYOR



STAMP OF DATE OF APPROVAL OF PLAN STAMP OF DATE OF RECEIPT OF PLAN

21 MAR 2014

This cancels the previous approval to the provided plan. Subject to conditions mentioned in the sanctioned plan No. CHE/WS/1083/K/337(NEW) dated 20/03/14.

Ex. Engr. Bldg Prop. (W.S.) K. Ward
Brihan Mumbai Mahanagar Palika

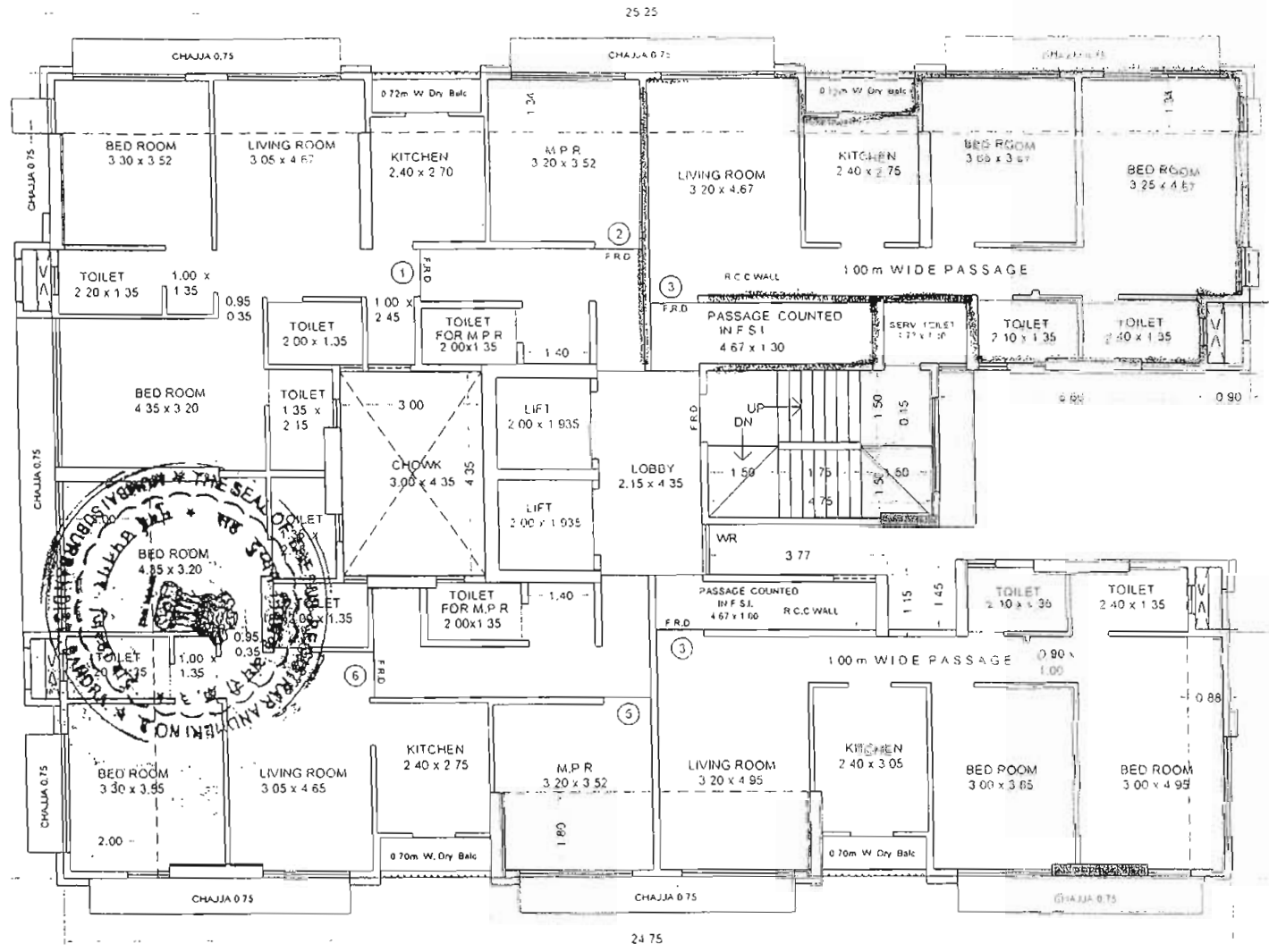
बदल-९			
पुस्तक क्र. १	५५२	३८	६५
२०१४			

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2028	2029	2030
------	------	------

Plot No. 802 On 8th floor

For Amal Realtors Pvt Ltd
 Anish - Sudh - Head and
 Director



8TH FLOOR PLAN
 SCALE 1/160

25 25
 24 75
 25 25
 24 75

Amal Realtors



बंदर-१		
पुस्तक क्र. १	२५२	२०
२०१४		

ANNEXURE B
LIST OF AMENITIES

INTERNAL FINISH :

FLOORING :

- 1) 2' x 2' / 800 x 800 vitrified tiles flooring in Living Room, Bedrooms Passages, Kitchen.
- 2) 4" High Skirting Vitrified tile flush to wali.

KITCHEN:

- 1) 2 Ft. wide kitchen platform with SS sink (Nirali / Diamond)
- 2) 2' x 2' / 800 x 800 vitrified tiles flooring with 12" x 8" ceramic tiles dado up to window top above platform in kitchen
- 3) Exhaust Fan.

TOILETS:

- 1) Vitrified tiles flooring.
- 2) Designer glazed / ceramic tiles dado up to door height
- 3) 1st quality sanitary ware. (Hindustan / Parryware / Simpolo).
- 4) Jaquar CP fittings or equivalent
- 5) Exhaust fan.
- 6) Mirror in all bathrooms
- 7) Dry toilet concept.
- 8) Gas/Storage Geyser in all bathroom
- 9) Door frame in marble / granite.

WINDOWS:

- 1) Glazed Anodized/powder coated aluminum windows with clear glaz of 5/6 mm clear subframe in aluminum / marble with one shutter of SS mosquito net.
- 2) Granite/ marble sill from inside.
- 3) M.S.Grills on windows , if elevation permits

DOORS:

- 1) Main Door:- 50 mm thick Mesonite / veneer door painted / polished fixed on 6" x 4" Teak wood frame.
- 2) Internal Bedroom Doors:- 35 mm thick hot press phenol bounded flush door painted / polished.
- 3) Internal Toilet Doors:- 35 mm thick fiber door painted / polished.
- 4) Internal Toilet doors frames will be in granite / marble.

ELECTRICAL:

- 1) Adequate electrical points in each flat with 3 phase electric meter connection.
- 2) One two - way point in each room.
- 3) One A/C. Point in each bedroom.
- 4) All wires are ISI marked copper wires.
- 5) DB
- 6) MCB / ELCB
- 7) Telephone cable as per MTNL specification.
- 8) Provision for installing inverter.



