

① Zigitza  
Healthcare Ltd

2018-July-5-62

2/5-5/2018  
IMG-20160918-WA0030.jpg

SBI General  
Member  
Difesh - 9820051718

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
No: CHE/WS/0009/H/337(NEW)

Ex-Engineer Bldg. Proposals  
Ward 11  
Bandra (East), Mumbai - 400 045

**FULL OCCUPATION CERTIFICATE**

7 NOV 2015


To,  
Mr. Roman R. Irani  
Director, M/s Keystone Realtors Pvt. Ltd.  
702, Natraj, M.V. Road Junction  
Mumbai - 400 069.

Gentlemen,

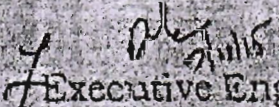
The full development work of residential building comprising of 2 levels of basement and still + 3 podiums for car parking + 4<sup>th</sup> to 21<sup>st</sup> upper floors of Wing "A" & "B" on plot bearing C.T.S. No. 646(pt) of village Bandra in Gandhi Nagar, Bandra (E), Mumbai, is completed under the supervision of Smt. Sangra S. Shet, Architect, License No. CA/06/2016, Licensed Site Surveyor, Shri Ravindra Chavan, License No. C/S/03/2011 and Shri Ashraf H. Waiwe, R.C.C. Consultant, License No. HC/W/010 and as per completion certificate issued by M.C. No. FB/BK/R-III/26 dated 05.05.2015 and as per Development Completion Certificate submitted by Architect, the same may be occupied on the following condition

- 1. That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Copy -  
H. Kamal  


Yours faithfully,

  
Executive Engineer  
(Bldg. Proposals) W.S. [H Ward]

Inward Date	16-03-2015
Inward No	21867/1342
Site E	Sy Shah
Vis	16-05-2015
Vi	
Sc	17-03-2010
Out	
Outward No	
Maker	Yat Shah





① Zigitra  
Healthcare Ltd

IMG-20160918-WA0030.jpg

MEMBER

He  
Difesh - 9820051718

MUNICIPAL CORPORATION OF GREATER MUMBAI  
No: CHE/WS/0009/H/337(NEW)

Ex. Engineer Bldg. Proposals  
Ward No. 11  
J. C. S. P. Y. P. Office, War  
Bandra (West), Mumbai - 400 050

FULL OCCUPATION CERTIFICATE

7 NOV 2015

To,  
Mr. Roman R. Irani  
Director, M/s Keystone Realtors Pvt. Ltd.  
702, Natraj, M.V. Road Junction  
Mumbai - 400 069.

Gentlemen,

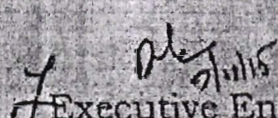
The full development work of residential building comprising of 2 levels of basement and stilt + 3 podiums for car parking + 4<sup>th</sup> to 21<sup>st</sup> upper floors of Wing "A" & "B" on plot bearing C.T.S. No: 646(pt) of village Bandra at Gandhi Nagar, Bandra (E), Mumbai, is completed under the supervision of Smt. Sangra S. Shet, Architect, License No. CA/90/2016, Licensed Site Surveyor, Shri Ravindra Chavva, License No. C/03/08-1 and Shri Ashutosh H. Watwe, R.C.C. Consultant, License No. STR/W/010 and as per completion certificate issued by C.P.O. No. FB/HR/R-III/26 dated 05.05.2015 and as per Development Completion Certificate submitted by Architect, the same may be occupied on the following condition

That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Copy -  
Ulamah  


Yours faithfully,

  
Executive Engineer  
(Bldg. Proposals) W.S. [H Ward]





2

1803-A-ORIANA MEMBER

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Chuncker Pacheti

BOR-18-316-10-01-2018

514/316

पावती

Original/Duplicate

Wednesday, January 10, 2018

नोंदणी क्र. :39म

1:39 PM

Regn.:39M

पावती क्र.: 339

दिनांक: 10/01/2018

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: बदर18-316-2018

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: किस्टोन रियल्टर्स प्रा ली चे संचालक चंद्रेश मेहता तर्फे मुखत्यार गीता मोंडकर

--

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

एकूण:

रु. 31880.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:42 PM ह्या वेळेस मिळेल.

*S. N. Chavan*  
Joint S.R. Andheri-7

बाजार मुल्य: रु.3305000 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 171000/-

सह. दुय्यम निबंधक, अंधेरी क्र. ७  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008570833201718E दिनांक: 10/01/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1880/-

*[Signature]*

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....

12/1/2018



16 Floors to 21 Floors

मुल्यांकन अहवाल सन २०१७&१८



A-1) महानगर पालिका

- १ . दस्ताचा प्रकार : पर्यायी जागेच कारारनामा अनुच्छेद क्र : २५ वी  
२ . सादर करणारया नाव : चंद्रा शिवाजी  
३ . तालुका : अंधेरी  
४ . गावाचे नाव : बादरा  
५ . नगरभुमापन क्र : सि टी एस क्र : ६४६ पार्ट  
६ . मूल्य दरविभाग (झोन) नवीन बांधकामाचे दर : २७५००  
७ . दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : १०४.५० बिल्ट अप चौ.मीटर  
Construction cost मुद्रांक शुल्क आकारावे.  
८ . मजला क्र : उदवाहन सुविधा . . आहे . ■

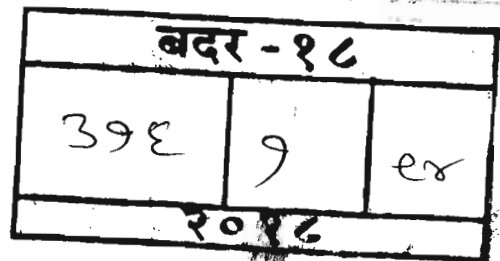
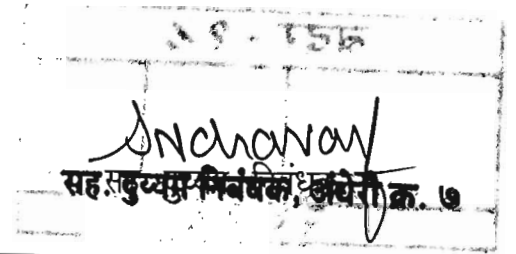
$$९ . \text{क्षेत्रफळ बिल्ट. अप चौ.मीटर } १०४.५० \times २७५०० + १५\% = ३३०४८१२/$$

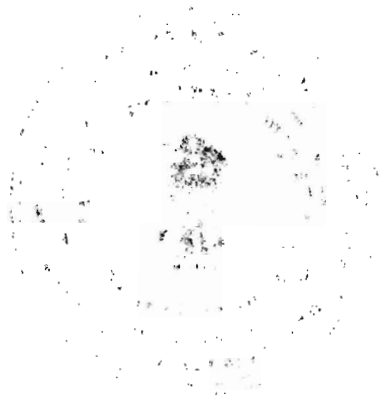
$$\text{निर्धारित केलेले वाजारमूल्य} = ३३०४८१२/$$

$$\text{निर्धारित केलेले वाजारमूल्य एकुन } ३३०५००० \times ५\% = \text{मुद्रांक शुल्क}$$

देय मुद्रांक शुल्क . भरलेले मुद्रांक शुल्क १६५५००  
देय नोंदणी फी ३००००

लिपीक





बदर - १८		
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३९ - १८	
२०१८	





**CHALLAN**  
**MTR Form Number-6**

GRN	MH008570833201718E	BARCODE		Date	22/12/2017-12:10:33	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BDR4__JT SUB REGISTRAR ANDHERI 2			
Location				MUMBAI			
Year				2017-2018 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				171000.00			
0030063301 Registration Fee				30000.00			
Total				2,01,000.00			
Payment Details				PUNJAB NATIONAL BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN	Ref. No.	03006172017122200299	5009618761
Name of Bank				Bank Date	RBI Date	22/12/2017-12:14:52	Not Verified with RBI
Name of Branch				Bank-Branch PUNJAB NATIONAL BANK			
				Scroll No. , Date Not Verified with Scroll			



Remarks (If Any)  
SecondPartyName=CHANDRA H SACHETI STAMP DUTY PAID FOR  
PERMANENT ALT ACCOMODATION AGR~

Amount In Words  
Two Lakh One Thousand Rupees Only

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available  
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी करायलाच्या दस्तावेजांसाठी सदर चालन लागू नाही.

**बंदर-१८**

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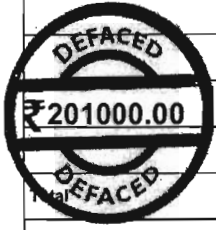
बदर-१८		
३१६	४	२४
२०१८		





CHALLAN  
MTR Form Number-6

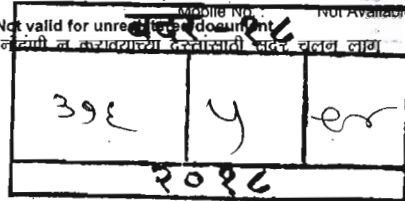
GRN	MH008570833201718E	BARCODE	Date		22/12/2017-12:10:33	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
			PAN No.(If Applicable)	AAACK2499Q			
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2		Full Name	KEYSTONE REALTORS PVT LTD			
Location	MUMBAI		Flat/Block No.	FLAT NO-1803,WING-A,RUSTOMJEE ORIANA			
Year	2017-2018 One Time		Premises/Bulding	MODEL MIG CO OP HSG SOC LTD			
Account Head Details	Amount In Rs.	Premises/Bulding	MIG COLONY,GANDHI NAGAR				
0030045501 Stamp Duty	171000.00	Road/Street					
0030063301 Registration Fee	30000.00	Area/Locality	BANDRA EAST MUMBAI				
		Town/City/District					
		PIN	4 0 0 0 5 1				
		Remarks (If Any)	SecondPartyName=CHANDRA H SACHETI STAMP DUTY PAID FOR PERMANENT ALT ACCOMODATION AGR-				
		Amount In	Two Lakh One Thousand Rupees Only				
		Words					
	2,01,000.00						
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	03006172017122200299	5009618761			
Cheque/DD No.	Bank Date	RBI Date	22/12/2017-12:14:52	26/12/2017			
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK				
Name of Branch	Scroll No. , Date		1, 26/12/2017				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Validity unknown

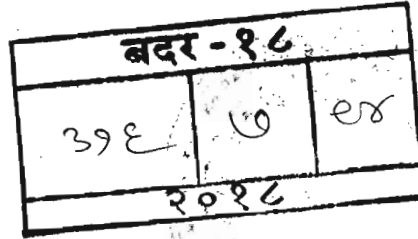
Challan Defaced  
Digitally signed by D. VIRTUAL TREASURY MUMBAI 01 Date: 2018.11.10 13:29:44 IST Reason: Scanned Do Not Remove Location: India



Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount	
1	(IS)-514-316	0005134232201718	10/01/2018-13:29:37	IGR555	30000.00
2	(IS)-514-316	0005134232201718	10/01/2018-13:29:37	IGR555	171000.00
Total Defacement Amount					2,01,000.00



बदर-१८		
३१६	६	६४
२०१८		



**PERMANENT ALTERNATE ACCOMODATION AGREEMENT**

THIS PERMANENT ALTERNATE ACCOMODATION AGREEMENT ("AGREEMENT") made at Mumbai on this 28<sup>th</sup> day of December....., 2017

*Chandra S*

BETWEEN

MODEL MIG CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/MHADB/W-HE/HSG/(TC)/11323/2001-2002 dated 7<sup>th</sup> August, 2002, having its registered office at Gandhi Nagar, MIG Colony, Bandra (East), Mumbai 400 051, hereinafter referred to as "the Society" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART

AND

KEYSTONE REALTORS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069, hereinafter referred to as "the Developer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor or successors in law) of the SECOND PART;

AND

Sri/Smt. CHANDRA HEMCHAND SACHETI.

residing at, Flat No 1803 Wing A Rustomjee Oriana, Model MIG Co- Operative Housing Society Ltd, MIG Colony, Gandhi Nagar Bandra East Mumbai 400051, hereinafter referred to as "the said Member" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors, legal representatives, administrators and assigns) of the THIRD PART;

Said Society

Said Member

Said Developer

*h*

*\* Chandra Sacheti*

*h*

*h*  
*Chandra*



The Society, the said Member and the Developer are individually referred to as a "Party" and collectively as "Parties".



WHEREAS:

by and under a Development Agreement dated 8<sup>th</sup> May 2008 and registered with Sub-Registrar of Assurances at Bandra under Serial No.BDR1 - 4749 of 2008, the Society granted development rights in respect of the said Property (defined hereinafter) to Resilience Realty Pvt. Ltd. Subsequent to the execution of the Development Agreement dated 8<sup>th</sup> May 2008, the Maharashtra Housing and Area Development Authority ("MHADA") amended its policy with regard to the development of its properties and issued a Notification No. TPD 4308/74/CR-11/2008/UD-11 dated 6<sup>th</sup> December, 2008, together with the Schedule annexed thereto. Thereafter MHADA issued various clarifications with regard to its said revised policy and, in particular, the modification of the provisions of D.C. Regulations 33(5), in terms of the said Notification and sub clauses (a), (b), (c) of the said Schedule

- B) The said Resilience Realty Pvt. Ltd. informed the Society from time to time about the said change in policy and the Society and its Members agreed that the re-development of the said Property would now be carried out in accordance with the said revised policy of MHADA and, in pursuance thereof, by and under a Supplementary Development Agreement dated 1<sup>st</sup> December 2009 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR4 - 11045 of 2009, the Society, with the consent of its members, amended and altered certain provisions of the said Development Agreement dated 8<sup>th</sup> May 2008.
- C) The said Resilience Realty Pvt. Ltd. has merged with its Parent Company, the Developers herein, vide order dated 28<sup>th</sup> January 2011 passed by the Hon'ble High Court, Bombay in Company Scheme Petition No.728 of 2010 and filed with the Registrar of Companies on 26<sup>th</sup> February, 2011. The Developers vide letter dated 2<sup>nd</sup> March 2011 informed the Society that all the rights and liabilities of Resilience Realty Pvt. Ltd. under the Development Agreement dated 8<sup>th</sup> May 2008 and Supplementary Development Agreement dated 1<sup>st</sup> December 2009 and other ancillary documents executed between the Society and Resilience Realty Pvt. Ltd. stands transferred to the Developers herein;

बंदर - १६	
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The Society, by and under the Lease Deed dated the 10<sup>th</sup> day of August, 2007 executed between MHADA (therein referred to as "the Authority") of the One Part and the Society of the Other Part and registered with the Sub-Registrar of Assurances, Andheri No.1, under Serial No.BDR-1/7351/2007 became seized and possessed of as the lessee of MHADA in respect of a portion of the said Property (defined hereafter) i.e. land admeasuring 2540.98 square metres or thereabouts bearing Survey No. 341(part) corresponding to C.T.S. No. 646 (Part) of Village Bandra (East), Taluka Andheri.

- E) The Society, by and under the Sale Deed also dated the 10<sup>th</sup> day of August 2007 and registered with the Sub-Registrar of Assurances, Andheri No.1, under Serial No.BDR-1/7352/2007, became the owner of the four buildings numbered "D-32",

Said Society

Said Member

Said Developer

A  
h  
Phathur

+ Chandra S. Chatur

W



"D-33", D-34" & "D-35" then constructed on land admeasuring 2540.98 square meters or thereabouts bearing Survey No. 394 corresponding to C.T.S. No. 646 (Part) of Village Bandra (East), Taluka Andheri

- F) By and under a Supplementary Lease Deed dated 24<sup>th</sup> day of November, 2011 executed between MHADA (therein referred to as "the Authority") of the One Part and the Society of the Other Part and registered with the Sub-Registrar of Assurances at Andheri under Serial No. BDR-4 / 10549 of 2011, MHADA granted lease to the Society, in respect of the balance portion of the said Property being the Recreation Ground admeasuring 1351.5 square metres or thereabouts and the additional N.T.B.N.I.B land admeasuring about 947.52 square meters, for the rent and on the terms and conditions therein contained.
- G) Subsequent to the execution of the Development Agreement 8<sup>th</sup> May 2008 and Supplementary Development Agreement dated 1<sup>st</sup> December, 2009, the Parties have exchanged correspondence from time to time with respect to the development of the said Property recording the mutually agreed terms and conditions which has been ratified in the Special General Body Meetings of the said Society from time to time. The Development Agreement dated 8<sup>th</sup> May 2008 and the said Supplementary Development Agreement dated 1<sup>st</sup> December 2009 along with the correspondences are hereinafter, collectively referred to as "the said Development Agreements".
- H) Hereinafter, Buildings D-32, D-33, D-34 & D-35 (since demolished) together with the said land lying underneath and appurtenant thereto, admeasuring 2540.98 square meters, together with the Recreation Ground admeasuring 1351.50 square meters and the N.T.B.N.I.B. land admeasuring 947.52 square meters, totally aggregating 4840 square meters shall, wherever the context so requires, collectively be referred to as "the said Property" and more particularly described Firstly and Secondly in the First Schedule hereunder written;
- I) Pursuant to the said Development Agreements, the Society has retained a part of the carpet area while redeveloping the said Property as more particularly specified and clarified in the said Development Agreements (hereinafter referred to as "the Retained Area"). The Retained Area had been agreed to be distributed by the Society amongst its members in proportion to the respective carpet areas of their then existing flats and to be included in the aggregate area of the new flats in the new buildings to be then constructed by the Developer for and on behalf of the Society on the said Property with a right and authority to the Society to allocate such new flats to their existing members by way of a transparent process that is approved in the General Body Meeting of the Society.

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C.S.J)

The said Member is one of the registered members and a shareholder of the Society holding 5 Shares of Rs.50/- (Rupees Fifty Only) each issued by the Society bearing Distinctive Nos 191 to 195 (both inclusive) represented by Share Certificate No. 39 (hereinafter referred to as "the Said Old Shares") and thus was, in exclusive possession, use and enjoyment of the then existing flat for residential use being Flat No. 311 on 3<sup>rd</sup> floor admeasuring 406.65 sq. ft. carpet area (hereinafter referred to as "the Old Flat") in the then existing building no. D/34 (hereinafter referred to as "the Old Building") along with car parking space/s in

Said Society

Said Member

Said Developer

Phathur



the compound of the Old Buildings (hereinafter referred to as "Old Car Parking Space/s" and as such, became entitled to, out of the Retained Area, new residential premises as stated therein and covered car parking space/s.

The said Member has executed Declarations cum Undertakings from time to time during the course of redevelopment in favour of Society and /or Developer whereby the said Member had agreed and undertaken to abide by the decision of and fully co-operate with the Developer and the Managing Committee as well as Redevelopment Committee for smooth and fast re-development of the said Property. Pursuant to the said Undertaking, the said Member had agreed and undertaken to vacate his/her old flat within the time frame and had accordingly handed over vacant and peaceful possession of his/her old Flat and old Car Parking Space/s to the Developer for the purpose of redevelopment of the said Property.

- L) The Society in pursuance of its Special General Body Meeting dated 6<sup>th</sup> October 2011 had allocated new residential premises viz. Flat no. 1803 admeasuring 87 sq. mtrs. equivalent to 937 sq. ft. (carpet area) on 18<sup>th</sup> floor in the Wing A ("the said Members New Flat") and in pursuance of its Special General Body Meeting dated 2<sup>nd</sup> August 2015 allocated car parking in the basement / ground floor/ podium of the new building being then constructed on the said Property and known as "Rustomjee Oriana" ("New Building") and more particularly described in the Second Schedule hereunder written.
- M) The Developer has completed the construction of the New Building on the said Property and accordingly the Parties are entering into this Agreement to record the terms and conditions pertaining to the Members New Flat as in hereinafter appearing.

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

39E	1.	90	er
2016			

The recitals recorded hereinabove form and shall always be deemed to form an integral part of this Agreement.

- 2. In pursuance of the Developer having completed the construction of the Wing A (i.e. the wing in which all the existing members of the Society have been rehabilitated) in accordance with the plans sanctioned by the MCGM from time to time and receiving the Part Occupation Certificate from the MCGM dated 22<sup>nd</sup> October, 2014 bearing ref. no. CHE/WS/0009/H/337(NEW) more particularly mentioned and marked as Annexure - "A" hereto, in respect of all the existing members premises / flats, the Developers have in accordance with terms and conditions of the said Development Agreements, constructed 64 flats free of cost for the Society/Members, handed over vacant, peaceful and quiet possession of all the member's flats (i.e. 64 flats) to the Society in November 2014.

Said Society

*(Signature)*  
D. Mathur

Said Member

*(Signature)*  
Chandrasekhar

Said Developer

*(Signature)*





3. The Society confirms having allocated and handed over to the said Member quiet, vacant and peaceful possession of the Members New Flat being Flat No. 1803 admeasuring 87 sq. mtrs. equivalent to 2400 sq. ft. (carpet area) on 18<sup>th</sup> floor in Wing A ("the Said Members New Flat") flat as demarcated in red colour on the plan as more particularly mentioned and marked as Annexure - "B" of the said Building "Rustomjee Oriana" and more particularly described in the Second Schedule hereunder written, in lieu of the said Member's Old Flat and Old Car Parking Space mentioned hereinabove as per layout plans given to the said Society. The Members New Flat comprises of additional gratuitous area of flower beds as has been permitted to the maximum extent by the MCGM.
  
  4. The said Member is aware that the carpet area of the Members New Flat means and includes the areas between the bare wall surfaces in the rooms. The said Member hereby records and confirms that he/she has prior to taking possession of the Members New Flat inspected the Members New Flat and confirms that the Members New Flat has been constructed in accordance with the sanctioned plans, approvals and permissions from the MCGM and as per the said Development Agreements and all ancillary documents executed with by and between the Society and the Developers and also in accordance with resolutions passed by the Society from time to time and to the complete satisfaction of the said Member with respect to the area, construction quality and workmanship. The said Member agrees not to raise any claim and/or demand with respect to the Members New Flat either against the Society and the Developers in any manner howsoever.
  
  5. The Society and the said Member hereby records and confirms that the Developer has constructed the new flats for the Society in accordance with the terms of the Developments Agreements and as mutually agreed with the Society from time to time and that Developer has complied with its obligations as stated under the said Development Agreements including payment of all amounts thereunder including but not limited to penalty, to the complete satisfaction of the Society and the said Member and the Society and the said Member has and shall have no claim of whatsoever nature against the Developers in the future with respect to any of the terms of the said Development Agreements.
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6. The amenities that have been provided in the Members New Flat as more particularly mentioned and marked as Annexure - "C" hereto. The said Member confirms that he/she has prior to taking possession of the Members New Flat inspected the amenities, fittings and fixtures and confirms that the same is in good order and condition. The said Member has also prior to taking possession, inspected the Members New Parking Space and confirms that the same have been provided as per sanctioned plans of the MCGM. The said Member agrees not to raise any claim and/or demand with respect to the amenities, fittings and fixtures provided in the Members New Flat as well as the Members New Parking Space either against the Society and the Developers in any manner howsoever.
  
  7. The Members New Flat shall be used by the said Member for residential purposes only. Further Members New Parking Space are for the said Member's exclusive use only and shall be always be attached to the Members New Flat.

Said Society

Said Member

Said Developer

*AP*  
*l*  
*@hathu*

*Chandree Sochet*

*H*



The Society and the said Member hereby records and confirms that in accordance with the adoption done by the Said Society of the 97<sup>th</sup> Constitutional Amendments by the Laws, completion of the redevelopment of society and the resolutions passed by the society in its 15<sup>th</sup> Annual General Body Meeting held on 29<sup>th</sup> Sep 2016, the Said Member has been allotted additional 05 (Five) numbers of Shares of Rs 50/- (Rupees Fifty Only) and thereby the Said Member now is one of the registered members and a shareholder of the Society holding 10 Shares of Rs.50/- (Rupees Fifty Only) each issued by the Society bearing Distinctive Nos 191 to 195 (both inclusive) & 511 to 515 (both inclusive) represented by New Share Certificate No. 39 issued (The Said "New Share Certificate") by the Society on date 24<sup>th</sup> Sep 2017 more particularly mentioned and marked as Annexure "D" hereto.

9. It is agreed between the Parties that:

i) The Members New Flat as also the Members New Parking Space constructed by the Developer as per the said Agreements and allocated by the Society to the said Member is in lieu of the said Member's existing membership and shareholding interest in the capital and property of the Society including in the Retained Area. The said shares shall continue to be vested in favour of the said Member and the same shall be deemed to be attached to and attributable to the Members New Flat and the Members New Parking Space and the said Member shall have the right to own, hold, use, occupy, enjoy and deal with the Members New Flat along with the amenities attached to the same and the Members New Parking Space as the said Member may deem fit and in accordance with the said Agreements.

ii) The said Member ratifies all decisions taken and all resolutions passed by the General Body and by the Managing Committee and the Re-Development Committee of the Society with regard to the said re-development project and states that the same has been and shall continue to be binding on the said Member. The said Member also agrees and undertakes to extend all co-operation as may be required in respect of all matters relating to the redevelopment of the said Property.

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The said Member is aware that the Income tax Office, Mumbai has issued Notice dated 30<sup>th</sup> March, 2015 regarding payment of Capital gain tax of Rs.15,90,37,090/- (Rupees Fifteen Crores Ninety Lakhs Thirty Seven Thousand Ninety Only) to the Society for the benefits accrued to the Society and the existing members in view of the terms of the Development Agreement dated 8<sup>th</sup> May, 2008. The said Member is aware that in view of clause No. 43 of the Development Agreement dated 8<sup>th</sup> May, 2008, it is the sole responsibility of the Society and its members (including the said Member) to pay all taxes on benefits accrued to the Society and its Members in view of the execution of the Development Agreement dated 8<sup>th</sup> May, 2008. The said Member hereby records and confirms that in view of the aforesaid provisions, the Society / said Member is liable to bear his/her proportionate share of Capital gain tax and that neither the Developer nor its flat purchasers of the free sale component are liable and / or obligated to bear any liability with respect to payment of any taxes / amounts / penalties in relation thereto either under the said Notice or otherwise.

Said Society

Said Member

Said Developer

*[Signature]*  
Prathin

*[Signature]*  
Chambre Society

*[Signature]*



11. The Developers have also completed construction of the Wings B of the said Building and obtained Full Occupancy Certificate on 7<sup>th</sup> November, 2015 from the MCGM with respect to the said Building more particularly mentioned and marked as Annexure - "E" hereto. The Society and the said Member hereby record and confirm that entire redevelopment of the said Property has been completed by the Developer in all respects in accordance with the provisions of the said Development Agreements and as per sanctioned plans, approvals and permissions issued by the MCGM from time to time with respect thereto to the complete satisfaction of the said Member and the Society in all matters relating to the redevelopment of the said Property.
12. In case of any dispute or differences in relation to any matter/s arising out of this Agreement, the parties agree that, the competent courts/authorities of Mumbai shall have exclusive jurisdiction to entertain the same.
13. It has been agreed that the Parties shall bear the fees and cost of their respective Advocates/Solicitors.
14. It is agreed between the Parties that they shall forthwith attend the office of the Sub-Registrar for registration of this Agreement.
15. If any provision of this Agreement is held to be illegal, invalid, or unenforceable under any present or future Law, and if the rights or obligations under this Agreement will not be materially and adversely affected thereby, (a) such provision will be fully severable; (b) this Agreement will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (c) in lieu of such illegal, invalid, or unenforceable provision, the parties shall negotiate in good faith in order to agree the terms of a mutually acceptable and satisfactory alternative provision in place of the provision so deleted.
16. The Permanent Account Numbers of the Parties hereto are:  
(a) The Society : AAABM0528B  
(b) The Developer : AAACK2499Q  
(c) Said Member : ACOPC7826N
17. Save and except as expressly provided in this Agreement, no exercise, or failure to exercise, or delay in exercising any right, power, or remedy vested in any Party under or pursuant to this Agreement shall constitute a waiver by that Party of that or any other right, power, or remedy.
18. This Agreement is being signed in confirmation of the irrevocable and unconditional entitlement of the said Member to the Members New Flat and Members New Parking Space. The original will be registered with the Sub-registrar of Assurances which will be retained by the said Member.

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Said Society

Said Member

Said Developer

*AA*

*Chambre Sachet*

*W*

*Chatter*



19. This Agreement may be modified or amended only by a writing duly executed and registered by the Parties.



The stamp duty and registration charges, if any, payable on these presents shall be borne and paid by the Developer.

This Agreement along with all its annexures was placed before the General Body of the Said Society in its 16<sup>th</sup> Annual General Body Meeting held on 24<sup>th</sup> Sep, 2017 wherein the same was discussed upon and thereafter unanimously approved by the members in the General Body for execution of this agreement.

22. The General Body of the Said Society in its 16<sup>th</sup> Annual General Body Meeting held on 24<sup>th</sup> September, 2017 vide their resolution have duly authorized ANY ONE OF THE OFFICE BEARERS of the Society either Chairman, Or Hon. Secretary Or Hon. Treasurer of the Managing Committee to sign, execute, affix the common seal & stamp of the society, represent the said society before the office of the Sub Registrar for admission and registration of this Permanent Alternate Accommodation Agreement for and behalf of the said society. Copy of the Resolutions of the Said Society more particularly mentioned and marked as Annexure - "F" hereto

**THE FIRST SCHEDULE ABOVE REFERRED TO:  
("said Property")**

**Firstly:**

All that piece or parcel of leasehold land or ground admeasuring 2540.98 square metres or thereabouts, forming part of C.T.S. No. 646(part) of Village Bandra (East), Survey No.341 (part) with four buildings numbered "D-32", "D-33", D-34" & "D-35" standing thereon, situate at Gandhi Nagar, MIG Colony, Bandra (East), Mumbai 400 051 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

**Secondly :**

All that piece or parcel of leasehold land or ground admeasuring 2441.69 square metres or thereabouts, forming part of C.T.S. No. 646(part) of Village Bandra (East), Survey No.341 (part) situate at Gandhi Nagar, MIG Colony, Bandra (East), Mumbai 400 051 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

बदर १६		
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Said Society

*[Signature]*  
Chatur

Said Member

*[Signature]*  
Chandro Sachet

Said Developer

*[Signature]*

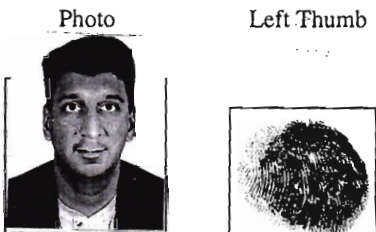


**THE SECOND SCHEDULE HEREINABOVE REFERRED TO  
("Members New Flat")**

Flat No. 1803 admeasuring 87 sq. mtrs. equivalent to 937 sq. ft. (carpet area) on 18<sup>th</sup> floor in Wing "A" made available to the said Member of the Society in the new building, known as "Rustomjee Oriana" constructed on the said Property mentioned above.

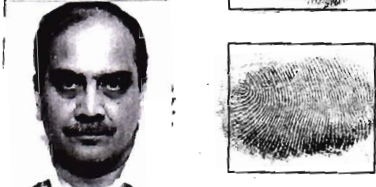
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hand at seals the day and year first hereinabove written.

**SIGNED AND DELIVERED** )  
By the within named "Society" )  
For Model MIG CHS Ltd, pursuant to the )  
resolution passed at it Annual General Body )  
Meeting held on 24<sup>th</sup> September 2017 )  
authorising either /or )



Chairman: Mr Nimish M Shah *Nimish M Shah*

Secretary: Mr Mukesh V Gokhale *Mukesh V Gokhale*



Treasurer: Mr Alok S Mathur *Alok S Mathur*



Witness: *Sandip Gunde*  
*Vishwanath Bhand*

**SIGNED AND DELIVERED** )  
by the within named "Developer" )  
**Keystone Realtors Pvt. Ltd.** )  
Through hands of its Authorised Signatory )  
Director: **Shri Chandresh D Mehta** )



*Chandresh D Mehta*

in the presence of *Sandip Gunde*  
*Vishwanath Bhand*

**SIGNED AND DELIVERED** )  
by the within named "said Member" )

Smt. CHANDRA HEM CHAND. SACHETI *Chandra Hemchand Sacheti*



in the presence of *Sandip Gunde*  
*Vishwanath Bhand*

Said Society

Said Member

Said Developer		
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INDEX OF ANNEXURES

Annexure A: Copy of Part Occupation Certificate dated 22<sup>nd</sup> October, 2014

Annexure B: Copy of Plan of Members Said New Flat

Annexure C: Copy of List of Amenities in members said new flat.

Annexure D: Copy of Said Members New Share Certificate

Annexure E: Copy of Full Occupancy Certificate on 7<sup>th</sup> November, 2015

Annexure F: Copy of the Resolution of 16<sup>th</sup> AGM dt 24<sup>th</sup> Sep 2017 of the Said Society



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Said Society

*Chatur*

Said Member

*Chandras Sekhar*

Said Developer

*H*



ANNEXURE 'A'

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

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
No: CHE/WS/0009/H/337(NEW)

**PART OCCUPATION CERTIFICATE**

22 OCT 2014

To,  
Shri Chandresh D. Mehta  
Director, Resilience Realty Pvt. Ltd.  
C.A. to Society  
702, Natraj, M.V. Road Junction.  
Mumbai - 400 069.



Gentleman,

The part development work of residential building comprising of 2 levels of basement and stilt + 3 podiums for car parking + 4<sup>th</sup> to 19<sup>th</sup> upper floors of Wing "A" on plot bearing C.T.S. No. 646(pt) of village Bandra at Gandhi Nagar, Bandra (E), Mumbai, is completed under the supervision of Smt. Sangita S. Shet, Architect, License No. CA/96/20616; Licensed Site Surveyor, Shri Ravindra Chavan, Licence No.C/93/SS-I and Shri Achyut H. Watwe, R.C.C. Consultant, Licence No.STR/W/010 and as per completion certificate issued by Dy.C.F.O. u/No.FB/HR/R-III/317 dated 07.10.2014 and as per Development Completion Certificate submitted by Architect, the same may be occupied on the following condition

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.
- 2) That all the conditions of I.O.D. shall be complied with for the remaining work.

A set of certified completion plan is attached herewith.

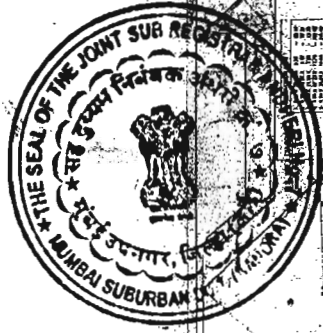
Yours faithfully,

*[Signature]*  
Executive Engineer  
(Bldg. Proposals) W.S. [H Ward]

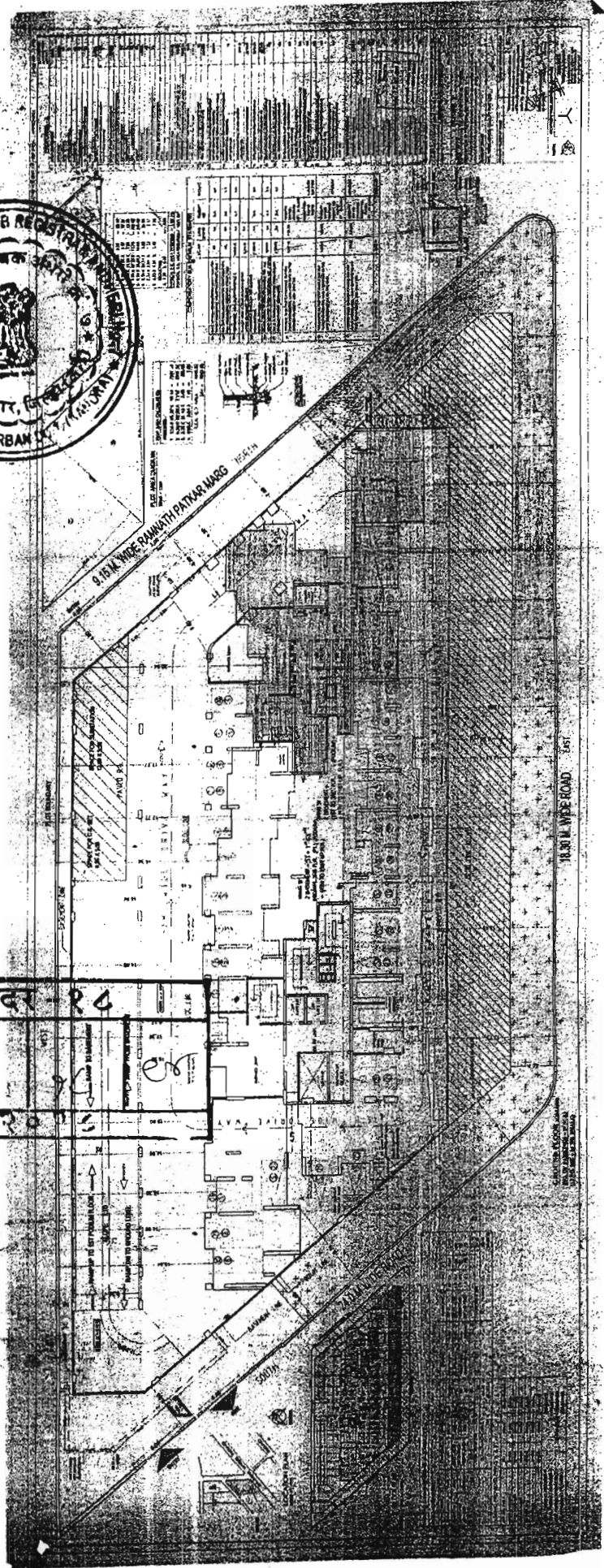
*Chambe Eshet*

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9 Chambers Street;

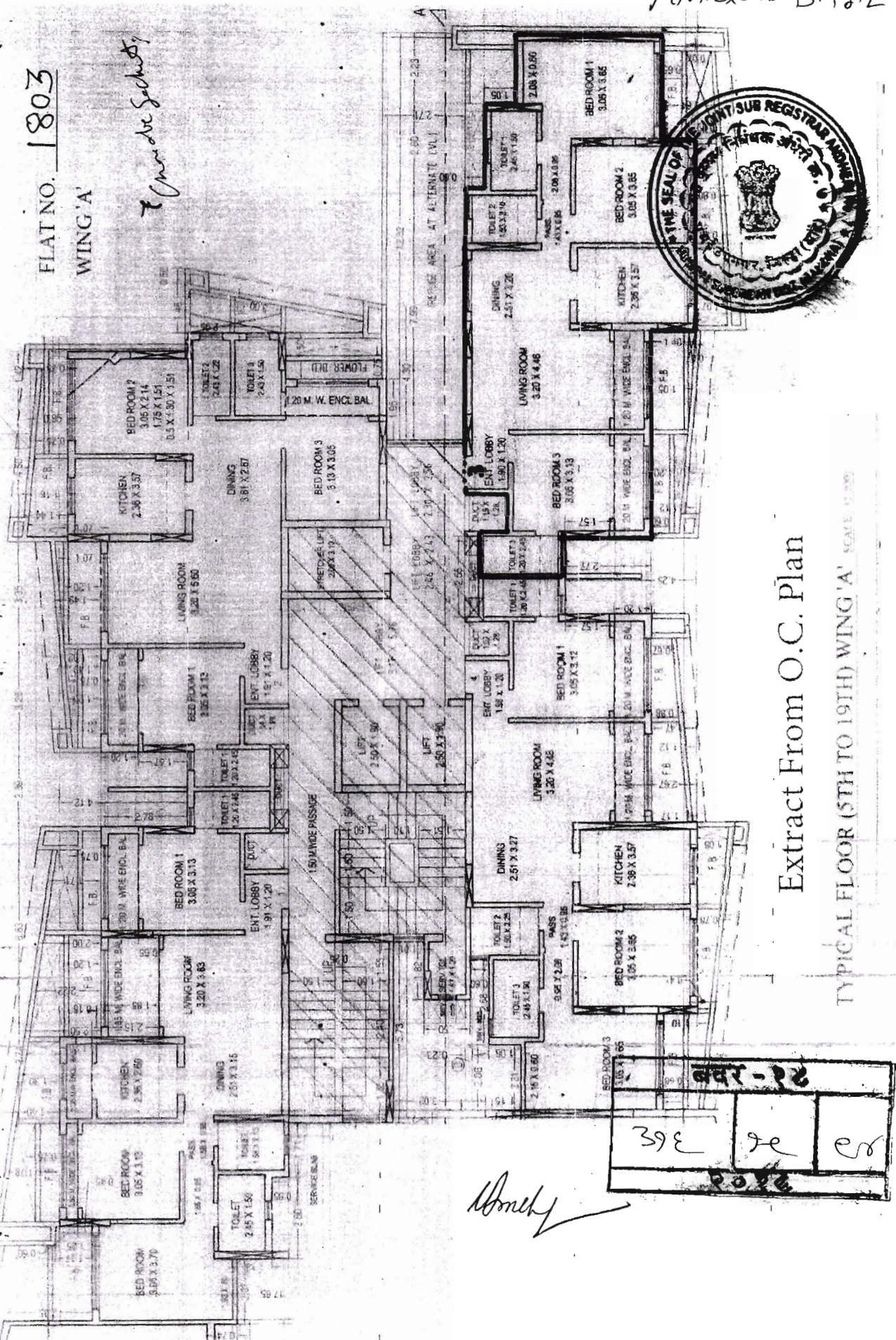


FLAT NO. 1803

WING 'A'

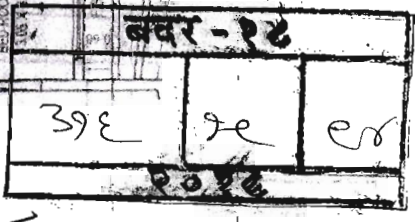
*Chandrab Sekhri*

ANNEXURE B. Pg. 2



Extract From O.C. Plan

TYPICAL FLOOR (5TH TO 19TH) WING 'A' SCALE 1:500



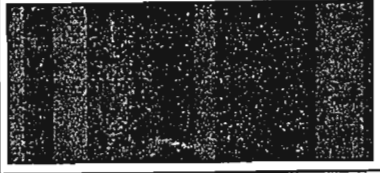

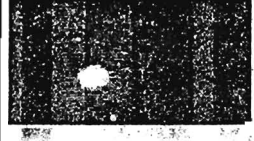
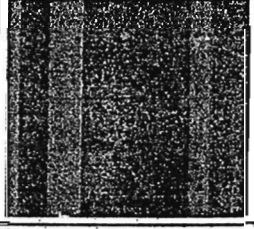

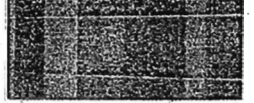
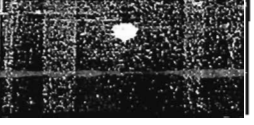


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**LIST & SPECIFICATION OF AMENITIES PROVIDED IN FLAT. ANNEXURE 'C'**

Purpose	Location	Brand	Material	Size	Image
Flooring	Bedrooms / Kitchen	Kajaria	Vitrified Tile Sicilia Marfil	600 X 600	
Flooring	Living / Dining	Kajaria	Vitrified Tile Sicilia Marfil	1200 X 600	
Flooring / Dado	Toilet1	Mirage	Ferro Vegas	600 X 900	
Dado	Toilet	Mirage	Vision Sandune	600 X 600	
Window frame / Counter	Toilet1		M Green	cut sizes	
Flooring	Toilet2		Desert noce	600 X 600	
Dado	Toilet2	Kajaria	Desert grey 75%	600 X 300	
Dado	Toilet2	Kajaria	Desert grey steel embedo 25%	600 X 300	
Window frame / Counter	Toilet2		Safari brown		


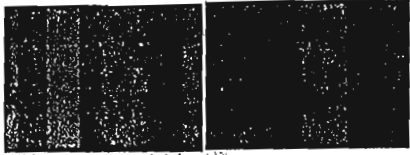
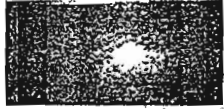
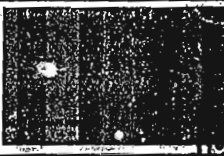
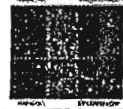
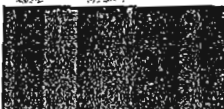








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*Chandee Sochet*












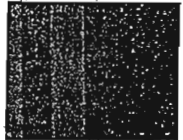
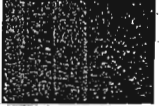



ANNEXURE 'C'

Purpose	Location	Brand	Material	Size	Image
Flooring	Toilet3		Rustic Verde	600 X 600	
Dado	Toilet3		Palladio 183V1 (25%)/ 184V11(75%)		
Window frame / Counter	Toilet3		Yellow Granite		
Platform	Kitchen		Cherry brown granite		
Dado above	Kitchen	Kajaria	Exotic-brown	200 X 200	
Dado below	Kitchen		Glazed Tile	300 X 200	
Sanitaryware	Toilet 1/2	Jaquar	Wash Basin	JDS-WHT-0549	
Sanitaryware	Toilet 1	Jaquar	W. C.	OPS-WHT-0116	
CP Fitting	Toilet 1	Jaquar	Divertor	XQU-CHR-43065	
CP Fitting	Toilet 1	Jaquar	Button Spout	FUS-CHR-29463	
CP Fitting	Toilet 1	Jaquar	Overhead shower	OHS-CHR-1999	
CP Fitting	Toilet 1/2/3	Jaquar	Shower arm	SHA-CHR-477	



Chande Saha











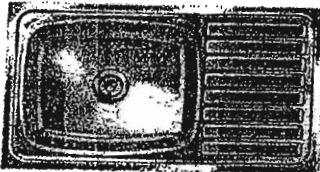

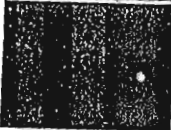
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Purpose	Location	Brand	Material	Size	Image
CP Fitting	Toilet 1/2/3	Jaquar	Handshower	HSH-CHR-1737	
CP Fitting	Toilet 1/2/3	Jaquar	Tube	SHA-CHR-549D8	
CP Fitting	Toilet 1/2/3	Jaquar	Basin Mixer	KUB-CHR-35011B	
CP Fitting	Toilet 1/2/3	Jaquar	Angle Cock	AQT-CHR-3057	
CP Fitting	Toilet 1/2/3	Jaquar	Bottle Trap	ALE-ESS-773 NL190 X 125	
CP Fitting	Toilet 1/2/3	Jaquar	Waste Coupling	ALD-CHR-705	
CP Fitting	Toilet 1/2/3	Jaquar	Flush Valve	FLV-CHR-1085SQ	
CP Fitting	Toilet 1	Jaquar	2 Way Bib Cock	XQU-CHR-43041	
CP Fitting	Toilet 1/2/3	Jaquar	Health Faucet	ALD-CHR-573	
CP Fitting	Toilet 1/2/3	Super heat	Gyser	15 LITRE	
Electrical	Toilet 1/2/3	Indo	Exhust Fan	6" Slim	
Sanitaryware	Toilet 2/3	Jaquar	W. C.	SLS-WHT-117	
CP Fitting	Toilet 2	Jaquar	Exposed Divertor	OPL-CHR-15065K	
CP Fitting	Toilet 2	Jaquar	Concealed Body	ALD-CHR-065	



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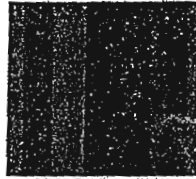
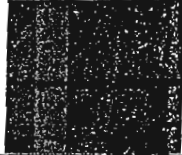

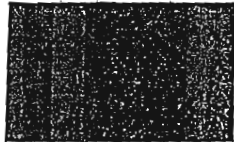
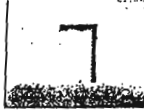


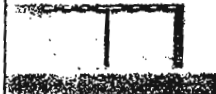
Chandra Sekhar

Purpose	Location	Brand	Material	Size	Image
CP Fitting	Toilet 2	Jaquar	Button Spout	SPJ-CHR-15463	
CP Fitting	Toilet 2	Jaquar	Overhead shower	OHS-CHR-1789	
CP Fitting	Toilet 2	Jaquar	Basin Mixer	OPL-CHR-15011B	
CP Fitting	Toilet 2	Jaquar	2 Way Bib Cock	OPL-CHR-15041	
Sanitaryware	Toilet 3	Jaquar	Wash Basin	OPS-WHT-0556	
CP Fitting	Toilet 3	Jaquar	Exposed Divertor	FUS-CHR-29065K	
CP Fitting	Toilet 3	Jaquar	Button Spout	SPJ-CHR-29463	
CP Fitting	Toilet 3	Jaquar	Overhead shower	OHS-CHR-1789	
CP Fitting	Toilet 3	Jaquar	Basin Mixer	FUS-CHR-29005B	
CP Fitting	Toilet 3	Jaquar	2 Way Bib Cock	FUS-CHR-29041	
CP Fitting	Kitchen	Nirali	Sink	Elegance Ultra Overall Size - 915mm X 510mm Bowl Size - 510 X 410 X 200 mm	
CP Fitting	Kitchen	Jaquar	Kitchen Sink Cock		
CP Fitting	Kitchen	Nirali	S.S.Floor Trap Jall		



Chandee Sakh...

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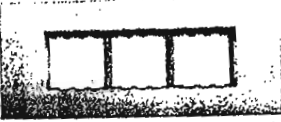



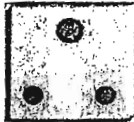



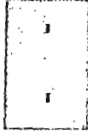

Purpose	Location	Brand	Material	Size	Image
CP Fitting	Toilet 1/2/3		S.S.Floor Trap Jall		
CP Fitting			Water purifier		
CP Fitting			Super heat Gysar 5lit		
Electrical	Kitchen	Indo	Exhust Fan	6" Axial	
Electrical	Living / Dining / passage / kitchen / Bedroom 1/2/3	Phillips	Tube Light set 36W (4" long)		
Electrical	Living / Dining / Bedroom 1/2/3	Indo	Ceiling Fan 48"	colour - metallic pearl white	
Electrical		Anchor Viola	Roma Viola 1 Module Plate	88201	
Electrical		Anchor Viola	Roma Viola 2 Module Plate	88202	
Electrical		Anchor Viola	Roma Viola 3 Module Plate	88203	
Electrical		Anchor Viola	Roma Viola 4 Module Plate	88204	



बदर-१८  
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Chandee Sahas

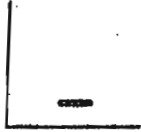



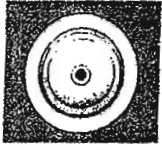

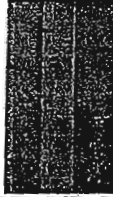
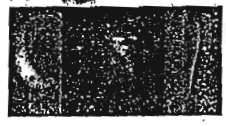



Purpose	Location	Brand	Material	Size	Image
Electrical		Anchor Viola	Roma Viola 6 Module Plate	88206	
Electrical		Anchor Viola	Roma Viola 8 Module Plate	88208	
Electrical		Anchor Viola	Roma Viola Cord Outlet With Grip	89666	
Electrical		Anchor Viola	Roma Viola Erne Fan Regulator	89500	
Electrical		Anchor Viola	Roma Viola 16A 3 Pin Round Socket	89316	
Electrical		Anchor Viola	Roma Viola 20 10A Univ Socket	89366	
Electrical		Anchor Viola	Roma Viola 10A Multi Socket	89325	
Electrical		Anchor Viola	Roma Viola 1Way Switch 10A	89101	
Electrical		Anchor Viola	Roma Viola 2Way Switch 10A	89102	
Electrical		Anchor Viola	Roma Viola 20A 1 Way Switch	89163	



Chandra Sahoo

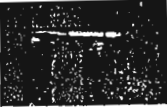
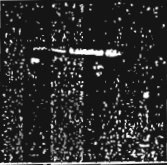


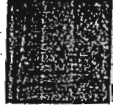

बदर - १६		
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Purpose	Location	Brand	Material	Size	Image
Electrical		Anchor Viola	Roma Viola 32A Dp Switch	89232	
		Anchor Viola	Roma Viola 10A Bell Push	89104	
		Anchor Viola	Roma Viola RJ-11 Telephone Jack	89611	
Electrical		Anchor Viola	Roma Viola Tv Socket Outlet	89677	
Electrical		Anchor	Celling Rose		
Electrical		Anchor	Angle Holder		
Door Fitting	Main Door	Sobeet	Mortise Lock with Pull handle & cylinder & Lever handle		
Door Fitting	Main Door		Magnetic Door Catcher		
Door Fitting	Main Door		Tower bolt 18"		



Aluminum Windows	बंदर-२८	
37E	2E	28
2026		


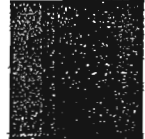



Chander Sachet;

Purpose	Location	Brand	Material	Size	Image
	Living	Jindal	25mm series (Medium) Three track with brown colour anodize	2280mm X 2450mm	
		Asal/Saint gobin / Modi	5mm glass		
			Mosquito net in 25mm section		
	Bed room 1/2/3	Jindal	25mm series (Medium) Three track with brown colour anodize	2300mm X 2250	
		Asal/Saint gobin / Modi	5mm glass		
			Mosquito net in 25mm section		
	Kitchen	Jindal	25mm series (Medium) Sliding folding type with brown colour anodize	1060mm X 2070mm	
		Asal/Saint gobin / Modi	5mm glass		
			Mosquito net in 25mm section		
	Toilet 1/2	Jindal	25mm series (Medium) Z section Openable with brown colour anodize	600mm X 1615mm	
		Asal/Saint gobin / Modi	5mm glass		
			Mosquito net in 25mm section		
	Toilet 3	Jindal	25mm series (Medium) Z section Covered with brown colour anodize	600mm X 890mm	
		Asal/Saint gobin / Modi	5mm glass		
			Mosquito net in 25mm section		
Doors					
Main door Frame	Living	Teak wood	Ghana teak wood	1040mm X 2440mm	
Shutter	Living	Flush door	Kalpataru	950mm X 2350mm	



Chandrasekhar

बदर-१८		
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Purpose	Location	Brand	Material	Size	Image
Internal doors frame	Bedroom and toilet 1/2/3	ABS doors	UPVC door frame	900mm X 2390mm	
Internal doors	Bedroom and toilet 1/2/3	ABS doors	UPVC door shutter	835mm X 2365mm	
Security Living Services	Living	Medio door phone	Medio door phone		
HOB	Kitchen	Faber	HOB	FH 40 AMD	
Chimney	Kitchen	Faber	Chimney	CF 601 BK	



**LIST OF ADDITIONAL WHITE GOODS GIVEN IN THE FLAT**

Purpose	Location	Brand	Material / Size	Image
Air Conditioner	Living Room Window Wall	L.G (Split AC)	2 Ton	
Air Conditioner	Dinning Area Dinning Side Wall	L.G (Split AC)	1 Ton	
Air Conditioner	Bedroom No 1 Window Wall	L.G (Split AC)	1.5 Ton	
Air Conditioner	Bedroom No 2 Window Wall	L.G (Split AC)	1.5 Ton	
Air Conditioner	Bedroom No 3 Window Wall	L.G (Split AC)	1.5 Ton	
Washing Machine	Kitchen	L.G	Fully Automatic	
Refrigerator	Kitchen	L.G	Side By Side Door	

बदर १८		
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o Charbro Socha.



# MODEL M.I.G Co-Operative Housing Society Limited (Regd.)

(Registered under Maharashtra Co-operative Societies Act, 1960)  
Registration No. MUM/MHADB/W-HE/HSG/(TC)/11323/2001-2002 dated 7th August 2001.

## SHARE CERTIFICATE

Share Certificate No.: 39 Member's Register No.: 39 No. of Shares: 10 (Ten)

This is to certify that Shri/Smt/Ms Chandra Hemchand Sacheti  
is the Registered Holder of 10 (Ten) Fully Paid Shares of RS. 1000 each numbered from 191 to 195  
(5 Shares) & 511 to 515 (5 Shares) all inclusive, in  
RUSTOMJEE ORIANA, MODEL M.I.G CO-OPERATIVE HOUSING SOCIETY LTD.,  
MIG Colony, Gandhi Nagar, Bandra (East) Mumbai 400 051 subject to the Bye-Laws of the said Society  
Given under the Common Seal of the said Society at Mumbai this 24<sup>th</sup> day of SEP 2017

*Challu*

M.C Member

Secretary

*Atul*

Chairman

Seal of Model MIG CHS Ltd.

This Certificate is given in lieu/cancellation of Old Certificate No. 39 dt. \_\_\_\_\_ previously bearing only 5 shares numbered from 191 to 195 both inclusive, issued by said Society.

Received Original Share Certificate No. 39

Signature of Share Holder *Chandrasacheti*



39	20	20
2020		

Chunke Saha

Bldg. Oriana : A Wing

Flat No. 1803

Floor. 18th

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			MC Member Secretary Chairman	
			MC Member Secretary Chairman	
			MC Member Secretary Chairman	
			MC Member Secretary Chairman	



बदर-१८

395	30	28
2022		





ANNEXURE 'E'

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
No: CHE/WS/0009/H/337(NEW)

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

**FULL OCCUPATION CERTIFICATE**

7 NOV 2015

To,  
Mr. Boman R. Irani  
Director, M/s Keystone Realtors Pvt. Ltd.  
702, Natraj, M.V. Road Junction  
Mumbai - 400 069.

Gentleman,

The full development work of residential building comprising of 2 levels of basement and stilt + 3 podiums for car parking + 4<sup>th</sup> to 21<sup>st</sup> upper floors of Wing "A" & "B" on plot bearing C.T.S. No. 646(pt) of village Bandra at Gandhi Nagar, Bandra (E), Mumbai, is completed under the supervision of Smt. Sangita S. Shet, Architect, License No. CA/96/20616; Licensed Site Surveyor, Shri Ravindra Chavan, Licence No. C/93/SS-I and Shri Achyut H. Watwe, R.C.C. Consultant, Licence No. STR/W/010 and as per completion certificate issued by C.F.O. u/No. FB/HR/R-III/26 dated 05.05.2015 and as per Development Completion Certificate submitted by Architect, the same may be occupied on the following condition

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Yours faithfully,

*[Signature]*  
Executive Engineer  
(Bldg. Proposals) W.S. [H.Ward]

*[Signature]*

बदर-१८		
३९६	३९	६०
२०१८		

**Model MIG Co-op. Housing Society Ltd. (Regd.)**

Regd. No. MUM / MHADB / W-HE / TC / 11323 / 2001-2002  
 ORIANA, WING A & B, MIG Colony, Bandra (East), Mumbai - 400 051.

**TO WHOMSOEVER IT MAY CONCERN**

**EXTRACT OF MINUTES OF THE 16<sup>TH</sup> ANNUAL GENERAL BODY  
 MEETING HELD ON 24<sup>TH</sup> SEP. 2017 OF ORIANA, MODEL MIG CHS  
 LTD.**



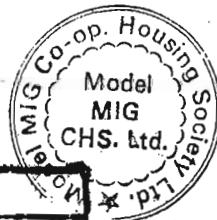
*Resolved That.* "The General Body in its 16<sup>th</sup> AGM held today on 24<sup>th</sup> September 2017 hereby records that the draft of the Permanent Alternate Accommodation Agreement (PAAA) along with its Annexures was placed, read out & explained clause by clause to all members to their fullest satisfaction and that the same is hereby accepted and approved by the General Body for its execution between the individual Member, Society and the Developer"

*Further Resolved That* "The General Body in its 16<sup>th</sup> AGM held today on 24<sup>th</sup> September 2017 hereby accepts and approve to authorize any 1 (one) of its Office Bearers either Chairman Nimish Shah Or Hon Secretary Dr Mukesh Gokhale Or Hon Treasurer Mr. Alok Mathur to sign, execute, and affix common seal of society for and on behalf of the Society on the Permanent Alternate Accommodation Agreement (PAAA) as approved in the 16<sup>th</sup> AGM to executed by and between the Individual Member, Society & the Developer and complete the necessary formalities of Registration of the of the said Agreement with the Office Of Sub Registrar's of Assurance"

Proposed By: Mr. Satish Kadam (Flat No. 1403 Wing A), Seconded By Mr. Rohit Patny (Flat No. 1804 Wing A) and passed by the entire General Body unanimously /unopposed.

For Model MIG CHS LTD,

Hon Secretary



*d Chandre Sacha*

बदर-१८		
39E	32	206
२०१८		





Share Certificate No. 39 Member's Register No. 39 No. of Shares 5

### SHARE CERTIFICATE

Model MIG Co-Operative Housing Society Limited (Regd.)

(Registered under Maharashtra Co-operative Societies Act, 1960)

Registration No. MUMMMHADBW-HE/HSG/(TC)/11323/2001-2002 dated 7th August 2001

*This is to certify that Shri/Smt/Ms Chandra H. Sacheti.*

is the Registered Holder of Five FULLY PAID UP SHARES of Rs. FIFTY each numbered from 191 to 195 both inclusive, in MODEL MIG CO-OPERATIVE HOUSING SOCIETY LTD.,

Gandhinagar, Bandra (East), Mumbai 400 051 subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at MUMBAI this Seventeenth day of September 2002.

Seal of Model MIG CHS



*M.C. Member*

*Secretary*

*Chairman*

This certificate is given in exchange for Certificate No. 135 Distinctive No. from 671 to 675 both inclusive, issued by MIG CHS Group II Ltd.

Dated 29.3.1979

(P.T.O.)

बदर-१८		
393	33	28
2002		

A-1803

**MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES**

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			M.C. Member Chairman	Secretary
			M.C. Member Chairman	Secretary
			M.C. Member Chairman	Secretary
			M.C. Member Chairman	Secretary
			M.C. Member Chairman	Secretary



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दस्तावेज क्रमांक व वर्ष: 4749/2008

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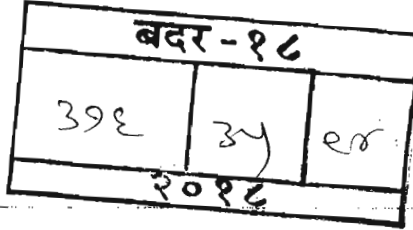
गावाचे नाव : बांद्रा



नोंदणी 63 म.

Regn 63 m.e.

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 390,900,000.00 या.भा. रु. 570,254,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 646/पार्ट वर्णन: जमीन व बांधकाम - सिटीएस क्र. 646 ( पार्ट ), सर्व्हे क्र. 341 ( पार्ट ), विल्डींग क्र. डी-32, डी-32, डी-34, डी-35. क्षेत्र - 2540.98 चौरस मीटर व 2441.69 चौरस मीटर, एकूण क्षेत्र - 4982.67 चौरस मीटर. " मॉडेल एम आय जी को ऑप हौ सोसा लि." ( अभिनीर्णीत दस्त ) (1) 4982.67 चौरस मीटर
- (3) क्षेत्रफळ (1) 4982.67 चौरस मीटर
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मॉडेल को ऑप हौ सोसा लि चे सेक्रेटरी मुकेश गोखले - - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: एम आय जी कॉलनी ; ईमारत नं: - ; पेठ/वसाहत: गांधी नगर ; शहर/गाव: बांद्रा (पू) ; तालुका: - ; पिन: 51; पॅन नम्बर: - (2) मॉडेल को ऑप हौ सोसा लि चे मॅनेजिंग कमिटी नॅबर अलोक माथुर - - ; घर/फ्लॅट नं: बेरीलप्रमाणे ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - (3) मॉडेल को ऑप हौ सोसा लि चे मॅनेजिंग कमिटी नॅबर कमलेश शेट - - ; घर/फ्लॅट नं: बेरीलप्रमाणे ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - (1) मे. रेसीलेन्स रिअल्टी प्रा लि चे संचालक चंद्रेश मेहता तर्फे मुखत्यार गीता मोंडकर. - - ; घर/फ्लॅट नं: जेएमसी हाऊस, 3रा मजल, विन्लेरी कॅम्पाऊंड, वेस्टर्न एक्सप्रेस हायवे, अंधेरी (प) मु - 99; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 08/05/2008
- (8) नोंदणीचा 08/05/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 4749 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 5702540.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा







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The R.G. plot and the tit bit land admeasuring in the aggregate 2441.69 square metres is more particularly described in the Second Schedule hereunder written and is hereinafter referred to as "the said Plot-B".

Second Schedule  
 Description of the said Plot-B



O) Annexed to this Agreement and marked "Annexure A" is a photocopy of the plan that has been annexed to and forms part of the Lease Deed dated 10<sup>th</sup> August 2007 in which the land lying beneath and appurtenant to said Existing Buildings admeasuring 2540.98 square metres (described herein as the said Plot-A) and the tit-bit land and R.G. plot admeasuring 2441.69 square metres (described herein as the said Plot-B) has been depicted in the colours mentioned therein.

Annexure 'A'  
 Plan of the said Plot-A & Plot-B

P) Hereinafter, the said Plot-A and the said Plot-B, wherever the context so requires, are collectively referred to as "the said Property".

Q) Each of the said Existing Buildings consists of a ground floor and three upper floors.



R) There are a total of sixty-four flats in the Existing Buildings owned by the members of the Society (*hereinafter, "the Members' Existing Flats"*). The Members' Existing Flats are all of the same size, i.e., 406.65 square feet carpet area each (aggregating to 26,025.60 square feet carpet area). The Members own shares issued by the Society. The names of the members and of the Members' Existing Flats and of their shares are set out in Annexure B annexed hereto;

Annexure 'B'  
 Details of Members' Existing Flats and shares

2018-19		
398	30	
2018-19		

S) The Existing Buildings are around 45 years old and have deteriorated over the years. There are several cracks in the walls, columns and beams and there have been complaints of leakages. Repairs, however extensive, are only a temporary measure and the frequency and cost of repairs have been constantly increasing. The Members were of the opinion that rather than having to pay large sums of money for repairs and regular intervals new buildings should be constructed in place of the Existing Buildings.

T) It is possible to acquire from MHADA additional Floor Space Index ("FSI") which can be loaded on the said Plot-A and the said

*[Handwritten signature]*

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more 9/10



amount has been paid before the execution hereof), & (ii) a sum of Rs.18,750/- (Rupees Eighteen thousand seven hundred fifty only) shall be paid to each of the two members (which amount has been paid before the execution hereof).

to those 23 who are original Members of the Society and who do not owe any amounts to MHADA, a sum of Rs.25,000/- (Rupees Twenty five thousand only) shall be paid to each of these 23 members (which amount has been paid before the execution hereof);

• (Detailed provisions are mentioned in Clause 12 below)

6.7. to construct for each of the 64 Members, free of all costs, a new flat in the new building that the Developers shall construct on the said Property (detailed provisions of which are mentioned in Clause 13 below).

7. As mentioned in Clause 6.1 above, the Developers have agreed to pay to the Society a lumpsum consideration of Rs.3,20,00,000/- (Rupees Three crores twenty lakhs only) which shall be paid in the following installments:-

7.1. Rs.1,60,00,000/- (Rupees One crores sixty lakhs only) has been paid to the Society on or before execution hereof (the payment and receipt whereof the Society doth hereby admit and acknowledge).

बदल -		
39 E	36	er
2021		

7.2. Rs.1,60,00,000/- (Rupees One crores sixty lakhs only) shall be paid to the Society on receipt of the Commencement Certificate in respect of the new building.

consideration pay- to the Members

8. As mentioned in Clause 6.2 above, the Developers have agreed to pay to each of the Members a sum of Rs.46,89,062.50 aggregating to the Members herein a total consideration of Rs.30,01,00,000/- (Rupees Thirty crores one lakhs only).

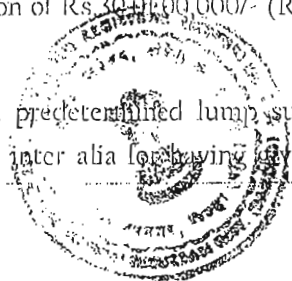
8.1. The aforesaid consideration is a predetermined lump sum amount payable to the Members inter alia for having given

[Signature]

Chaitan

10/11/2020

[Signature]





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been paid to each of the 23 members on the execution hereof.

Members' New Flats

13. As mentioned in Clause 6.7 above, and as an integral part of the obligation under this Agreement, the Developers agree, under this deed and covenant to construct for and provide, free of all costs, the Members' New Flats among other terms and conditions mentioned hereinafter.



Annexure 'D' showing the layout of housing the Members' New Flats

13.1. The Members' New Flats will be located in the new building which will be constructed on the Property. The location of the two wings is shown in the plan annexed hereto and marked "Annexure D".

13.2. The area of each of the Members' New Flats shall be 937 square feet carpet. Flower beds, drying balconies, niche areas, boxes, elevational features will be provided in the Members' New Flats which will be as per the letter dated 11<sup>th</sup> October 2007 of the Developers.

13.3. Flower beds, drying balconies, niche areas, boxes, elevational features or areas free of FSI provided in the Members' New Flats shall not be included in the calculation of the carpet areas of the Members' New Flats;

बंदर-२६		
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13.4. Under no circumstances shall the carpet area of each of the Members' New Flats be less than 937 square feet. If, however, the carpet areas of any of the Members' New Flats exceed the area mentioned above, the Society/ Members shall not be required to pay/ compensate the Developers for the same.

13.5. The Members' New Flats will be provided with amenities, a list whereof is annexed hereto and marked Annexure "E". Under no circumstances shall the amenities be less than those agreed to be provided as per Annexure "E". If however, the Developers provide further or better amenities than those listed in Annexure "E", the same shall be done at the costs of the Developers alone, and the Society or its Members shall not be required to compensate the Developers for the same.

13.6. The clear height of the Members' New Flats will be 10 feet

for Ellathu 20/08/2007



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MODEL M. I. G. CO. - OP. HSG. SOCIETY LTD.  
CTS NO: 646 (PART)

SR. NO.	FLAT NO.	TENEMENT NO.	NAME OF MEMBER	CARPET AREA
1	1	32/273	Smt. P. S. Nayar	37.77
2	2	274	Shri S. S. Kadam	37.77
3	3	275	Smt. S. B. Gulve	37.77
4	4	276	Shri S. V. Kadam	37.77
5	5	277	Shri D. G. Jale	37.77
6	6	278	Shri S. S. Janwadkar	37.77
7	7	279	Shri P. K. Dhore	37.77
8	8	280	Smt. V. V. Menon	37.77
9	9	281	Smt. V. J. Wadgaonkar	37.77
10	10	282	Shri A. G. Bhat	37.77
11	11	283	Shri S. J. Wadgaonkar	37.77
12	12	284	Shri N. J. Mukhull	37.77
13	13	285	Shri A. S. Mathur	37.77
14	14	286	Smt. P. V. Annigiri	37.77
15	15	287	Smt. S. C. Wali	37.77
16	16	288	Shri R. V. Patil	37.77
17	17	33/289	Shri S. N. Chopra	37.77
18	18	290	Shri S. G. Kedia	37.77
19	19	291	Smt. U. V. Gokhale	37.77
20	20	292	Shri M. K. Sharma	37.77
21	21	293	Shri S. P. Kulkarni	37.77
22	22	294	Shri N. A. Gaikwad	37.77
23	23	295	Shri R. P. Harne	37.77
24	24	296	Shri S. D. Supnekar	37.77
25	25	297	Shri N. a. Necci	37.77
26	26	298	Shri R. A. Nayak	37.77
27	27	299	Shri M. N. Arya	37.77
28	28	300	Shri S. R. Kokate	37.77
29	29	301	Shri M. V. Gokhale	37.77
30	30	302	Smt. S. V. Gokhale	37.77
31	31	303	Smt. Z. D. Khodaj	37.77
32	32	304	Shri K. N. Rai	37.77
33	33	34/305	Shri Z. C. Mehta	37.77
34	34	306	Shri N. Sadiwani	37.77
35	35	307	Shri G. N. Kedla	37.77
36	36	308	Smt. L. D. Palana	37.77
37	37	309	Dr. S. Alphonso	37.77
38	38	310	Shri M. C. Shah	37.77
39	39	311	Smt. C. H. Sacheli	37.77
40	40	312	Shri B. Krishnan	37.77
41	41	313	Shri J. T. Parekh	37.77
42	42	314	Shri R. G. Samant	37.77
43	43	315	Smt. R. P. Gejeralwar	37.77
44	44	316	Smt. M. J. Kamal	37.77
45	45	317	Shri C. G. Koyande	37.77
46	46	318	Shri C. G. Rao	37.77
47	47	319	Shri N. J. Erelra	37.77
48	48	320	Shri Vishwas Patil	37.77
49	49	35/321	Shri C. C. Shelh	37.77
50	50	322	Shri R. C. Agarwal	37.77
51	51	323	Shri G. A. Shenoy	37.77
52	52	324	Shri S. V. Bhangul	37.77
53	53	325	Shri R. A. Shah	37.77
54	54	326	Smt. Saroj Dharmadhikari	37.77
55	55	327	Shri K. A. Shelh	37.77
56	56	328	Shri B. R. Hegde	37.77
57	57	329	Shri A. N. Shelh	37.77
58	58	330	Shri S. L. Parkar	37.77
59	59	331	Shri V. N. Kulkarni	37.77
60	60	332	Shri R. S. Wagh	37.77
61	61	333	Shri N. M. Shah	37.77
62	62	334	Shri M. G. Patankar	37.77
63	63	335	Shri P. M. Walawalkar	37.77
64	64	336	Shri J. C. Madake	37.77

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2022



Total carpet Area 2341.68 sqm

Handwritten signature and date: 2022



CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY AT THEIR MEETING HELD ON 22<sup>ND</sup> APRIL, 2015 AT THE REGISTERED OFFICE.

AUTHORITY TO DIRECTORS

"RESOLVED THAT Mr. Boman Irani, Mr. Chandresh Mehta and Mr. Percy Chowdhry, directors of the Company be and are hereby severally authorized to execute development agreements and other ancillary documents, land acquisition agreement, contract, lease/sale agreements, performance guarantees, power of attorneys, indemnity against power of attorneys, making applications to concerned authorities, apply to concerned authorities for seeking requisite approvals, Memorandum of Understanding, settlement documents/ deeds, submission and re-submission and collecting approvals from concerned authorities and to execute any other agreements, deeds, documents, undertakings, debt/balance confirmation(s) and writings as may be necessary from time to time with regard to all the projects of the Company, its Subsidiaries and Associate Companies and to accept and execute any amendments or modifications to any agreements, deed, documents, undertakings and other writings thereof as mentioned above;

RESOLVED FURTHER THAT the directors named herein above be and are also hereby further severally authorized to lodge above stated agreements, deeds, documents, undertakings and other writings as may be necessary or authorize any person to lodge the aforesaid documents for it's admission of execution with the office of competent sub registrar or other respective agencies for the purpose of registration;

RESOLVED FURTHER THAT the directors named above and Company Secretary be and are also hereby severally authorized to issue certified true copies of foregoing to all concerned for the purpose of their records."

Certified True Copy  
For Keystone Realtors Private Limited

Director



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39६	४९	६४
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**KEYSTONE REALTORS PVT. LTD.**

Registered & Corp. Office.: 702, NATRAJ, M. V. Road Junction, Western Express Highway,  
— Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999.  
E-mail: comehome@rustomjee.com, Web : www.rustomjee.com, CIN : U45200MH1995PTC094208





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**HIGH COURT, BOMBAY**

0404747

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

COMPANY SCHEME PETITION NO. 709 OF 2010

CONNECTED WITH

COMPANY SUMMONS FOR DIRECTION NO. 728 OF 2010

Bricklayer Constructions Private Limited

...Petitioner/First Transferor Company

AND

COMPANY SCHEME PETITION NO. 710 OF 2010

CONNECTED WITH

COMPANY SUMMONS FOR DIRECTION NO. 729 OF 2010

Resilience Realty Private Limited

...Petitioner/Second Transferor Company

AND

COMPANY SCHEME PETITION NO. 711 OF 2010

CONNECTED WITH

COMPANY SUMMONS FOR DIRECTION NO. 730 OF 2010

Revelation Realty Private Limited

...Petitioner/Third Transferor Company

In the matter of the Companies Act, 1956 (1 of 1956);

AND

In the matter of Sections 391 to 394 of the Companies Act, 1956;

AND

In the matter of Scheme of Amalgamation of

Bricklayer Constructions Private Limited ("the First Transferor Company")

and

Resilience Realty Private Limited ("the Second Transferor Company")

and

Revelation Realty Private Limited ("the Third Transferor Company")

with

Keystone Realtors Private Limited ("the Transferee Company")

and

their respective shareholders



Mr. Hemant Sethi i/b Hemant Sethi & Co. Advocates for Petitioners in all Petition.

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"Disclaimer Clause : Authenticated copy is not a Certified Copy"



(b) of the Bombay  
1958.

Stamp  
23/3/11/85

Keystone Realtors Pvt. Ltd.

100/- (Rs. One Hundred only)

residing  
stamp

52071

23-3-11

vide order of the Bombay

Certificate of duty of

Stamp Rs. 100/- (Rs. One Hundred only)

with which has been

paid with 25 (da) with S.H. (B) schedule.

This is in accordance with the provision of

section 25 of the Stamp Act, 1958.

Place: Mumbai

Date: 23/03/11

Collector of stamp

23-3-11



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# HIGH COURT, BOMBAY

0404748

Ms. Soma Singh, i/b Shri H.P Chaturvedi for the Regional Director in all Petitions.

Dr. T. Pandian, Official Liquidator present in all Petitions.

CORAM : S.C. DHARMADHARJI

DATE: 28<sup>th</sup> January 2011



P.C

1. Heard the learned counsel for parties.
2. The sanction of the Court is sought to a Scheme of Amalgamation presented under Sections 391 to 394 of the Companies Act, 1956. Amalgamation of Bricklayer Constructions Private Limited and Resilience Realty Private Limited and Revelation Realty Private Limited, the Transferor Companies with Keystone Realtors Private Limited, the Transferee Company.
3. Counsel appearing on behalf of the Petitioners has stated that they have complied with all the requirements as per directions of this Court and they have filed necessary affidavits of compliance in the Court. Moreover, Petitioner Companies undertake to comply with all statutory requirements, if any, as required under the Companies Act, 1956 and the rules made there under. The said undertaking is accepted.
4. The Regional Director has filed his affidavit in the above petitions stating therein that it appears that the Scheme is not prejudicial to the interest of shareholders and public.
5. The Counsel appearing on behalf of the Petitioners states that the entire issued, subscribed and paid-up share capital of First Transferor Company, Second Transferor Company and Third Transferor Company is held by the Transferee Company along with its nominees. Hence all the Transferor Companies are wholly owned subsidiaries of the Transferee Company. My attention has been drawn to the Order dated 19<sup>th</sup> day of November 2010



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# HIGH COURT, BOMBAY

0404749

passed in the respective Company Summons for Direction dispensing with the filing of a separate Company Summons for Direction and Company Scheme Petition by the Transferee Company.

6. The Official Liquidator has filed report stating that the affairs of the Petitioner/Transferor Companies have been conducted in a proper manner and that the said Companies may be ordered to be dissolved by this Court.
7. From material on record, the Scheme appears to be fair and reasonable and is not violative of any provisions of law and is not contrary to public policy.
8. There is no objection to the Scheme and since all the requisite statutory compliances have been fulfilled, Company Scheme Petition No 709 of 2010; Company Scheme Petition No 710 of 2010 & Company Scheme Petition No. 711 of 2010 are made absolute in terms of prayer clause (a) to (d) of the respective Petition.
9. The Petitioners to lodge a copy of this Order and the Scheme duly authenticated by the Company Registrar, High Court, (O.S), Bombay, with the concerned Superintendent of Stamps for the purpose adjudication of stamp duty, payable, if any, on the same within 60 days from the date of order.
10. The Petitioners in all the Petitions to pay cost of Rs. 10,000/- each to the Regional Director and also to the Official Liquidator. Cost to be paid within four weeks from today. Petitioner to comply with statutory compliances, applicable, if any.

1. Filing and issuance of the drawn up order is dispensed with.
2. All concerned authorities to act on a copy of this order, the Scheme duly authenticated by Company Registrar, High Court, (O.S), Bombay.

(S.C. DHARMADHIKARI, J.)

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TRUE COPY

Section Officer  
High Court, Appellate Side  
Bombay

TRUE-COPY

M. D. NARVEKAR  
COMPANY REGISTRAR  
HIGH COURT (O.S.)  
BOMBAY

"Disclaimer Clause : Authenticated copy is not a Certified Copy"

SCHEME OF AMALGAMATION  
OF  
BRICKLAYER CONSTRUCTIONS PRIVATE LIMITED



AND

RESILIENCE REALTY PRIVATE LIMITED ✓

AND

REVELATION REALTY PRIVATE LIMITED ✓

WITH

KEYSTONE REALTORS PRIVATE LIMITED ✓

AND

THEIR RESPECTIVE SHAREHOLDERS

PREAMBLE

This Scheme of Amalgamation of Bricklayer Constructions Private Limited, Resilience Realty Private Limited and Revelation Realty Private Limited with Keystone Realtors Private Limited and their respective shareholders is presented under Sections 391 to 394 and other applicable provisions of the Companies Act, 1956 for amalgamation of Bricklayer Constructions Private Limited, Resilience Realty Private Limited and Revelation Realty Private Limited with Keystone Realtors Private Limited.

1. DEFINITIONS

In this Scheme (as defined hereinafter), unless inconsistent with the subject, the following expression shall have the meanings respectively assigned against them:

- 1.1 "Act" means the Companies Act, 1956 and shall include any statutory modification, re-enactment or amendment thereof for the time being in force.
- 1.2 "Appointed Date" means the 1<sup>st</sup> day of April, 2009 or such other date as may be approved by the High Court of Judicature at Bombay or such other competent authority as may be applicable.

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"Bricklayer" or "the First Transferor Company" means Bricklayer Constructions Private Limited, a Company incorporated under the Act and having its Registered Office at 702, Natraj, MV Road Junction, Andheri (East), Mumbai - 400 069, Maharashtra.

"Court" or "High Court" means the High Court of Judicature at Bombay and shall include the National Company Law Tribunal, if and when applicable.

1.5 "Effective Date" means the last of the dates on which the certified copy of the Order of High Court of Judicature at Bombay sanctioning the Scheme is filed with the Registrar of Companies, Mumbai, Maharashtra by the Transferor Companies and the Transferee Company.

1.6 "Keystone" or "the Transferee Company" means Keystone Realtors Private Limited, a Company incorporated under the Act and having its Registered Office at 702, Natraj, MV Road Junction, Andheri (East), Mumbai - 400 069, Maharashtra.

1.7 "Resilience" or "the Second Transferor Company" means Resilience Realty Private Limited, a Company incorporated under the Act and having its Registered Office at 702, Natraj, MV Road Junction, Andheri (East), Mumbai - 400 069, Maharashtra.

1.8 "Revelation" or "the Third Transferor Company" means Revelation Realty Private Limited, a Company incorporated under the Act and having its Registered Office at 702, Natraj, MV Road Junction, Andheri (East), Mumbai - 400 069, Maharashtra.

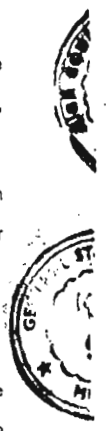
1.9 "Scheme" or "the Scheme" or "this Scheme" means this Scheme of Amalgamation in its present form as submitted to the Honorable High Court of Judicature at Bombay or with such modification(s), if any, made as per clause 15 of the Scheme.

1.10 "Transferor Companies" shall collectively mean Bricklayer, Resilience and Revelation.

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"The Board" means the Board of Directors of the Transferor Companies or the Transferee Company as the case may be and shall include a duly constituted committee thereof.

All terms and words not defined in this Scheme shall, unless repugnant or contrary to the context or meaning thereof, have the same meaning ascribed to them under the Act, the Securities Contract Regulation Act, 1956 and other applicable laws, rules, regulations.



bye-laws, as the case may be or any statutory modification or re-enactment thereof from time to time.



**2. DATE OF TAKING EFFECT AND OPERATIVE DATE**

The Scheme set out herein in its present form or with any modifications approved or imposed or directed by the High Court, shall be effective from the Appointed Date and shall be operative from the Effective Date.

**3. SHARE CAPITAL**

3.1 The share capital of Bricklayer as at March 31, 2010 was as under:

Share Capital	Rupees
<u>Authorized Share Capital</u>	
10,000 Equity shares of Rs. 10 each	100,000
<b>TOTAL</b>	<b>100,000</b>
<u>Issued, subscribed and paid-up Share Capital</u>	
10,000 Equity shares of Rs. 10 each, fully paid up	100,000
<b>TOTAL</b>	<b>100,000</b>



There has been no change in the capital structure of Bricklayer subsequent to March 31, 2010. Bricklayer is a wholly owned subsidiary of Keystone. The entire paid-up share capital of Bricklayer is held by Keystone and its nominees.

3.2 The share capital of Resilience as at March 31, 2010 was as under:

Share Capital	Rupees
<u>Authorized Share Capital</u>	
10,000 Equity shares of Rs. 10 each	100,000
<b>TOTAL</b>	<b>100,000</b>
<u>Issued, subscribed and paid-up Share Capital</u>	
10,000 Equity shares of Rs. 10 each, fully paid up	100,000

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Share Capital	Rupees
	100,000

There has been no change in the capital structure of Resilience subsequent to March 31, 2010. Resilience is a wholly owned subsidiary of Keystone. The entire paid-up share capital of Resilience is held by Keystone and its nominees.

3.3 The share capital of Revelation as at March 31, 2010 was as under:

Share Capital	Rupees
<u>Authorized Share Capital</u>	
10,000 Equity shares of Rs. 10 each	100,000
<b>TOTAL</b>	<b>100,000</b>
<u>Issued, subscribed and paid-up Share Capital</u>	
10,000 Equity shares of Rs. 10 each, fully paid up	100,000
<b>TOTAL</b>	<b>100,000</b>

There has been no change in the capital structure of Resilience subsequent to March 31, 2010. Revelation is a wholly owned subsidiary of Keystone. The entire paid-up share capital of Revelation is held by Keystone and its nominees.

3.4 The share capital of Keystone as at March 31, 2010 was as under:

बदर - १८		Share Capital	Rupees
39E	40	<u>Authorized Share Capital</u>	
		15,000 Equity shares of Rs. 100 each	1,500,000
		<b>TOTAL</b>	<b>1,500,000</b>
2010		<u>Issued, subscribed and paid-up Share Capital</u>	
		2,695 Equity shares of Rs. 100 each, fully paid up	269,500
		<b>TOTAL</b>	<b>269,500</b>





There has been no change in the capital structure of Keystone's subsequent to 2010.

**4. TRANSFER AND VESTING OF UNDERTAKING**

4.1 Subject to the provisions of this Scheme as specified hereinafter and with effect from the Appointed Date, the entire business and whole of the undertaking of Transferor Companies including all its properties and assets, (whether movable or immovable, tangible or intangible), all the debts, liabilities, duties and obligations of Transferor Companies of every description and also including, without limitation, all the movables and immovable properties and assets of Transferor Companies comprising amongst others all plant and machinery, investments, vehicles, furniture and fixtures, computers, office equipment, electrical installations, water connections, telephones, telex, facsimile and other communication facilities and business licenses, permits, authorisations, if any, rights and benefits of all agreements and all other interests, rights and powers of every kind, nature and description whatsoever, privileges, liberties, easements, advantages, benefits and approvals, advance and other taxes paid to the authorities, brand names, trade marks, copy rights, lease, tenancy rights, statutory permissions, consents and registrations, all rights or titles or interest in properties by virtue of any court decree or order, all records, files, papers, contracts, Intimation Of Disapproval (IOD), Commencement Certificate, Occupation Certificate, Development Right Certificate (DRC), No Objection Certificate from any authorities, including the Municipal authorities, competent authority under Monopolistic and Restrictive Trade Practices Act, 1969, Mumbai Metropolitan Regional Development Authority, Competent authority under the Urban Land Ceiling Act, 1976, lease, tenancy rights, letter of intents, permissions, benefits under income tax, sales tax / value added tax and / or any other statutes, incentives if any and all other rights, title, interest, contracts including Development Agreements, Conveyances, Agreement for Sale etc, consent, approvals or powers of every kind and description, agreements shall, pursuant to the Order of the High Court, and pursuant to provisions of Sections 391 to 394 and other applicable provisions of the Act and without further act, instrument or deed, but subject to the charges affecting the same be transferred and/or deemed to be transferred to and vested in Transferee Company on a going concern basis so as to become the assets and liabilities of the



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Transferee Companies. In so far as the Immovable properties in respect of which the Transferor Company has executed an Agreement to sell or Development Agreement or similar agreement has been executed by the Transferor Company with the land owners and which Agreements have been duly stamped, conveyance deed / sale deed will be executed in favour of the Transferee Company whereby the Transferee Company shall be entitled to avail credit to the stamp duty already paid on the respective Agreements. All the assets which are subject matter of pending litigations shall stand transferred only to the extent permitted by law and subject to outcome of such litigation.

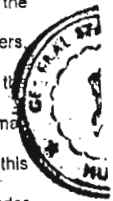
4.2 In respect of all the movable assets of the Transferor Companies and the assets which are otherwise capable of transfer by physical delivery or endorsement and delivery, including cash on hand, shall be so transferred to the Transferee Company and deemed to have been physically handed over by physical delivery or by endorsement and delivery, as the case may be, to the Transferee Company to the end and intent that the property and benefit therein passes to the Transferee Company with effect from the Appointed Date.

4.3 In respect of any assets of the Transferor Companies other than those mentioned in Clause 4.2 above, including actionable claims, sundry debtors, outstanding loans, advances recoverable in cash or kind or for value to be received and deposits with the Government, semi-Government, local and other authorities and bodies and customers, the Transferor Companies shall if so required by the Transferee Company, and the Transferee Company may, issue notices in such form as the Transferee Company may deem fit and proper stating that pursuant to the High Courts having sanctioned this

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Scheme between the Transferor Companies and the Transferee Company under Section 394 of the Act, the relevant debt, loan, advance or other asset, be paid or made good or held on account of the Transferee Company, as the person entitled thereto, to the end and intent that the right of the Transferor Companies to recover or realise the same stands transferred to the Transferee Company and that appropriate entries should be passed in their respective books to record the aforesaid changes.

4.4 With effect from the appointed date, all debts, liabilities, contingent liabilities, duties and obligations of Transferor Companies, as on the Appointed Date whether provided for or not in the books of accounts of Transferor Companies and all other liabilities which may





accrue or arise after the Appointed Date but which relates to the period or upto the day of the Appointed Date shall, pursuant to the Orders of the High Court or other competent authority as may be applicable under Section 394 and other provisions of the Act, without any further act or deed, be transferred or deemed to be transferred to and vested in and assumed by the Transferee Company pursuant to the provisions of Sections 391 to 394 of the Act, so as to become the liabilities of the Transferee Company on the same terms and conditions as were applicable to the Transferor Company.

4.5 All the existing securities, mortgages, charges, encumbrances or liens, if any, as on the Appointed Date and those created by the Transferor Companies after the Appointed Date, over the assets of the Transferor Companies transferred to the Transferee Company shall, after the Effective Date, continue to relate and attach to such assets or any part thereof to which they are related or attached prior to the Effective Date. Such securities, mortgages, charges, encumbrances or liens shall not relate or attach or extend to any of the other assets of the Transferee Company.

Any existing encumbrances over the assets and properties of the Transferee Company or any part thereof which relate to the liabilities and obligations of the Transferee Company prior to the Effective Date shall continue to relate only to such assets and properties of the Transferee Company and shall not extend or attach to any of the assets and properties of the Transferor Companies (except those assets and properties which are encumbered on account of loans taken by the Transferee Company by creating charge over the assets of the Transferor Company, if any) transferred to and vested in the Transferee Company by virtue of this Scheme.

5. CANCELLATION OF SHARE CAPITAL OF THE TRANSFEROR COMPANIES

5.1 The entire issued, subscribed and paid-up share capital of First Transferor Company, Second Transferor Company and Third Transferor Company is held by the Transferee Company. Hence all the Transferor Companies are direct wholly owned subsidiaries of the Transferee Company. Hence, upon the Scheme becoming effective, the shares of the

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Transferee Company shall be allotted in lieu or exchange of its holding in the Transferor Companies and the share capital of the Transferor Companies shall stand cancelled.

**ACCOUNTING TREATMENT IN THE BOOKS OF THE TRANSFEE COMPANY**

On the Scheme becoming effective, the Transferee Company shall account for the amalgamation in its books of accounts as under:

- (a) The investments in the equity share capital of the Transferor Companies as appearing in the books of accounts of the Transferee Company, shall stand cancelled;
- (b) Inter-company balances will stand cancelled;
- (c) All the assets and liabilities recorded in the books of the First Transferor Company shall be transferred to and vested in the Transferee Company pursuant to the Scheme and shall be recorded by the Transferee Company at their respective fair values;
- (d) All the assets and liabilities recorded in the books of the Second Transferor Company and the Third Transferor Company shall be transferred to and vested in the Transferee Company pursuant to the Scheme and shall be recorded by the Transferee Company at their respective book values;
- (e) The excess of the net assets value of the Transferor Companies transferred to the Transferee Company, after making the adjustment as mentioned in sub-clauses (a) and (b) above, would be credited to the 'General Reserve'. In case of there being a deficit, the same shall be debited by the Transferee Company to its General Reserves. Any debit balance in the Profit and Loss Account of the Transferee Company as on the Appointed Date shall be adjusted against the balance in General Reserve of the Transferee Company. Further, all the costs and expenses incurred as per Clause 17 of the Scheme as well as other costs, whether of the Transferor Company or of the Transferee Company, incidental with the finalisation of this Scheme and to put it into operation, including expenses in connection with license registration, advisory fees, stamp duty charges, meeting expenses, professional fees, consultant fees & expenses and

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any other expenses or charges attributable to the implementation of the Scheme shall be adjusted against the balance in General Reserve Account in the books of the Transferee Company, after coming into effect of the Scheme.

- (f) If considered appropriate for the purpose of application of uniform accounting methods and policies between the Transferor Companies and the Transferee Company, the Transferee Company may make suitable adjustments and reflect the effect thereof in the General Reserve of the Transferee Company.

7. TRANSACTIONS BETWEEN APPOINTED DATE AND EFFECTIVE DATE

7.1 With effect from the Appointed Date and upto and including the Effective Date:

- (a) The Transferor Companies shall carry on and deemed to have carried on their business and activities and shall stand possessed of their entire business and undertakings, in trust for the Transferee Company and shall account for the same to the Transferee Company.
- (b) All the income or profits accruing or arising to the Transferor Companies and all costs, charges, expenses or losses incurred by the Transferor Companies shall for all purposes be treated as the income, profits, costs, charges, expenses and losses as the case may be of the Transferee Company.
- (c) The Transferor Companies shall carry on their business and activities with reasonable diligence and business prudence and shall not alter or diversify their respective businesses nor venture into any new businesses, nor alienate, charge, mortgage, encumber or otherwise deal with the assets or any part thereof except in the ordinary course of business without the prior written consent of the Transferee Company.
- (d) The Transferor Company shall not without the prior written consent of the Transferee Company, issue or allot any further securities, either by way of rights or bonus shares.
- (e) The Transferee Company shall be entitled, pending the sanction of the Scheme, to apply to the Central/State Government(s) and all other agencies, departments



बदर-१८		
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and authorities concerned as are necessary under any law for such consents, approvals and sanctions which the Transferee Company may require to carry on the business of the Transferor Companies.

As and from the date of acceptance of this Scheme by the Board of Directors of the Transferor Company and the Transferee Company and till the Effective Date, the Transferor Company shall not alienate, charge, mortgage, encumber or otherwise deal with the assets of undertakings of the Transferor Company or any part thereof, except in the ordinary course of business, without the prior written concurrence of the Board of Directors of the Transferee Company.

**8. LEGAL PROCEEDINGS**

If any suit, appeal or other proceeding of whatever nature by or against the Transferor Companies be pending, the same shall not abate or be discontinued or be in any way prejudicially affected by reason of the amalgamation by anything contained in this Scheme, but the said suit, appeal or other legal proceedings may be continued, prosecuted and enforced by or against the Transferee Company in the same manner and to the same extent as it would or might have been continued, prosecuted and enforced by or against the Transferor Companies as if this Scheme had not been made.

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**CONTRACTS, DEEDS AND OTHER INSTRUMENTS**

Subject to the other provisions contained in this Scheme, all contracts, deeds, bonds, agreements and other instruments of whatever nature to which, the Transferor Companies is a party subsisting or having effect immediately before the Scheme coming into effect shall be in full force and effect against or in favour of the Transferee Company, and may be enforced by or against the Transferee Company as fully and effectually as if, instead of the Transferor Companies, the Transferee Company had been a party thereto.



10. SAVING OF CONCLUDED TRANSACTIONS

The transfer of properties and liabilities under Clause 4 above and all legal proceedings by or against the Transferee Company under Clause 8 above shall not affect any transaction or proceedings already concluded by the Transferor Companies on or after the Appointed Date till the Effective Date, to the end and intent that the Transferee Company accepts and adopts all acts, deeds and things done and executed by the Transferor Companies in respect thereto as done and executed on behalf of itself.

11. STAFF & EMPLOYEES

11.1 On the Scheme becoming operative, all staff and employees, if any, of the Transferor Companies in service on the Effective Date shall be deemed to have become staff and employees of the Transferee Company without any break in their service and on the basis of continuity of service, and the terms and conditions of their employment with the Transferee Company shall not be less favourable than those applicable to them with reference to the Transferor Companies respectively on the Effective Date.

11.2 It is expressly provided that, on the Scheme becoming effective, the Provident Fund, Gratuity Fund, Superannuation Fund or any other Special Fund or Trusts, if any, created or existing for the benefit of the staff, workmen and employees of the Transferor Companies shall become the trusts/ funds of the Transferee Company for all purposes whatsoever in relation to the administration or operation of such Fund or Funds or in relation to the obligation to make contributions to the said Fund or Funds in accordance with the provisions thereof as per the terms provided in the respective Trust Deeds, if any, to the end and intent that all rights, duties, powers and obligations of the Transferor Companies in relation to such Fund or Funds shall become those of the Transferee Company. It is clarified that the services of the staff, workmen and employees of the Transferor Companies will be treated as having been continuous for the purpose of the said Fund or Funds.



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12. APPLICATION TO HIGH COURT

The Transferor Company and the Transferee Company shall, with all reasonable dispatch, make applications to the High Court of Judicature at Bombay or any competent authority, as may be applicable under whose jurisdiction the registered offices of the Transferor Company and the Transferee Company, respectively, are situated, for sanctioning this Scheme under sections 391 to 394 of the Act and for dissolution of the Transferor Company without being wound up.

13. WINDING UP

On the Scheme becoming effective, all the Transferor Companies shall stand dissolved without being wound up.

14. CONDITIONALITY OF THE SCHEME

This Scheme is and shall be conditional upon and subject to:

- (a) The requisite consent, approval or permission of the Central Government or any other statutory or regulatory authority, which by law may be necessary for the implementation of this Scheme.

बंदर - १७		The Scheme being approved by the requisite majorities in number and value of such classes of persons including the respective members and/or creditors of the Transferor Companies as may be directed by the Hon'ble High Court of Judicature at Bombay or any other competent authority, as may be applicable
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- (c) The Scheme being sanctioned by the High Court of Judicature at Bombay or any other authority under Sections 391 to 394 and other applicable provisions of the Act; and
- (d) The certified copies of the Orders of High Court of Judicature at Bombay under Sections 391 and 394 of the Act sanctioning the Scheme being filed with the Registrar of Companies, Mumbai, Maharashtra by the Transferor Companies and the Transferee Company.





15. MODIFICATION OR AMENDMENTS TO THE SCHEME

The Transferor Companies and the Transferee Company by their respective Board of Directors or any duly authorised committee may make or consent to any modifications or amendments to the Scheme or to any conditions or limitations that the Court or any other authority may deem fit to direct or impose or which may otherwise be considered necessary, desirable or appropriate by them and solve all difficulties that may arise for carrying out the Scheme and do all acts, deeds and things necessary for putting the Scheme into effect.

The Transferor Company and the Transferee Company by their respective Board of Directors or Committees thereof shall be authorized to take all such steps as may be necessary, desirable or proper to resolve any doubts, difficulties or questions whether by reason of any directive or order of any other authority or otherwise however arising out of or under or by virtue of the Scheme and/or any matter concerned or connected therewith.



16. EFFECT OF NON-RECEIPT OF APPROVALS

In the event of any of the said sanctions and approvals referred to in the preceding Clause 14 not being obtained and / or the Scheme not being sanctioned by the High Court or such other competent authority and / or the order or orders not being passed as aforesaid before December 31, 2011 or such other date as may be agreed by the respective Board of Directors of the Transferor Companies and the Transferee Company may determine, the Scheme shall become null and void, and each party shall bear and pay their respective costs, charges and expenses in connection with the Scheme.



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17. COSTS, CHARGES & EXPENSES

All costs, charges, taxes including duties, levies and all other expenses (if any) have as expressly otherwise agreed), incurred in carrying out and implementing this Scheme and matters incidentals thereto, shall be borne by the Transferee Company.

**TRUE-COPY**  
*M. D. Narvekar*  
**M. D. NARVEKAR**  
COMPANY REGISTRAR  
HIGH COURT (O.S.)  
BOMBAY

**CERTIFIED TRUE COPY**  
For **HEMANI J. J. & CO.**  
ADVOCATES



IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
COMPANY SCHEME PETITION NO. 710 OF 2010

CONNECTED WITH

COMPANY SUMMONS FOR DIRECTION NO. 729 OF 2010

In the matter of the Companies Act, 1956 (1 of 1956);  
AND  
In the matter of Sections 391 to 394 of the Companies Act, 1956;  
AND  
In the matter of Scheme of Amalgamation  
of  
Bricklayer Constructions Private Limited ("Bricklayer" or "the First  
Transferor Company" or "Petitioner Company")  
and  
Resilience Realty Private Limited ("Resilience" or "the Second  
Transferor Company")  
and  
Revelation Realty Private Limited ("Revelation" or "the Third  
Transferor Company")  
with  
Keystone Realtors Private Limited ("Keystone" or "the Transferee  
Company")  
and  
their respective shareholders

Resilience Realty Private Limited

.....Petitioner

AUTHENTICATED COPY OF ORDER DATED 28<sup>TH</sup>  
JANUARY 2011 AND THE SCHEME ANNEXED TO  
THE PETITION



बदर-१८		
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copied on 3/1/2011  
 Approved on 22/2/2011  
 Post & Writer .....

Police .....

Examined by D. M. Jethi  
 Compared with [Signature]  
 Ready on 10.02.2011  
 Returned on 11.02.2011

HEMANT SETHI & CO  
ADVOCATES FOR PETITIONER



Friday, December 08, 2017  
8:14 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12922 दिनांक: 08/12/2017

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर4-10793-2017

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मॉडेल एमआयजी को ऑप हा सो ली चे चेअरमन निमिष एम शाह -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 20

एकूण:

₹. 100.00

₹. 400.00

₹. 500.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे

8:19 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 0/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 400/-

*[Handwritten Signature]*

DELIVERED ORIGINAL DOCUMENT  
ON: 08/12/2017



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6143417/208



CHALLAN  
MTR Form Number-6

GRN	MH007651687201718E	BARCODE	[Barcode]		Date	28/11/2017-10:25:46	Form ID	25.2
Department Inspector General-Of Registration				Payer Details				
Stamp Duty				TAX ID (If Any)				
Type of Payment Stamp Duty				PAN No.(If Applicable)				
Other Party Name REGISTRAR ANDHERI 2				Full Name		MODEL MIG CO OP HSG SOC LTD		
Flat/Block No.				Premises/Building		MODEL MIG CHS LTD, MIG COLONY		
Amount In Rs.				Road/Street		GANDHI NAGAR		
Area/Locality				Town/City/District		BANDRA EAST MUMBAI		
PIN						4 0 0 0 5 1		
Remarks (If Any)				SecondPartyName=KRUNAL K SHETH STAMP DUTY FOR POWER OF ATTORNEY-				
Amount In				Words		Five Hundred Rupees Only		
Total				500.00				
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	03006172017112800172800910019		
Cheque/DD No.				Bank Date	RBI Date	28/11/2017 10:33:42 Not Verified with RBI		
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll No. (BANDRA) No. 24		



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NOTE:- This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
नोंदणी कर व पुढील निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.



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**CHALLAN**  
MTR Form Number-6

GRN	MH007651687201718E	BARCODE			Date	28/11/2017-10:25:48	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				BDR4__JT SUB REGISTRAR ANDHERI 2				
Location				MUMBAI				
Year				2017-2018 One Time				
Amount In Rs.				500.00				
Flat/Block No.				MODEL MIG CHS LTD, MIG COLONY				
Premises/Building				GANDHI NAGAR				
Road/Street				BANDRA EAST MUMBAI				
Area/Locality				BANDRA EAST MUMBAI				
Town/City/District				MUMBAI SUBURBAN DIST. (MUMBAI)				
PIN				4 0 0 0 5 1				
Remarks (If Any)				SecondPartyName=KRUNAL K SHETH STAMP DUTY FOR POWER OF ATTORNEY-				
Payment Details				PUNJAB NATIONAL BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				03000420171280172				
Ref. No.				5009158199				
Bank Date				28/11/2017-10:33:42				
RBI Date				29/11/2017				
Name of Bank				PUNJAB NATIONAL BANK				
Name of Branch				Scroll No. , Date				
				1, 29/11/2017				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobila No. : Not Available  
 सदर चलल केवल दय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Validity: unknown

Challan Defaced  
 Digitally signed by VIRTUAL MUMBAI  
 Date: 2017.11.28 20:06:30  
 Reason: Issued Do Return  
 Location: India

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Sr. No.	Defacement No.	Defacement Date	Defacement Amount	
1	(IS)-323-10793	0004480789201718	08/12/2017-20:06:30	500.00
Total Defacement Amount			500.00	

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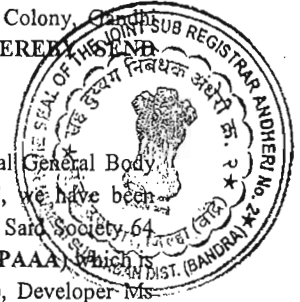
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**POWER OF ATTORNEY**

TO WHOM THESE PRESENTS SHALL COME, WE, 1) MR. AMISH M. SHAH, Chairman, having address at A 1102 Rustomjee Oriana, Model MIG CHS Ltd Bandra East Mumbai 51, (2) MR. MUKESH V GOKHALE, Hon Secretary, having address at A 1502 Rustomjee Oriana, