



Friday, May 20, 2005

12:23:14 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4239

गावाचे नाव किरोल

दिनांक 20/05/2005


दस्तऐवजाचा अनुक्रमांक वदर13 - 04210 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रुपेश रवींद्र गांधी - *

नोंदणी फी	:-	24900.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (78)	:-	1560.00
एकूण	रु.	26460.00

आपणास हा दस्त अंदाजे 12:38PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.का-कुर्ला 3

बाजार मुल्य: 1921282 रु. मोबदला: 2484000रु.

भरलेले मुद्रांक शुल्क: 107950 रु.

मह दुय्यम निबंधक कुर्ला क. ३,

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

मुंबई उपनगर जिल्हा.

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा मुं ;

डीडी/धनाकर्ष क्रमांक: 155831; रक्कम: 24900 रु.; दिनांक: 14/05/2005

समाशोधनाच्या अधिन राहून

No. 004547

खातेदाराची प्रत / Party Copy

ठाणे भारत सहकारी बँक लि.
शेड्यूल्ड बँक

Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

शाखा / Branch Chhat दिनांक / Date 19-5-05
मुद्रांक शुल्क / Stamp Duty ₹.Rs. 107950/-
सेवा आकारणी शुल्क / Service Charges ₹.Rs. 10/-

No. of Documents 1
एकूण / Total ₹.Rs. 1,07,960/-

अक्षर / Amount in Words One Lakh Seven Thousand Hundred Sixty

धनदाता / Name of counter party Shri. Rupesh Ravi Nandor Gandhi
पत्ता / Address Ravi Nandor Gandhi

समोरच्या पक्षकाराचे नाव / Name of counter party Skyline Residency Pvt Ltd.
व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction Articles of Agreement

घनदात्याचा नाव / Name of the Drawer Shri. Rupesh Ravi Nandor Gandhi
बँकचे नाव / Name of the Bank Thane Bharat Sahakari Bank Ltd.
मोड / Mode Cheque
दिनांक / Date 19 MAY 2005
ठिकाण / Place MUMBAI
सहकारी बँक लि. / Sahakari Bank Ltd.



बदर-१३
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ARTICLES OF AGREEMENT made at Mumbai this 19th day of MAY 2005 between SKYLINE RESIDENCY PRIVATE LTD a company incorporated and registered under the provisions of the Indian Companies Act, 1956 having its registered office at Acme Compound Kurla-Kirol Road, Ghatkopar (W), Mumbai 400 086, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the First Part MILLARS INDIA LIMITED (formerly known as "Acme Manufacturing Company Limited" a company incorporated and registered under the provisions of the Indian Companies Act, 1956) having its registered office at Kurla-Kirol Road, Ghatkopar (West), Mumbai 400 086, hereinafter referred to as "THE OWNERS/ CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the Second Part AND Shri Smt. RUPESH RAVINDOR GANDHI hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean include his/her heirs, executors and administrators) of the Third Part.

For Thane Bharat Sahakari Bank Ltd
Authorized Signatory
Rupesh Ravi Nandor

Member No. 0077
C/S/ST/TH. No. R. 1005/02/05/03/03/20

Rupesh One Lakh Seven Thousand Nine hundred

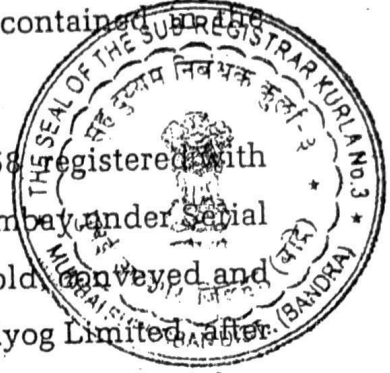
Rupesh

Rupesh

WHEREAS:

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1. Originally, Ogale Glass Works Ltd. was granted land bearing Plot No. 24 of Suburban Scheme-I, Kurla-Kirol admeasuring 39.952 sq.yds. equivalent to 33,405 sq. mtrs. or thereabout, now bearing C.T.S. No. 632, 632/1 to 4 at Kurla (hereinafter referred to as "the said property") on the terms and conditions contained in the Agreement in Form HH dated 10th May 1955.
2. By a Deed of Conveyance dated 1st October 1958 registered with the office of the Sub Registrar of Assurances, Bombay under Serial No. BOM/8364/9958, Ogale Glass Works Ltd. sold, conveyed and transferred the said property to Khandelwal Udyog Limited, after receipt of the permission from the Collector, Bombay Suburban District as reflected in his letter bearing No. LGL.2254/48579-P dated 1st November 1954.
3. The said Khandelwal Udyog Limited was also in possession and occupation of Deed bearing C.T.S. No. 227 of Village Kirol. The said land bearing C.T.S. No.632, 632/1 to 4 of Village Kurla and C.T.S. No.227 of Village Kirol is hereinafter referred to as the said property and more particularly described in the schedule hereunder written.
4. The said Khandelwal Udyog Limited was amalgamated with Acme Manufacturing Company Ltd. (as it was then known) being the Owners/Confirming Party herein, by virtue of Order dated 13th August 1976 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition No. 147 of 1975 and as a result thereof, all the assets and properties including the said property, more particularly described in the Schedule hereunder written, stood transferred to and vested in the Owners/Confirming Party herein.
5. The Owners/Confirming Party have deposited the original title deeds in respect of the said property more particularly described in the Schedule hereunder written with Bank of India and Bank of



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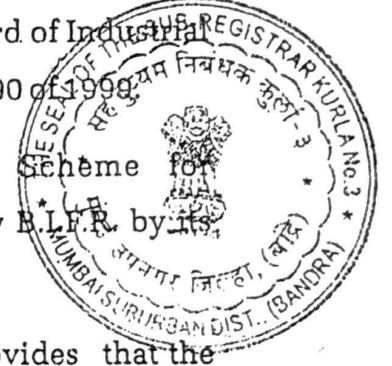
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Maharashtra with a view to create equitable mortgage to secure the amount lent and advanced by them to the Owners/Confirming Party herein.

6. The Owners/Confirming Party herein have been declared as a sick company under the provisions of Sick Industrial Companies (Special Provisions) Act, 1985 (hereinafter referred to as "SICA") by an Order dated 21st September 1999 passed by Board of Industrial and Financial Reconstruction ("BIFR") in Case No. 190 of 1999.
7. The Owners/Confirming Party submitted a Scheme for rehabilitation which has been duly sanctioned by B.I.F.R. by its Order dated 13th July 2001.
8. The said Order dated 13th July 2001, interalia, provides that the Owners/Confirming Party shall constitute an Assets Sale Committee ("ASC") consisting of Director of the Owners/Confirming Party, Special Director of B.I.F.R. and nominee Director of secured creditors for sale/disposal of its assets in a transparent manner.
9. In accordance with the direction issued by the Hon'ble B.I.F.R., the Assets Sale Committee invited offers for development of the said property more particularly described in the Schedule hereunder written.
10. The Assets Sale Committee after evaluating all the offers received by them, interalia, recommended the offer made by the Developers to the Board of Directors of the Owners/Confirming Party for grant of development right in respect of the said property more particularly described in the Schedule hereunder written.
11. The Board of Directors of the Owners/Confirming Party accordingly accepted the offer of the Developers and granted development right in respect of the said property to the Developers.
12. By a Development Agreement dated 30th December 2003 made



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between the Owners/Confirming Party herein (therein referred to as the Owners) of the one Part and the Developers (therein referred to as "the Developers") of the Other Part, the Owners/Confirming Party herein granted development right in respect of the said property more particularly described in the Schedule hereunder written to the Developers herein at or for the consideration and on the terms and conditions contained therein. The said Development Agreement is duly registered with the office of the Sub Registrar of Assurances, Kurla under Serial No. PPR-426/2004.

13. By Supplemental Agreements dated 30-01-2004 and 01-03-2004 made between the Owners/Confirming Party and the Developers herein, certain terms and conditions contained in the said Development Agreement dated 30th December 2003 were modified as set out therein.
14. By a Multi-Partite Agreement dated 24th February 2004 made between Bank of India, Bank of Maharashtra, the Owners/Confirming Party herein and the Developers herein, Bank of India as well as Bank of Maharashtra have released the said property to the extent of 50% as more particularly shown in plan annexed to the said Agreement dated 24th February 2004 and permitted the Developers herein to sell the flats and other premises coming to their share in the buildings to be constructed in the released portion, free from mortgage/charge created in favour of Bank of India and Bank of Maharashtra. By the said Agreement dated 24th February 2004, Bank of India and Bank of Maharashtra agreed to release mortgage/charge in respect of the remaining 50% as well as the premises coming to the share of the Owners / Confirming Party upon payment of the balance amount required to be paid by the Owners/ Confirming Party to Bank of India and Bank of Maharashtra in the manner set out in the said Agreement.
15. Subsequently, the Owners have paid the balance amount payable by them to Bank of India as well as Bank of Maharashtra under the



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said Agreement dated 24th February 2004 and they have released mortgage/charge in respect of the entire property.

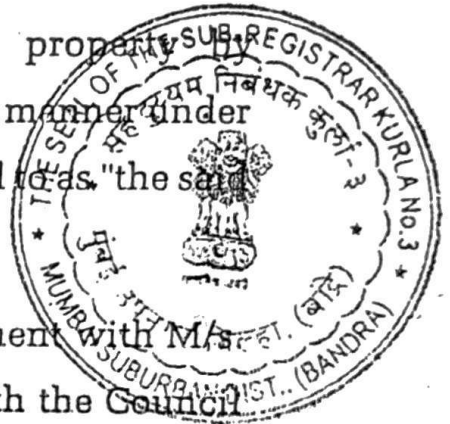
16. The Owners/Confirming Party is not entitled to own immovable property in excess of the ceiling limit as prescribed under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as "the said Act") without the consent of the Competent Authority under the said Act.
17. By an Order dated 27-1-2004 passed by the Additional Collector and Competent Authority (ULC) Greater Bombay u/s. 8(4) the ULC re-declared that an area admeasuring 4865.38 sq. mts. out of the said property is surplus vacant land in the hands of the Owners/Confirming Party.
18. By an Order dated 31-01-2004 passed by the Additional Collector and Competent Authority (ULC) Greater Bombay Letter of Intent was granted by the Owners to the Confirming Party as contemplated u/s. 22 of the ULC Act for development of the said property alongwith the area that was declared as surplus vacant land.
19. In the meantime Owners/Confirming Party applied to the Municipal Corporation, Greater Bombay for change of user of the said property from Industrial to residential purpose which has been duly granted in accordance with the Provisions of Regulation 57(4)(c) of the D.C. Regulations of Greater Bombay, 1999.
20. One of the terms of the said Sanction letter is that 2.5% amenity admeasuring 889.44 sq. mts., 5% amenity open space admeasuring 1778.87 sq. mts. and 10% additional R.G. admeasuring 3557.74 sq. mts. is required to be kept aside free from encumbrances and is required to be handed over to the Corporation in lieu of TDR.
21. The Owners/Confirming Party applied to the Collector, Bombay Suburban District for re-development of the said property for the residential purpose. By an Order dated 29-11-2003 passed by Collector, Bombay Suburban District granted permission for



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change of user of the said property from Industrial to residential purpose and also granted permission to re-develop the said property either by themselves or through the Developers however before conveying the said property in favour of Co-operative Society unearned increment income and in accordance with the Government Regulation dated 21-11-1957 is required to be paid by the Owner of Confirming Party.



22. The Developers intend to develop the said property by constructing several buildings thereon in a phased manner under the name of "SKYLINE OASIS". (hereinafter referred to as "the said Complex").
23. The Developers have entered into standard Agreement with M/s. DAISARIA ASSOCIATES, Architects registered with the Council of Architects. The Developers have also appointed M/s. STERLING ENGINEERING CONSULTANTS SERVICES PVT. LTD. as structural engineers for the preparation of the structural designs and drawings of the buildings to be constructed on the said property. The Developers shall avail services of the said Architects and Structural Engineers and/or any other duly qualified Architects and Structural Engineers till the completion of the said Project.
24. The Developers are developing the said property more particularly described in the Schedule hereunder written in a phased manner. At present, the Developers through their Architects have submitted building plan for construction of 6 Building to be known as CAIRO, ALEXANDRIA, CASABLANCA, TRIPOLI, SIWAH and PALMYRA respectively, each comprising of stilt and 13 upper floors which have been duly sanctioned by the Mumbai Municipal Corporation under I.O.D. No. E.B/CE 6247 dated 17-02-2004, I.O.D. No. E.B/CE 6246 dated 25-02-2004, I.O.D. No. E.B/CE 6245 dated 05-03-2004 and also issued C.C.
25. While sanctioning the building plans, the concerned Local

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Authority and/or the Government has laid down certain terms and conditions and stipulations and restrictions which are to be observed and performed by the Owners/Confirming Party as well as the Developers while developing the said property and the Developers as well as the Owners/Confirming Party shall observe, perform and comply with the same.

26. Copy of the Certificate of Title issued by M/s. PURNANAND & CO., Advocates and Solicitors of the Developers as well as the Property Register Card in respect of the said property showing the nature of title of the Owners/Confirming Party are annexed hereto Annexure "A" and "B" respectively.
27. The Purchaser has demanded from the Developers and the Developers have given inspection to the Purchaser copies of the documents of title relating to the said property including the said Agreement in Form HH dated 10th May 1955, the Agreement dated 30th December 2003, Supplemental Agreements, Order dated 29-11-2003 passed by the Collector, Mumbai Suburban District, Orders dated 27-01-2004 and 31-01-2004, passed by the State Government/Competent Authority under the U.L.C. Act, plans, designs and specifications prepared by the Architects of the Developers as well as other documents as required under the Maharashtra Ownership Flat (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made thereunder.
28. As per the said Development Agreement dated 30th December 2003 as modified by the said Supplemental Agreements, the Developers are required to allot certain flats / premises as more particularly set out in the said Agreements.
29. In accordance with the said Agreements, the Owners/Confirming Party are entitled to flats more particularly set out in the Second Schedule hereunder written in Buildings presently being constructed by the Developers while the Developers are entitled to the remaining flats.



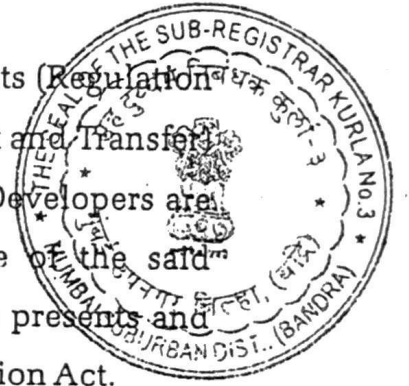
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30. The Purchaser has approached the Developers for allotment of Flat No. 505 on the 5th floor of the building to be known as Alexandria being constructed by the Developers on the said property.

31. The Developers have agreed to sell to the Purchaser Flat No. 505 on the 5th floor of the building to be known as Alexandria being constructed on the said property and shown on the typical Floor Plan hereto annexed as Annexure "C" by red colour boundary line.

32. Under Section 4 of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (herein referred to as "the said Act") the Developers are required to execute a written agreement for sale of the said Residential flat to the Purchaser being in fact these presents and also to register the said agreement under the Registration Act.

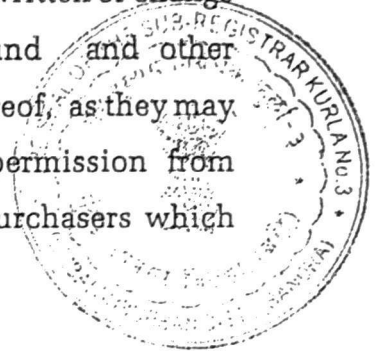


NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, UNDERSTOOD, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Developers are developing and building a housing project on the said property by constructing building/s in a phased manner under the name of "SKYLINE OASIS" (hereinafter referred as "the said complex").
2. The Developers at present are constructing Buildings to be known as CAIRO / ALEXANDRIA / CASABLANCA / TRIPOLI / SIWAH and PALMYRA respectively in the Complex to be known as "SKYLINE OASIS" in accordance with the plans, specifications and designs approved by Mumbai Municipal Corporation which have been seen and approved by the Purchaser with such variations and modifications as the Developers may consider necessary or as may be required by the concerned authorities or government from time to time PROVIDED THAT the Developers shall obtain prior consent in writing of the Purchaser in respect of

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such variations or modifications only if such Variation or modification adversely affect area of the flat/ premises, which the Purchaser has agreed to purchase and not otherwise. PROVIDED FURTHER that the Developers are entitled to carry out such development and/or additional development and/or alterations and/or additions and/or modifications in the building/s constructed and/or to be constructed on the said property, more particularly described in the schedule hereunder written or change the lay-out or location of the recreation ground and other amenities, facilities and/or the specifications thereof, as they may desire without consulting and/or obtaining any permission from the Purchaser and/or from the society of the purchasers which may be formed as envisaged in this Agreement.



3. The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser Flat No. 505 on 5th floor of the building to be known as ALEXANDRIA having carpet area of 681 Sq. fts. (which is inclusive of area of balcony and door sills) and bounded by red colour boundary line on the typical floor plan hereto annexed and marked as Annexure "C" (hereinafter referred to as "the said flat") ~~along with open car parking space/car parking space under stilt/podium no. _____~~ at or for a price of Rs. 2484000/- (Rupees Twenty Four Lac Eighty Four Thousand only) which includes proportionate price of the common areas and facilities appurtenant to the said flat. The nature, extent and description of the common areas and facilities to be provided by the Developers are set out in Annexure "D" and the list of amenities to be provided in the said flat are set out in Annexure "E" hereto.

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4. The Purchaser hereby agrees to pay to the Developers the said purchase price of Rs. 2484000/- (Rupees Twenty Four Lacs Eighty Four Thousand only) as under:

- (i) a) Rs. - as earnest money / earnest money cum further payments
- b) Rs. - balance payments
- c) Rs. - on or before -

OR / AND

- (ii) a) Rs. 248400/- as earnest money on or before execution of these presents.
- b) Rs. 496800/- on completion of plinth work
- c) Rs. 248400/- on completion of 3rd slab
- d) Rs. 248400/- on completion of 7th slab
- e) Rs. 173880/- on completion of 10th slab
- f) Rs. 175880/- on completion of Final slab
- g) Rs. 173880/- on completion of Brick work.
- h) Rs. 173880/- on completion of inside plaster.
- i) Rs. 173880/- on completion of outside plaster.
- j) Rs. 99360/- on completion of the flooring of the said flat.
- k) Rs. 99360/- on completion of electrical & plumbing of the said flat.
- l) Rs. 173880/- on the notice being given by the Developers that the said flat is ready for Occupation.



~~The price of the said flat is arrived at on the basis that purchaser do not wish the developer to provide amenities & facilities as set out firstly in Annexure "E" hereto.~~

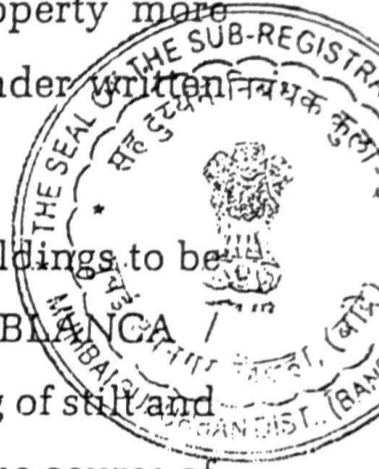
5. The Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, which may have been imposed by the Municipal Corporation of Greater Mumbai at the time of sanctioning the building plans and/or may be imposed at or any time thereafter and obtain occupation Certificate and/or completion Certificates in respect of the said building. Thereafter the said terms, conditions, stipulations and restrictions shall be observed, performed and complied with by the Purchaser.

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6. The Developers have represented that at present Floor Space Index (FSI) available in respect of the said property more particularly described in the Schedule hereunder written (excluding TDR) is 24948.65 sq. mtrs. and no part of the said FSI has been utilised by the Developers elsewhere.

7. The Developers have informed the Purchasers and the Purchasers are aware that:-

- (a) The Developers are developing the said property more particularly described in the Schedule hereunder written in a Phased manner;
- (b) The Developers at present are constructing buildings to be known as CAIRO / ALEXANDRIA / CASABLANCA / TRIPOLI / SIWAH / PALMYRA and comprising of still and 13 or more upper floors. The Developers in due course of time shall construct further buildings by consuming the entire balance FSI of the said property as well as TDR that may be permitted to be utilised on the said property in accordance with the D.C. Regulations, as amended from time to time.
- (c) The Developers in their absolute discretion will be entitled to change the location, make amendments, additions, alterations etc. in the Lay-Out and/or change location or shape of R.G. and/or Plans of the remaining buildings and the Flat Purchaser hereby give consent to the same. The Flat Purchaser further agrees not to object to such change in the location, amendments, additions, alterations etc. in the construction of the remaining buildings to be carried out by the Developers on any ground whatsoever, including on the ground of obstruction of light, air ventilation, inconvenience or otherwise.
- (d) Area of the said property as per the Property Register Card is 35577.40 sq. mts. The area as per the permission dated



by the Developer as well as the entire professional fees of M/s.Purnanand & Co., the Attorney of the Developers for preparing and approving all, such documents shall be borne and paid by the society or proportionately by all the Purchasers of flats in the said building. The stamp duty and registration charges incidental to this Agreement shall also be borne and paid by the Purchaser. The share of the Purchaser of such cost, charges and expenses shall be paid by him/her immediately on demand.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing the day and the year hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)


FIRSTLY

ALL THAT piece or Parcel of land known as Plot No. 24 of the Kurla unit situated in Village Kurla part II Taluka Kurla, admeasuring 33,404.95 sq. mts. or thereabouts, bearing C.T.S. No. 632, 632/1, 632/2, 632/3, 632/4, Taluka Kurla, Plot No. 24 bounded.

On the North by : premier road 24.40 mtrs. wide
On the South by : 18.30 mtrs. wide D. P. Road
On the East by : Adj. C.T. S. No. side 626, 628 to 632.
On the West by : Adj. C.T.S. No. 663

SECONDLY

ALL THAT Piece or Parcel of land situated at Village Kirol bearing CTS No. 227 admeasuring 2695.1 sq. mtrs. or thereabouts situated adjoining to the property more particularly described firstly hereinabove.


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FORT CHAMBERS, 'C',
65 TAMARIND LANE,
FORT, MUMBAI - 400 023.
PHONE : 2265 0893 / 2265 0945
FAX No.: (022) 2265 0940
GRAM : "FEARNOT"
E-mail : puma@vsnl.com
p_pumanand@hotmail.com

kh

PURNANAND & CO.

(REGD.)

ADVOCATES, SOLICITORS & NOTARY

akkar

Mumbai _____ 200

Ref. : _____

To:

M/s. Skyline Residency Private Ltd.

"M" | 387

Re: Property bearing Plot No.24 of Suburban Scheme I of village Kurla-Kirol bearing CTS No.632 and 632/1, 2, 3 and of Village Kurla and C.T.S. No.227 of Village Kirol admeasuring 33,404 sq.mtrs. or thereabout.



At your request, we have investigated India Ltd. (formerly known as "The Acme Manufacturing Company Ltd.") (hereinafter referred to as "the Owners") in respect of the above property.

We have also caused searches to be taken in the Records of the Sub Registrar of Assurances at Mumbai, Bandra and Kurla and have also issued public notice inviting claim, if any.

By an Agreement in Form "HH" dated 10th May 1955, the above property excluding C.T.S.No.227 of Village Kirol was given to Ogale Glass Works Ltd. The said Ogale Glass Works Ltd. conveyed the same to Khandelwal Udyog Ltd. after obtaining the permission of the Collector, Bombay Suburban District. It appears that Khandelwal Udyog Ltd. were also holding land bearing C.T.S. No.227 of Village Kirol as property Register card stands in their name.

The said Khandelwal Udyog Ltd. was amalgamated with the Owners (then known as "The Acme Manufacturing Company Limited") pursuant to the Order dated 13th August 1976 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition No.146 of 1975 and 147 of 1975. By virtue of the said Order, the Owners became entitled to the said property.

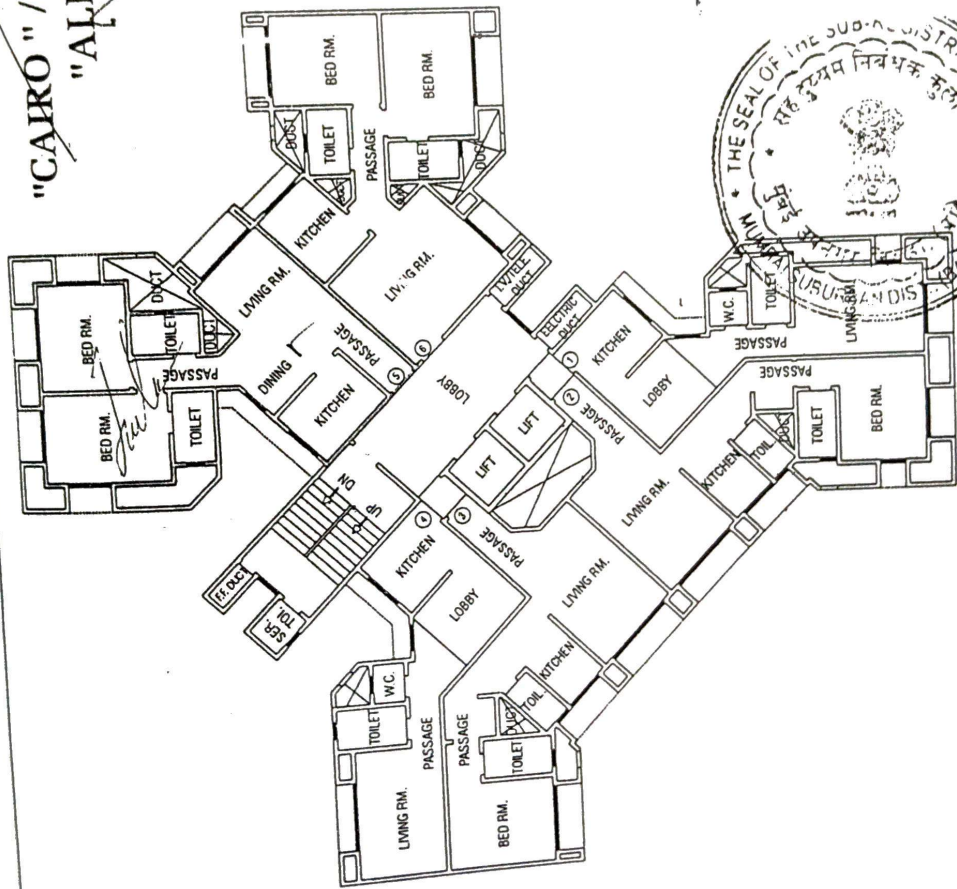
The Owners have created equitable mortgage in favour of Bank of India and Bank of Maharashtra to secure repayment of the amounts lent and advanced by Bank of India and Bank of Maharashtra to them. The Owner have since repaid dues of the said Banks and by the letter dated 3rd May, 2004 issued by Bank of Maharashtra and by the letter dated 5th May 2004, Bank of

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ANNEXURE "C"

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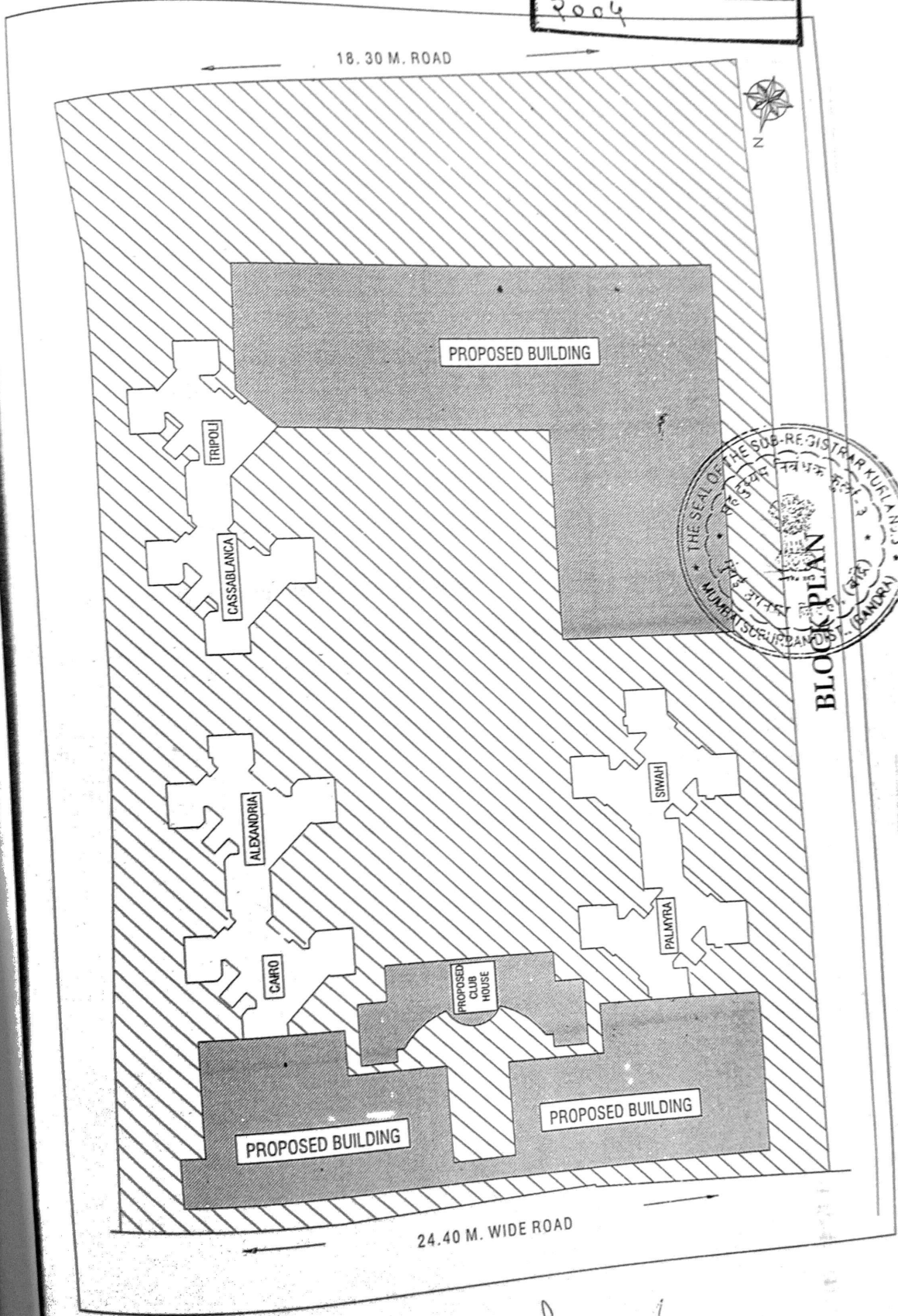
"CAIRO" / "CASSABLANCA"
"ALEXANDRIA"



TYPICAL 1ST TO 12TH FLOOR PLAN
FLAT NO. 505 ON 5TH FLOOR OF BUILDING KNOWN AS "CAIRO" / "CASSABLANCA" / "ALEXANDRIA" MARKED IN RED COLOUR BOUNDARY

ANNEXURE "D"

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VALID UPTO 28 MAR 2005

Gen-115-1000. (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 6247 /BPES/A N. 29 MAR 2004

COMMENCEMENT CERTIFICATE

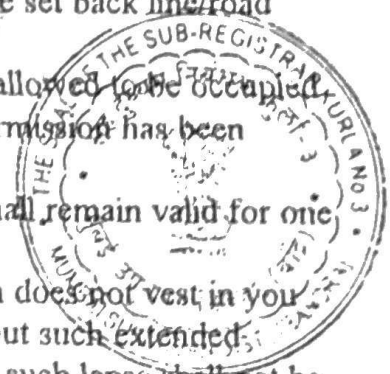
To: M/s. Millars India Ltd.

Sir,
With reference to your application No. 612 dated 27/11/2004.

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional & 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 in Building No. 1 on plot No. --- C.T.S.No. 622, 632/1 to 4, Kurla, & CTS No. 227 Divn/Village/Town Planning Scheme No. K.1.01, Ghatkopar situated at Road/Street --- Ward N.

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

1. The land vacated in consequence of the endorsement of the set back 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 occupation 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 be 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



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Gen - 115

बदर-१३	
270	80
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(c) The Municipal Commissioner for 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 even shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

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 Shri- P.N. WATVE ~~Asstt.~~ Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto 28 MAR 2005

c.c. upto still Floor.

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

MW 2704
Assistant Engineer Building Proposals
Eastern Suburbs (D & N Ward)
Executive Engineer, Building Proposals
(Eastern Suburbs)
FOR



MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : किरोळ

लेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
बाजारभाव (भाडेपट्ट्याच्या
बतीत पट्टाकार आकारणा देतो
पट्टेदार ते नमूद करावे) मोबदला रू. 2,484,000.00
बा.भा. रू. 1,921,282.00

मापन, पोटहिस्सा व घरक्रमांक (1) सिटिएस क्र.: 227 वर्णनः विभागाचे नाव - किरोळ - कुर्ला, उपविभागाचे नाव - 104/499 -
सल्यास) भुभागः उत्तरेस लाल बहादूर शास्त्री मार्ग व पुर्वेस गाव हद्द, दक्षिणेस मध्य रेल्वे लाईन व
पश्चिमेस गाव हद्द. सदर मिळकत सि.टी.एस. नंबर - 227 मध्ये आहे. ----- फ्लॉट
नं 505, 5 वा मजला, अलेक्झांड्रीया, स्कायलाईन ओयॅसीस, अॅक्मे कंपाऊंड, प्रिमीयर रोड,
घाटकोपर (प) मुं 86, स्टील्ट अधिक 13 मजल्यांची इमारत, प्लॉट नं 24, (मौजे- कुर्ला 2, सी
टि एस नं 632,632/1 ते 4.)

(1) बांधीव मिळकतीचे क्षेत्रफळ 75.94 चौ.मी. आहे.

फळ
कारणी किंवा जुडी देण्यात
नेल लेव्ह

(1)-

एवज करून देण्या-या (4) मे/- स्कायलाईन रेसीडन्सी प्रा. लि.चे डायरेक्टर श्री.मौलीक दवे च्या तर्फे कु मु म्हणून श्री.
काराचे व संपूर्ण पत्ता नाव किंवा परमबोध भिकमचंद जैन - AABCJ 2532 L - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे
णी न्यायालयाचा हुकुमनामा नाव: अॅक्मे कंपाऊंड, प्रिमीयर रोड, घाटकोपर (प) मुं 86, ईमारत नं: +-; पेठ/वसाहत: -;
आदेश असल्यास, प्रतिवादीचे शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
व संपूर्ण पत्ता (2) मे/- मिलर्स इंडीया लि.तर्फे मौलीक दवे तर्फे मुखत्यार परमबोध भिकमचंद जैन - -;
घर/फ्लॉट नं: देणान्याप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -;
शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
(1) रूपेश रवींद्र गांधी - *; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: पोस्ट आंजर्ले,
तालुका दापोली, जील्हा रत्नागिरी आज मुंबईत; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -;
तालुका: -; पिन: -; पॅन नम्बर: ए जीक्युपी जी 6114 आर.

एवज करून घेण्या-या
काराचे नाव व संपूर्ण पत्ता किंवा
णी न्यायालयाचा हुकुमनामा
आदेश असल्यास, वादीचे नाव
पूर्ण पत्ता
क करून दिल्याचा 19/05/2005
नोंदणीचा 21/05/2005
क्रमांक, खंड व पृष्ठ 4210 /2005
कारभावाप्रमाणे मुद्रांक शुल्क रू 107950.00
कारभावाप्रमाणे नोंदणी रू 24900.00

BRIHANMUMBAI MAHANAGARPALIKA

No CE/6247/BPESIAN

10 MAR 2008

To,
M/s. Millars India Ltd
Churchgate House,
4th floor, 32-34 Veer Nariman Road,
Fort, Mumbai-400 001

Sub:- Full Occupation to the Building No.1 on plot bearing CTS No. 632, 632/1 to 4 of village Kurla and CTS No.227 of village Kiroi, Vidya Vihar (W), Mumbai.

Sir,

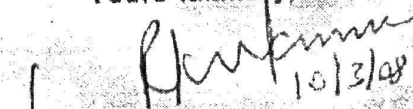
The Full development work of building No.1 comprising Slit + Podium + 13 Upper floors (Wing A & B) situated at Kiroi Road, C.T.S.No.632, 632/1 to 4 of village Kurla and CTS No.227 of Kiroi, Vidya Vihar (W) is completed under the supervision of Shri M.V. Daisaria, Licensed Architect having Licence No. CA/82/7254 and Shri K.N.Hadker, Licensed Structural Engineer having Licence No.STR/H/12 and Shri Kamal Mohan, site Supervisor having Licence No.CA/94/16744 may be occupied on the following conditions.

1. That the certificate under Sec 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.
2. That Society of the prospective buyers shall be form and registered with Registrar of Society.
3. That the federation of flat owners of layout for maintenance of infrastructure shall be formed before B.C.C.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :-This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


10/3/08
Executive Engineer
(Building Proposals)(E.S.)



ALEXANDRIA

Co-operative Housing Society Ltd.

REGN NO. MUM/ WN/ HSG/(T.C) / 9982/2009-10 DATED 8/3/2010

Skyline Oasis, Premier Road, Near Vidyavihar Station, Ghatkopar (W), Mumbai - 400 086.

SHARE CERTIFICATE

Share Certificate No.: 029 Member's Register No.: 29

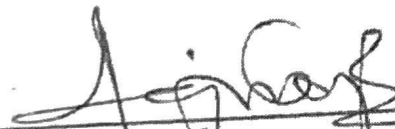
Authorised Share Capital Rs. 2,00, 000/- Divided into 4,000 Shares of Rs. 50/- each


This is to certify that Shri/Smt./M/s. Rupesh R. Gandhi

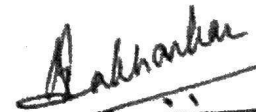
of Flat No 505 is the Registered Holder of 5 Fully paid up Shares of Rs. 50 /- each bearing Distinctive Numbers from 141 to 145 (both inclusive) in Alexandria Co-operative Housing Society Ltd. Subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Mumbai.

This 13th day of May 2013


Chairman


Hon. Secretary


Member of the Committee

23. PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	FLAT 110-505 Skyline Res Alexandria Bld, Pravara Road Vedgyanagar west 400086	FLAT 110-505 Skyline Res Alexandria Bld Pravara Road Vedgyanagar west 400086	
24. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)			
25. CONTACT NUMBER			
26. MOBILE NUMBER	8454857104	9982299907	
27. E-MAIL ID	mitgandhi36@gmail.com	rupesh20012@gmail.com	
28. ADDRESS FOR CORRESPONDENCE [TICK (v) OPTIONS AS APPLICABLE]	<input checked="" type="checkbox"/> RESIDENTIAL ADDRESS / <input type="checkbox"/> OFFICE ADDRESS / <input type="checkbox"/> PERMANENT ADDRESS		

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
1. NAME OF THE BANK	State Bank of India	STATE BANK OF INDIA	
2. BANK BRANCH WITH IFSC	Vedgyanagar west SBIN 0011710	Vedgyanagar west - SBIN 0011710	
3. SB / OD ACCOUNT NO.	40580520008	31555410346	
4. DIRECT / INDIRECT LIABILITY DETAILS			
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

(III) DETAILS OF THE COURSE / STUDY [TICK (v) OPTIONS WHEREVER APPLICABLE]

1. ADMISSION TYPE	<input checked="" type="checkbox"/> MERIT / <input type="checkbox"/> MANAGEMENT QUOTA
2. COURSE CATEGORY	<input checked="" type="checkbox"/> GRADUATION / POST-GRADUATION/ PHD / <input type="checkbox"/> DEGREE / DIPLOMA/ CERTIFICATE
3. NAME OF THE COURSE	M.S. IN APPLIED MACHINE LEARNING
4. NAME OF THE INSTITUTION & UNIVERSITY	CNMS, UNIVERSITY OF MARYLAND, COLLEGE PARK
5. WHETHER COURSE IS FOR STUDIES ABROAD	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
6. ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	2300 SYMONS HALL, 7998 REGENTS DR, COLLEGE PARK, MD20742, UNITED STATES
7. RANKING OF THE INSTITUTION / COURSE	Institution: 218 Department: 33 (QS Ranking)
8. DURATION OF COURSE	2 years
9. DATE OF COMMENCEMENT OF COURSE	September 2025
10. DATE OF COMPLETION OF COURSE	September 2027

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
1. TUITION FEES	1850000/-	1850000/-				
2. OTHER FEES PAYABLE TO INSTITUTION						
3. BOOKS/STATIONERY	50000/-	50000/-				
4. EQUIPMENT / COMPUTER	150000/-					
5. HOSTEL/ BOARDING/ LODGING EXPENSES	1200000/-	1200000/-				
6. SUNDRIES / TRAVEL	85000/-					
7. TOTAL	6435000/-					
8. OWN SOURCE / SCHOLARSHIP						
9. INSURANCE PREMIUM FOR FULL LOAN TENURE						
10. LOAN REQUIRED						6000000/-