PAINTING :

- 1) External :- 100% synthetic textures coating of minimum 1.5 mm thickness
- 2) Internal :- Luster paint in entire flat and oil paint in kitchen over POP/gypsum surface.

STAIRCASE:

- 1) Tread and riser finised in kota stone.
- 2) Lift lobby in granite / granamite tiles / kota stone.
- 3) POP on all walls and ceiling painted with plastic enamel paint.

बदर-९		
पुस्तक क्र. १	२३२	१९
२०१४		

GENERAL SURROUNDINGDS:

- 1) Pavers or equivalent material in entire ground and still area.
- 2) Gymnasium at terrace level.
- 3) Intercom & Security system (CCTV in entire compound and reception area).
- 4) Video door phone in each flat.
- 5) Generator for essential lighting / elevators and water pumps.

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२०२२-२			
पुस्तक नं. १	५५२.४२	४५	
२०२३			

INDIA NON JUDICIAL
Government of Maharashtra

e-Stamp

Issued by: ABHYA DSAWALE
Stock Holding Company of India Ltd.
Location: Goregaon
Signature: [Signature]
Details can be verified from www.shCIL.com

Certificate No: IN-MH13368014006816K
Certificate Issued Date: 03 Dec 2012 10:58 AM
Account Reference: SHCIL (FI) mshcil01 GOREGAON MH MSU
Unique Doc. Reference: SUBIN:MHMHSHCIL0114225900700857K
Purchased by: ANISH DILIP SHAH
Description of Document: Article 48 Power of Attorney
Description: POWER OF ATTORNEY
Consideration Price (Rs): 0
(Zero)
First Party: ANISH DILIP SHAH
Second Party: N/A
Stamp Duty Paid By: ANISH DILIP SHAH
Stamp Duty Amount (Rs.): 100
(One Hundred Only)

ORIGINAL COPY



VOID VOID VOID

The authenticity of the e-Stamp Certificate can be verified from the Stock Holding Company of India (SHCIL) Stock Holding Company of India Ltd. The Company Details of SHCIL can be verified from the Website www.shCIL.com

पुस्तक क्र. १	८५३२	४३	६५
२०१४			

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I ANISH DILIP SHAH of the address of ANISH DILIP SHAH of Mumbai, Indian Nationality, residing at No. 30 Ashok Nagar Society, 9th Road, JVPD Scheme, Mumbai - 400 049 SEND GREETINGS.

WHEREAS:

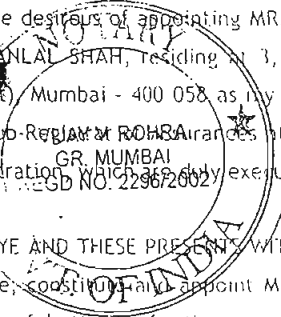
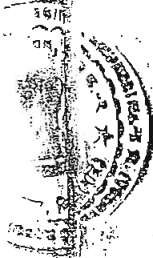
(a) I am a Director in number of Private Limited Companies / Partner in number of Partnership Firms, all mainly carrying on the business of development of immovable properties.

(b) In the normal course of my business, I as Director / Partner and also in my personal capacity and any other capacity, execute several deeds, documents, agreements, supplementary agreements, undertakings including Agreement for sale of Flats / Units / Offices (hereinafter referred to as "the said deeds") which are required to be compulsorily registered under the provision of Applicable Laws in the office of Sub-Registrar of Assurances at different places.

(c) On account of my pre-occupation with work, I am unable to appear in person before the Sub-Registrar for admitting the said deeds which are duly executed

(d) I am therefore desirous of appointing MR. BHAVIN KANCHANLAL SHAH, P 2 son of MR. KANCHANLAL SHAH, residing at 3, Radheshyam Apartment, Juhu Lane, Andheri (West) Mumbai - 400 058 as my constituted attorney to attend the office of the Sub-Registrar of Assurances at different places to admit the said deeds for registration, which are duly executed by me.

NOW KNOW YE AND THESE PRESENTS WITNESS that, I ANISH DILIP SHAH do hereby nominate, constitute and appoint MR. BHAVIN KANCHANLAL SHAH to be my true and lawful attorney for the purpose expressed that is to say:-



81-81
COY 3
SHAB, P 2

पुस्तक क्र. १	१४५	१४५
बदर-१		
३०१४		

Handwritten signature and initials

To present and lodge for registration in the office of Sub-Registrar of Assurances at different places or any other registering authority appointed under the Indian Registration Act, 1908 for the time being in force having the jurisdiction in relation to registration of the said deeds

2. And to perform and execute all acts, deeds, matters and things relating to the registration of the said deeds and for that purpose aforesaid amply and effectually to all intents and purposes as I could do in my proper person if these presents had not been made.

3. To identify my signature.

4. This POWER OF ATTORNEY is restricted to register the said deeds duly executed by me for registration before the Sub-Registrar of Assurances at different places. This POWER OF ATTORNEY is not for the execution of the said deeds.

5. This POWER OF ATTORNEY is valid for three (3) years from the date of execution hereof.



ANISH DILIP SHAH hereby agree to ratify and confirm all whatsoever my attorney do or caused to be done by virtue of these presents, with respect to the submission and registration of the said deeds.

बदर-४/	
COY	५
२०१२	

IN WITNESS WHEREOF I have set and subscribed my hand to this writing at Mumbai on this 6th day of December, 2012

SIGNED, SEALED & DELIVERED

by within named

MR. ANISH DILIP SHAH

in the presence of



Specimen signature of
Constituted Attorney

MR. BHAVIN KANCHANLAL SHAH



Handwritten signatures of the parties.

बदर-९		
पुस्तक क्र. १	८५९	६५
२०१४		

THE SEAL OF THE SUB-REGISTRAR
 MUMBAI SUBURBAN DIST. BANDRA

शुभम
 २०१४

वि. वि. रोहरा
 २०१४

मुंबई

२०१४

SHAH DILIP NAGINDAS
 SHAH LAVNGEK DILIP
 SHAH HASHEKA VILEK

SHAGUN, 50TH FLOOR
 9TH ROAD, JVPD SCHEME
 VILL. PARLE (W), MUMBAI
 400022

64527455

IND

MUMBAI IMS

30/07/2007

29/07/2017

64527455

SHAH DILIP NAGINDAS
 SHAH LAVNGEK DILIP
 SHAH HASHEKA VILEK

30/07/2007

29/07/2017

64527455

SHAH DILIP NAGINDAS
 SHAH LAVNGEK DILIP
 SHAH HASHEKA VILEK

30/07/2007

29/07/2017

64527455

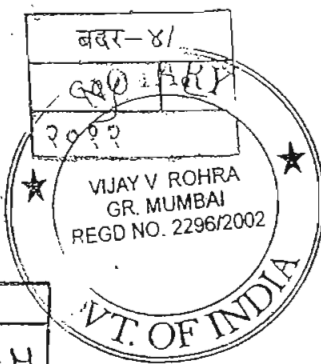
बदल-२		
मुसक नं. १	२०१४	२०१४

VIJAY ROHRA
 GR MUMBAI
 REGD NO. 2296/2002

INDIA

भारतीय विभागात्
 FINANCIAL DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 BHAVINI KANCHANLAL SHAH
 KANCHANLAL ABOTAMDAS SHAH
 20/11/1966
 The Income Account Number
 BE/ES/419K

Roykshah



बदर-९		
पुस्तक क्र. १	२५५२	NO ६५
२०१४		

प्रमाणित किया जाता है
 कि निम्नलिखित का प्रमाणित किया गया है
 कि निम्नलिखित का प्रमाणित किया गया है
 कि निम्नलिखित का प्रमाणित किया गया है
 कि निम्नलिखित का प्रमाणित किया गया है

प्रमाणित किया जाता है
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 कि निम्नलिखित का प्रमाणित किया गया है

प्रमाणित किया जाता है
 कि निम्नलिखित का प्रमाणित किया गया है
 कि निम्नलिखित का प्रमाणित किया गया है

प्रमाणित किया जाता है
 कि निम्नलिखित का प्रमाणित किया गया है
 कि निम्नलिखित का प्रमाणित किया गया है

THE SEAL OF THE SUB-REGISTRAR
 मुंबई उपनगर प्रमाणित किया गया है
 THE SUB-REGISTRAR
 MUMBAI SUBURBAN DIST. BANDA

NOTARY
 VIJAY V ROHRA
 GR. MUMBAI
 REGD NO. 2296/2002
 GOVT. OF INDIA

बंदर-९
 प्रमाणित किया गया है
 प्रमाणित किया गया है
 प्रमाणित किया गया है
 २०१४

बंदर-४/
 ८०५ ७
 २०१२

दिनांक :- 08/02/2012

बदर 8/009 12012

मुखत्यारनामा लिहून घेणा-याची सही, फोटो व अंगठा

मुखत्यारनामा लिहून घेणा-याची सही, फोटो व अंगठा

सह. मुख्यम निबंधक अंधेरी-२, मुंबई उपनगर जिल्हा



सह. मुख्यम निबंधक अंधेरी-२, मुंबई उपनगर जिल्हा

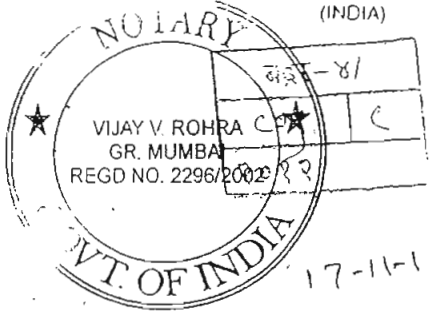


बदर-९		
पुस्तक क्र. ?	K 332	र/६५
२०१४		

सदर मुखत्यानामा दि. ०८/०२/२०१२ रोजी दि. ०८/०२/२०१२
 मुंबई उपनगर जिल्हा, अंधेरी-२, मुंबई
 यांनी माझ्या समक्ष आन दि. ०८/०२/२०१२ रोजी
 निष्पक्षीत केला आहे व त्याचा अंदाजीवियगी
 १) संपत्ती जागेचे न. २०३/०१/२०१२, मुंबई उपनगर जिल्हा, अंधेरी-२, मुंबई
 २) संपत्ती जागेचे न. २०३/०१/२०१२, मुंबई उपनगर जिल्हा, अंधेरी-२, मुंबई
 यांनी माझी सही घेतली आहे. अधिप्रेमाणान
 फ. नं. १००१- मिळाले.
 सदर मुखत्यानामा नं. 'आय' मधील
 नं. वदरीत अनुक्रम. नं. बदर ८/००९/२०१२ वर आन
 दि. ०८/०२/२०१२ रोजी अधिप्रेमाणित/साश्रयित केला.

TRUE COPY (XEROX)
 ATTESTED BY ME

VIJAY V. ROHRA
 NOTARY PUBLIC
 GREATER MUMBAI-(MAH)
 GOVT. OF INDIA
 (INDIA)



17-11-14

17 NOV 2014

सह. मुख्यम निबंधक अंधेरी-२, मुंबई उपनगर जिल्हा.



सदर मुखत्यारनामा घेणे पाने असून पान क्र. वर खाडाखाडी अक्षरे नाहीत.



VIJAY V. ROHRA
 ADVOCATE & NOTARY PUBLIC
 18, PINKY PLAZA GROUND FLOOR,
 CORNER OF 2nd & 5th Cross, Andheri West,
 MUMBAI-400058, महाराष्ट्र राज्य सरकार, मुंबई उपनगर जिल्हा.

घोषणापत्र

मी अनिता डे साह कुठले घोषित करणे की, दुय्यम
 निबंधक अचेरी 3 यांच्या कार्यालयाने बदरनाम या शिषकाचा दस्त
 नोंदणीसाठी दाखल करण्यात आला आहे. अनिता डे साह व इ. यांचे
 दि. 6/12/2012 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या उतर्यांनी मी, मदीं दस्त
 नोंदणीस सांदर केला आहे/निष्पादीत करून कबुलीदस्त्यास दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी
 कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मंयत झालेले नाही किंवा
 अन्य कोणताही कारणाने कुलमुखत्यारपत्र रद्दवातल टरलेले नाही. सदर कुलमुखत्यारपत्र पूर्णपणे वैध असून
 उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1906 चे
 कलम 62 अन्वये शिल्लेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक :



Rajkumar
 कुलमुखत्यारपत्रधारकाचे नाव
 व सही

बदर-२		
पुस्तक क्र. १	६५५२	५०६५
२०१४		

123456789

पावती

Original/Duplicate

Thursday, April 03, 2014

नोंदणी क्र. 39M

5:36 PM

Regn.:39M

पावती क्र. 3008 विनावा: 03/04/2014

गावाचे नाव जुहू

दस्तऐवजाचा अनुक्रमांक: वदर15-2761-2014

दस्तऐवजाचा प्रकार पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव मनीष - शाह

नोंदणी फी रु. 100.00

दस्त. हाताळणी फी रु. 200.00

पृष्ठांची संख्या 10

एकूण: रु. 300.00

आपणास मूळ दस्त. अॅटर्नी प्रिंट त्र.सि.डी अदाचे 5:56 PM च्या वेळेस मिलेल

सह. द. नि अक्षे 4

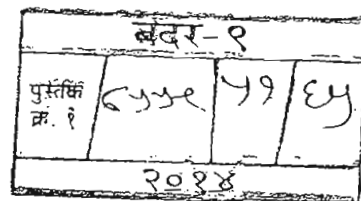
बाजार मूल्य: रु. 1/-

मोबदल: रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: By Cash रकम: रु. 100/-

2) देयकाचा प्रकार: By Cash रकम: रु. 200/-





बंदर-१			
पुस्तक क्र. ?	क	५२	६५
१९९४			

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MANISH DILIP SHAH son of DILIP NAGINDAS SHAH of Mumbai, Indian Inhabitant residing at Shagun, 30 Ashok Nagar Society, 9th Road, JVPD Scheme, Mumbai - 400 049 SEND GREETINGS:

WHEREAS:

(a) I am a Director in number of Private Limited Companies / Partner in number of Partnership Firms, all mainly carrying on the business of development of immovable properties.

(b) In the normal course of my business, I as Director / Partner and also in my personal capacity and any other capacity, execute several deeds, documents, agreements, supplementary agreements, undertakings including Agreement for sale of Flats / Units / Offices (hereinafter referred to as "the said deeds") which are required to be compulsorily registered under the provision of Applicable Laws in the office of the Sub-Registrar of Assurances at different places.

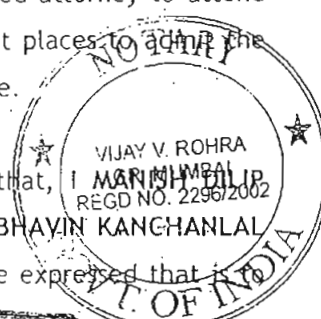
(c) On account of my pre-occupation with my work, I am unable to appear before the Sub-Registrar to admit that the deeds which are duly executed by me.

(d) I am therefore desirous of appointing MR. BHAVIN KANCHANLAL SHAH, son of MR. KANCHANLAL SHAH, residing at 3, Radheshyam Apartment, Juhu Lane, Andheri (West), Mumbai - 400 058 as my constituted attorney to attend the office of the Sub-Registrar of Assurances at different places to admit the said deeds for registration, which are duly executed by me.

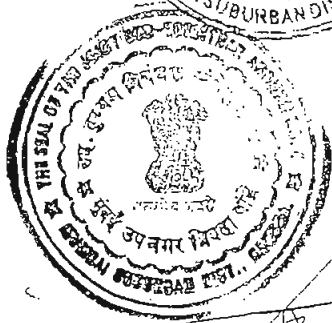
NOW KNOW YE AND THESE PRESENTS WITNESS that, I MANISH DILIP SHAH do hereby nominate, constitute and appoint MR. BHAVIN KANCHANLAL SHAH to be my true and lawful attorney for the purpose expressed that I to say:-



बदर-१५		
२०११	२	१
२०१४		

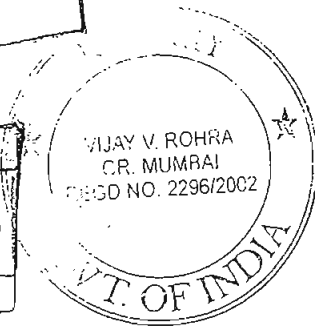


बदर-९		
पुस्तक क्र. १	५५१	५३ ६५
२०१४		



बदर-१५		
२५६)	३	e
२०१४		

बदर-९		
पुस्तक क्र. १	५५६	६५
२०१४		



1. To present and lodge for registration in the office of Sub-Registrar of Assurances at different places or any other registering authority appointed under the Indian Registration Act, 1908 for the time being in force having the jurisdiction in relation to registration of the said deeds

2. And to perform and execute all acts, deeds, matters and things relating to the registration of the said deeds and for that purpose aforesaid amply and effectually to all intents and purposes as I could do in my proper person if these presents had not been made.

3. To identify my signature.

4. This POWER OF ATTORNEY is restricted to register the said deeds duly executed by me for registration before the Sub-Registrar of Assurances at different places. This POWER OF ATTORNEY is for the execution of the said deeds

5. This POWER OF ATTORNEY is valid for three 3) years from the date of execution hereof

I, MANISH DILIP SHAH agree to ratify and confirm all whatsoever my said Attorney do or caused to be done by virtue of these presents, with respect to admission and registration of the said deeds.



बदर-२५ - ६३	
वेद	२
२०१४	

IN WITNESS WHEREOF I have set and subscribed my hand to this writing at Mumbai on this 3rd day of April, 2014

SIGNED, SEALED & DELIVERED)
 by within named)
 MR. MANISH DILIP SHAH)
 in the presence of ...

Manish Dilip Shah



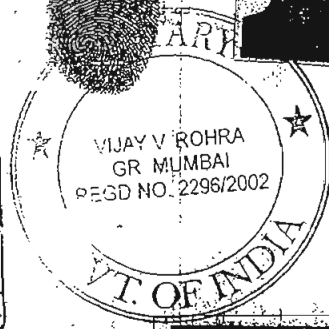
① Chandra Kant Shinde

Chandra Kant Shinde

② Somnath Parab

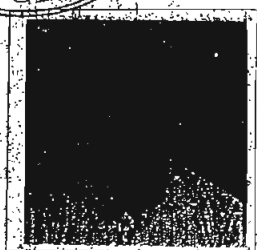
Somnath Parab

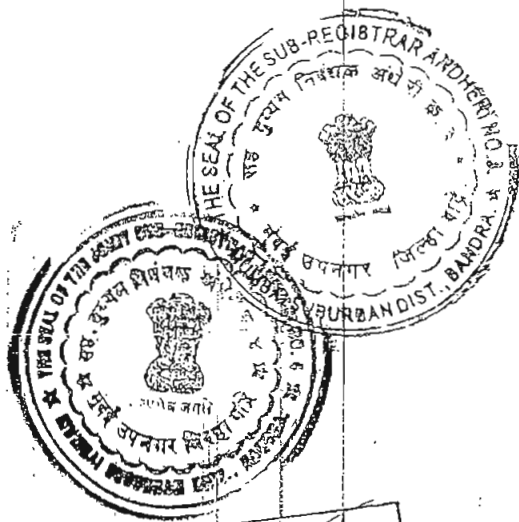
बदर-९	
पुस्तक क्र. १	२५२९/९५
२०१४	



Specimen signature of
 Constituted Attorney
 MR. BHAVIN KANCHANLAL SHAH

Bhavin Kancharlal Shah





बद - १५		
०५५५	५	६
२०१४		

बद - १		
पुस्तक प्र. १	०५५५	५
२०१४		

JAY V ROHRA
 GR. MUMBAI
 REG. NO. 2296/2002
 OF INDIA

भारत गणराज्य REPUBLIC OF INDIA



PLEASE USE TO REQUEST AND RECORDS IN THE NAME OF THE PRESIDENT OF INDIA... THESE ARE TO REQUEST AND RECORDS IN THE NAME OF THE PRESIDENT OF INDIA... SHE MAY STAND IN NEED OF THE PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED OF THE PRESIDENT OF INDIA

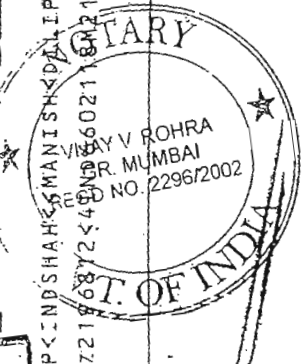
Regional Passport Officer, Mumbai
E. W. MAHAJAN
Supernumerary



भारत गणराज्य REPUBLIC OF INDIA

Form with fields: Name (SHAH), Date of Birth (11/02/1966), Sex (M), Address (MUMBAI), and other personal details.

Table with columns for 'पुस्तक क्र. १' and handwritten entries.



MANISH DILIP SHAH
INDIAN
MUMBAI
31/01/2021

संजीवना
यस पासपोर्ट प्राप्त गारान्टी के साथ है। इस पासपोर्ट के बारे में किसी भी परिवर्तन के लिए यात्रा अधिकारियों से संपर्क करें।

REGISTRATION
INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST OFFICE.
CAUTION
THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED FROM THE HOLDER OR PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.
THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY POST THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.
LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.



Form / Name of Father / Legal Guardian: DILIP MAGINDAS SHAH
Name of Mother: DILIP SHAH
Spouse: SHAGUN NAGAR SOCIETY
Address: SCHEME VILE PARLE WEST MUMBAI 400049
Passport No: 06/08/2007
MUMBAI
06/08/2007
- OLD PPT CLD & RETURNED

CONDITIONS VALID VISA

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER



AABPS3433N



नाम / NAME

MANISH DILIP SHAH

पिता का नाम / FATHER'S NAME

DILIP NAGINDAS SHAH

जन्म तिथि / DATE OF BIRTH

11-02-1966

हस्ताक्षर / SIGNATURE

[Signature]

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHAVIN KANCHANLAL SHAH
KANCHANLAL NAGOTTAMDAS SHAH

12/01/1966
Permanent Account Number
BBIPS0419K

Signature



भारत निर्वाचन आयोग
Election Commission of India

ओळखपत्र
IDENTITY CARD

KNF1003458

चंद्रकांत सुरेश शिंदे
Chandrakant Suresh Shinde

सुरेश शिंदे
Suresh Shinde

Sex : M

1/1/2006 की वय
Age as on 1/1/2006 : 27

वर्ष - २०१४

वेब

०

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

PARAB SOMNATH SITARAM
SITARAM BHIKAJI PARAB

Permanent Account Number: [unclear]
ATD [unclear]

वर्ष - २०१४

पुस्तक क्र. १

२०१४

VIJAY V ROHRA
GR MUMBAI
REGD NO. 2296/2002

GOVT. OF INDIA

गुरुवार, 03 एप्रिल 2014 5:37 म.नं.

दस्त गोषवारा भाग-1

बदर 15

दस्त क्रमांक: 2761/2014

दस्त क्रमांक: बदर 15/2761/2014

बाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क रु 500/-

दु. नि. सह. दु. नि. बदर 15 यांचे कार्यालयात

पावती: 3008

पावती दिनांक 03/04/2014

अ क्र 2761 वर दि. 03-04-2014

सादरकरणाचे नाव मनीष - शाह

रोजी 5-36 म.नं वा हजर केला.

नोदणी फी रु. 100.00

दस्त हाताळणी फी रु. 200.00

पृष्ठांची संख्या: 10

Mansur Shah
दस्त हजर करणाऱ्याची सही.

एकूण 300.00

Mansur Shah
सह. दु. नि. अंश 4



Mansur Shah
सह. दु. नि. अंश 4

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क (48-इ) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारात किंवा सरसहा काम चालविण्याचा प्राधिकार मिळकत असेल तेव्हा

शिक्षा क्रं. 1 03 / 04 / 2014 05 : 36 : 26 PM ची वेळ (सादरीकरण)

प्रमाणित करणेत येते की, या

शिक्षा क्रं. 2 03 / 04 / 2014 05 : 36 : 40 PM ची वेळ: (फी)

दस्तामध्ये एकूण...पाने आहेत.



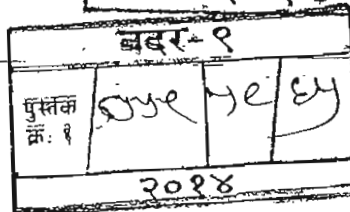
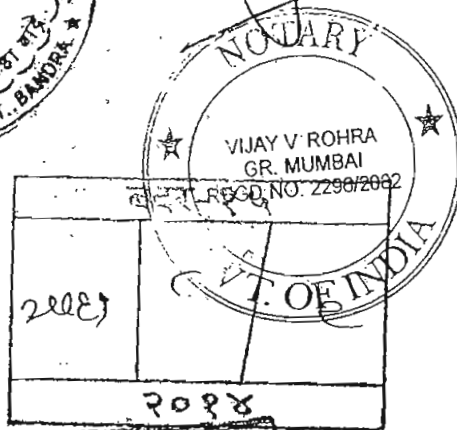
सह. दु. नि. अंश 4,
मुंबई उपनगर जिल्हा

प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोदणीत दाखल केलेला आहे. दस्तानोत संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

Mansur Shah
लिहून देणारे

Rohra
लिहून घेणारे :





03/04/2014 5 38:22 PM

दस्त गोपवारा भाग-2

बदर 15

दस्त क्रमांक: 2761/2014

दस्त क्रमांक: बदर 15/2761/2014
दस्ताचा प्रकार: पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मनीष - शाह पत्ता: फ्लॉट नं. 3, माळा नं. 1, इमारतीचे नाव: 30 शगुन, अशोक नागर सोसायटी, ब्लॉक नं. जे पी डी स्कीप, रोड नं. 9 रायगा, गंज नंबर AABPS3433N	कुलपुत्रत्यार देणार वय: 48 स्वाक्षरी:		
2	नाव: गोविंद - शाह पत्ता: फ्लॉट नं. 3, माळा नं. 1, इमारतीचे नाव: गंधेश्याम अपार्टमेंट, ब्लॉक नं. आंधरी वॉस्ट, रोड नं. जुहू पली, महाराष्ट्र, मुंबई गंज नंबर BBIPS8419K	पॉवर ऑफ अटॉर्नी होल्डर वय: 48 स्वाक्षरी:		

बरील दस्तऐवज करून देणार तथाकथीत पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिव्यपत्रे करून करतात
शिकका क्र. 3 ची वेळ: 03 / 04 / 2014 05 : 37 : 28 PM

ओळख:

खालील इगम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: गोपनाथ शिवाराम परब वय: 29 पत्ता: 302 राधा कादिवली बंगला मुंबई पिन कोड: 400067			



शिकका क्र. 4 ची वेळ: 03 / 04 / 2014 05 : 38 : 00 PM

शिकका क्र. 5 ची वेळ: 03 / 04 / 2014 05 : 38 : 00 PM

सहाय्यक नि. अधी 4

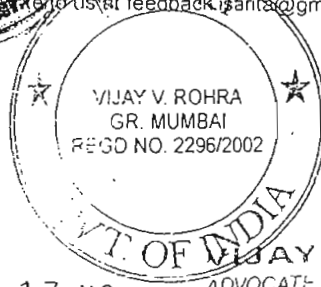
बदर-१५/२०१४
पुस्तक क्रमांक १, क्रमांक २७६१
नोंदला.
दिनांक: ३/४/१४

सहाय्यक नि. अधीक, उधरी क्र. ४
2761/2014

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बदर-१	पुस्तक क्र. १	3.0	६०००
२०१४			



TRUE COPY (XEROX)
ATTESTED BY ME

VIJAY V. ROHRA
NOTARY PUBLIC
GREATER MUMBAI-(MAH)
GOVT OF INDIA
(INDIA)

17 NOV 2014

ADVOCATE & NOTARY PUBLIC
18, PINKY PLAZA GROUND FLOOR,
CORNER OF 2nd & 5th ROAD,
MUMBAI (WEST), MUMBAI - 400 052.

घोषणापत्र

मी माथेन डे झाए इद्वारे घोषित करतो की, दुय्यम

निबंधक अच्ये रा. ३ यांचा कार्यालय उपरनाम या शिर्षकाचा दस्त

नोंदणीसाठी सदर करण्यात आला आहे. मनोडा झाए व इ. यांनी

दि. ३/४/२०१४ रोजी मला दिलेल्या गला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त

नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा

अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून

उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कयन चुकीचे आढळून आल्यास अखिल भारतीय अधिनियम १९०८ चे

कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



दिनांक : १४/११/२०१४

कुलमुखत्यारपत्रधारकाच ज्ञाव
व सही

बदर-९		
पुस्तक क्र. १	७५२	९१/९५
२०१४		

PERMANENT ACCOUNT NUMBER
 A/EP/0687K
 TAXPAYER'S NAME
 BASKORSHANDILAL JANANI
 FATHER'S NAME
 SHANTILAL JANANI
 DATE OF BIRTH
 19-07-1947
 DIRECTOR OF INCOME TAX (SYSTEMS)

INCOME TAX DEPARTMENT
 DEPARTMENT OF REVENUE
 GOVERNMENT OF INDIA
 NEW DELHI
 110055

भारत सरकार
 GOVT OF INDIA
 AMAL REACTORS PRIVATE LIMITED
 भारत सरकार

SEAL OF THE SUB-REGISTRAR ANDHRA PRADESH NO. 8
 भारत सरकार
 Election Commission
 IDENTIFICATION CARD
 KNF1003458
 चंद्रकांत सुरेश शिंदे
 Chandrakant Suresh Shinde
 सुरेश शिंदे
 Suresh Shinde
 लिंग पुरुष Sex M
 1/1/2006 रोजी वय 27

भारत सरकार
 GOVT OF INDIA
 SANTOSH MAHADEV KOTI
 MAHADEV KOTI
 17/06/1978
 MAHADEV KOTI

बंदर-९

पुस्तक क्र. १	८५५२	६२/७५
२०१४		



सोमवार, 17 नोव्हेंबर 2014 1:29 म.नं.

दस्त गोपवारा भाग-1

बदर9

दस्त क्रमांक: 8559/2014

दस्त क्रमांक: बदर9 /8559/2014

वाजार मूल्य रु 1,80,37,000/- मोबदला रु 3,08,91,243/-

भरलेले मुद्राक शुल्क रु 15.45,000/-

दु नि मद्र दु नि बदर9 यांचे कार्यालय

पावती 9860

पावती दिनांक 17/11/2014

अ क्र 8559 वर दि.17-11-2014

सादरकरणाचे नाव हसमुख शांतीलाल जनानी

गंजी 1 26 म न वा. हजर केला

नोंदणी फी

रु 30000.00

दस्त हाताळणी फी

रु 1300.00

पृष्ठांची संख्या: 65

एकुण 31300.00

[Handwritten Signature]

दस्त हजर करणाऱ्याची सही.

[Handwritten Signature]
सह. दुय्यम निबंधक अंधेरी क्र. ३.

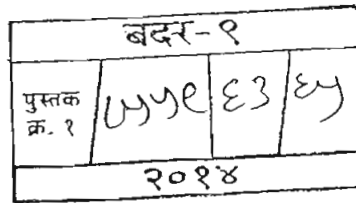
[Handwritten Signature]
सह. दुय्यम निबंधक अंधेरी क्र. ३.

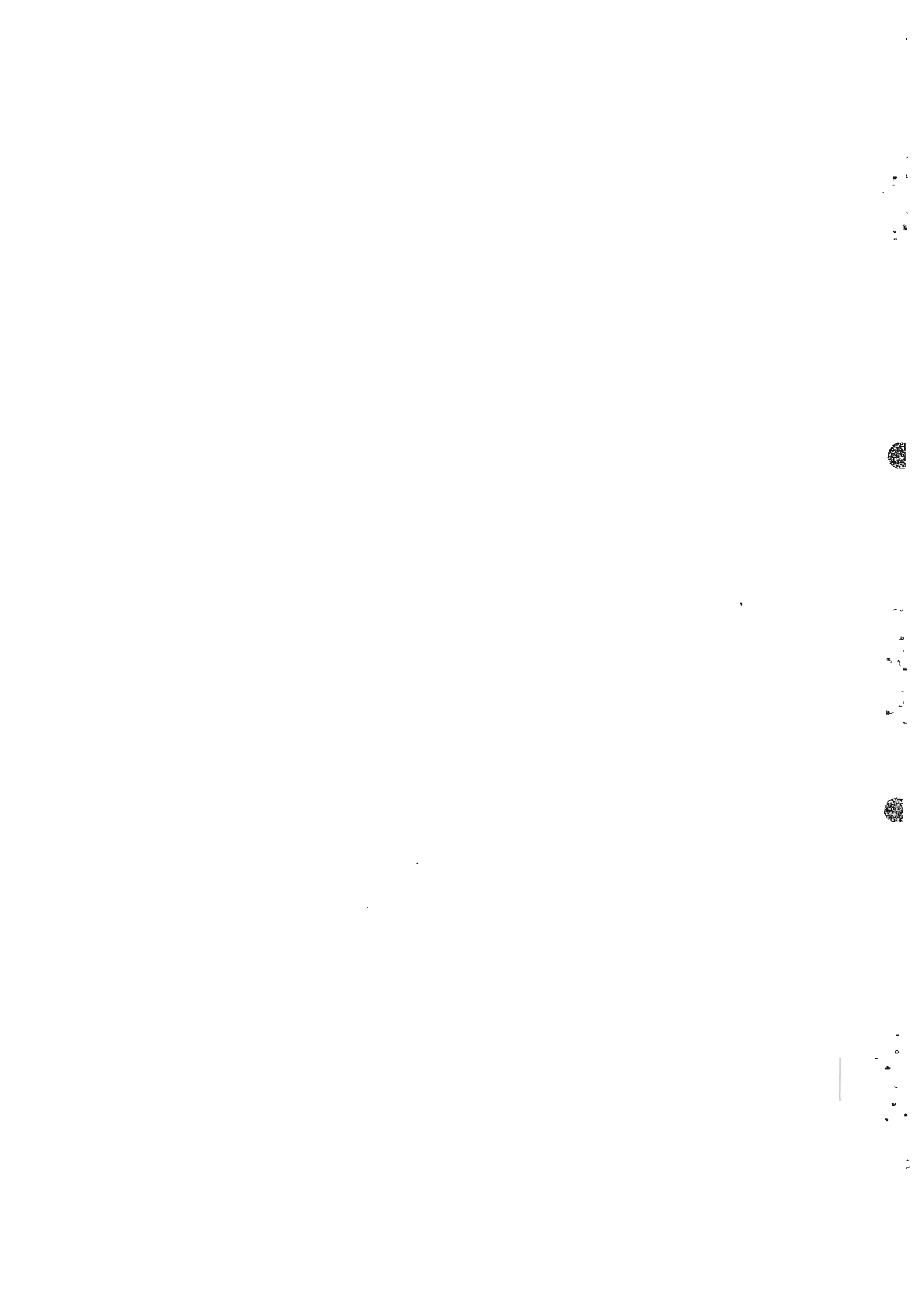
दस्ताचा प्रकार करारनामा

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

शिक्षा क्र. 1 17 / 11 / 2014 01 : 20 : 10 PM ची वेळ: (सादरीकरण)

शिक्षा क्र 2 17 / 11 / 2014 01 21 : 31 PM ची वेळ. (फी)







17/11/2014 1 31:46 PM

दस्त गोषवारा भाग-2

बंदर 9

दस्त क्रमांक: 8559/2014

दस्त क्रमांक : बंदर 9/8559/2014

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
	नाव: हंसमुख शांतीनाथ जनानी पत्ता: प्लॉट नं: 6, माळा नं: -, इमारतीचे नाव: मेघदूत मो, ब्लॉक नं: जे व्ही पी डी स्कीम, विले पार्ले प मुं 49, रोड नं: गुलोहर क्रॉस रोड नं 6, महाराष्ट्र, मुंबई. पॅन नंबर: AABPJ0687K	लिहून घेणार वय :- 68 स्वाक्षरी-		
2	नाव: दिपेश हंसमुख जनानी पत्ता: प्लॉट नं: 6, माळा नं: -, इमारतीचे नाव: मेघदूत मो, ब्लॉक नं: जे व्ही पी डी स्कीम, विले पार्ले प मुं 49, रोड नं: गुलोहर क्रॉस रोड नं 6, महाराष्ट्र, मुंबई. पॅन नंबर: AABPJ5027D	लिहून घेणार वय :- 38 स्वाक्षरी-		
3	नाव: अमल रिअलटर्स प्रा ली चे संचालक अनिश शाह व मनीष शाह तर्फे मुखत्यार भावीन के शाह पत्ता: 501/ए, 5 वा मजला, ग्लेडीयोला, ऑप आय एन जी वैश्य बँक, विले पार्ले पु मुं 57, हनुमान रोड, Hanuman Road, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AAACA4605Q	लिहून घेणार वय :- 48 स्वाक्षरी-		

वरील दस्ताऐवज करून देणार तयारकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 17 / 11 / 2014 01 : 22 : 44 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तिशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: चंद्रकांत - शिंदे वय: 32 पत्ता: 302 ए राधा महाराष्ट्र नगर कांदिवली मुं 67 पिन कोड: 400067	स्वाक्षरी		
2	नाव: संतोष - गोळे वय: 30 पत्ता: सदर पिन कोड: 400067	स्वाक्षरी		



बंदर-९			
पुस्तक क्र. १	८५५९६६	६५	
२०१४			

Summary-2(दस्त गोषवारा भाग - २)

शिकका क्र.4 ची वेळ: 17 / 11 / 2014 01 : 23 : 38 PM

शिकका क्र.5 ची वेळ: 17 / 11 / 2014 01 23 : 45 PM नोंदणी पुस्तक 1 मध्ये

S. N. Chavan
मह. न. अ. अ. ३
सह. दुय्यम निबंधक अधेरी क्र. ३.

EPayment Details.

sr	Epayment Number	Defacement Number
1	MH003857005201415S	0002364755201415

8559 /2014

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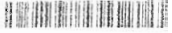
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बदर-९			
पुस्तक क्र. १	६५५९	६५	६५
२०१४			



प्रमाणित करणेत येते की, या *६५* पाने आहेत.
दस्तामध्ये एकूण.....
पुस्तक क्र. १/बदर-९/क्रमांक *६५५९/२०१४*
वर नोंदला, दिनांक : *17 NOV 2014*

S. N. Chavan
सह. दुय्यम निबंधक, अधेरी क्र. ३,
मुंबई उपनगर जिल्हा



18 November, 2014

सूची क्र. 2

दुय्यम निबंधक महानगर अंशणी १

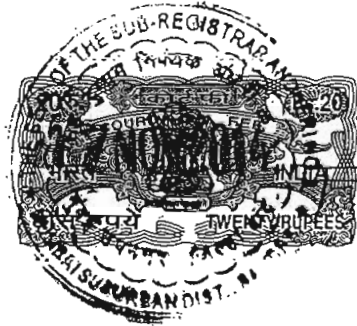
दस्ता क्रमांक - 8559/2014

बाबणी 63

Regn. 63m

गावाचे नाव : बिलपाल

(1) विलेबाचा प्रकार	करारनामा
(2) मोबदला	रु 30,891,243/-
(3) बाजारभाव(भाडेपट्ट्याच्या वास्तितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु 18,037,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अनव्यास)	19 part, पालिकेचे नाव: मुंबई मनपा इतर वर्षान सदरिका न 802 माळा न 8 वा मजला, इमारतीचे नाव: जुहू शीतल, ब्लॉक नं: जे व्ही पी डी स्कीम, जुहू मु 49, रोड नं: समर्थ रामदास मार्ग, इतर माहिती: सधरिका न 802, माळा न 8 वा मजला, इमारतीचे नाव जुहू शीतल, ब्लॉक नं: जे व्ही पी डी स्कीम, जुहू मु 49, गॅड नं: समर्थ रामदास मार्ग, इतर माहिती: सहित एक कार पाकिंग 82 51 चौ मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: अमल रिजल्ट्स प्रा. ली. चे संचालक अनिश शाह व मनीष शाह तर्फे मुखत्यार मावीन के शाह, वय 48, पत्ता: 501/49, 5 वा मजला, इंदिरा पार्क, ओप आय एन जी वैश्य बँक, विले पार्ले पु मु 57, हनुमान रोड, Hanur Road, MAHARASHTRA, MUMBAI Non-Government पिन कोड:- 400057 पॅन नं:- AAACA46050
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: इरमल शांतीलाल ज्ञानी, वय: 68, पत्ता: प्लॉट नं: 6, माळा नं: इमारतीचे नाव: मेघदूत सो, ब्लॉक न. जे व्ही पी डी स्कीम, विले पार्ले पु मु 49, गुलोदर कृष्ण रोड नं 6, महाराष्ट्र, मुंबई, पिन कोड:- 400049 पॅन नं:- AABPJ0687K; 2) नाव: दिपशाहल मुखर्जी, वय: 33, पत्ता: प्लॉट नं: 6, माळा नं: इमारतीचे नाव: मेघदूत सो, ब्लॉक न. जे व्ही पी डी स्कीम, विले पार्ले पु मु 49, गुलोदर कृष्ण रोड नं 6, महाराष्ट्र, मुंबई, पिन कोड:- 400049, पॅन नं:- AABPJ5027D.
(9) दस्तऐवज करून दिल्याचा दिनांक	17/11/2014
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2014
(11) अनुक्रमांक, खड व पृष्ठ	8559/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,545,000/-
(13) बाजारभावाप्रमाणे नोदणी शुल्क	रु.30,000/-
(14) शेर	



दस्तासोबत सूची क्र. II खरी प्रत

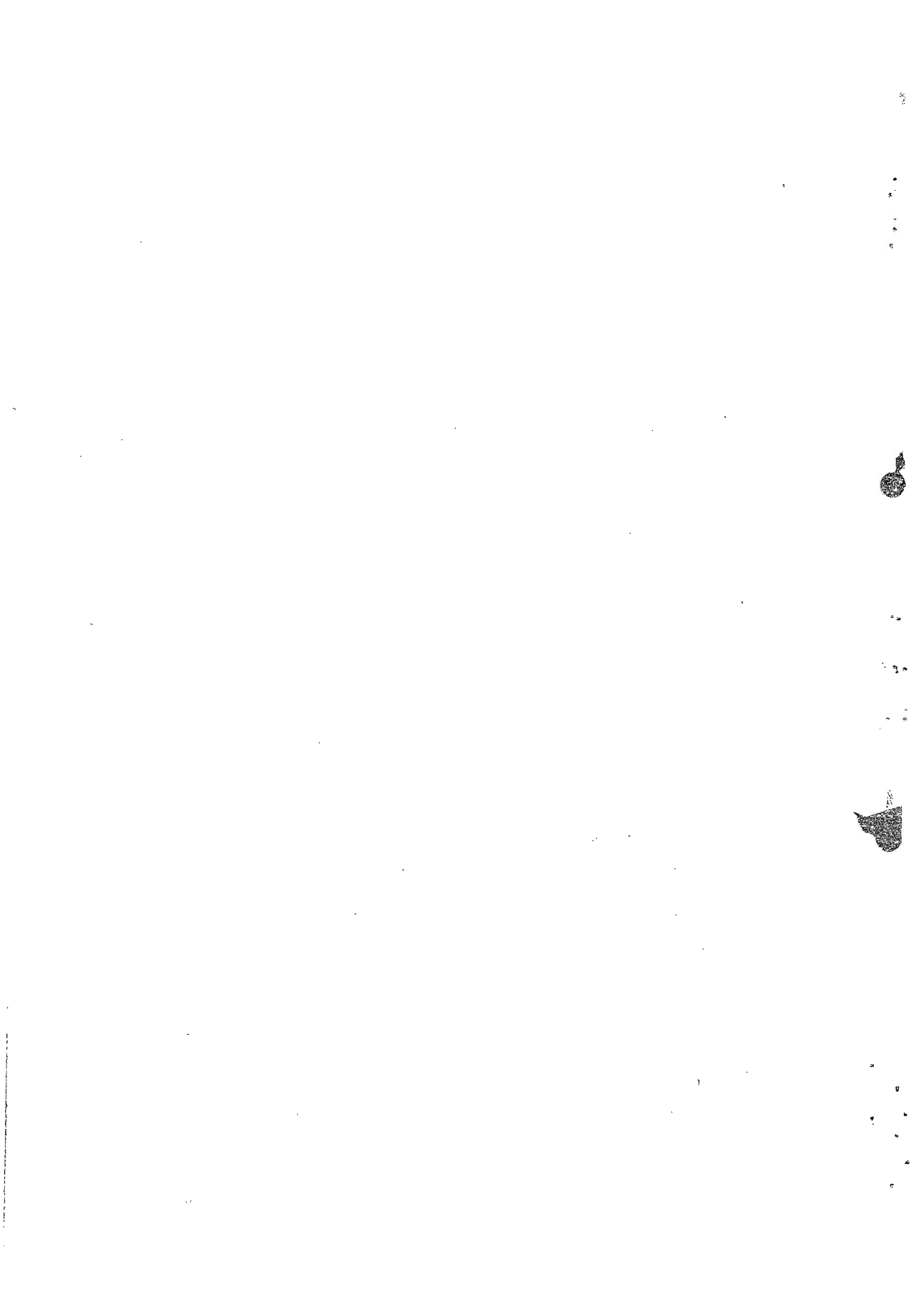
Null सह. दुय्यम निबंधक अंशणी-३ मुंबई उपनगर जिल्हा.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारणेकरी तपशील:-

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





**THE JUHU SHEETAL CO-OPERATIVE
HOUSING SOCIETY LIMITED**

(Reg.No.BOM/HSG/4543 of 1975)

No. 030

Authorised Share Capital Rs.500/- Divided unto 10 Shares each of Rs.50/-

Member's Register No. 30 Share Certificate No. 30

THIS IS TO CERTIFY that SHRI / SMT. HASMUKH SHANTILAL JANANI (FLAT NO. 802)
& MR. DIPESH H. JANANI

JUHU SHEETAL CO-OP. HOUSING SOCIETY LTD. of Mumbai - 400 049 is the Registered Holder of

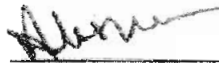
Shares (TEN) from No. 291 to 300 of Rupees FIVE HUNDRED ONLY (Rs.500/-)

In THE JUHU SHEETAL CO-OP. HOUSING SOCIETY LTD. Subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Five Hundred Only has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this

29TH day of SEPTEMBER 2019.



Chairman



Hon. Secretary



Member of the Committee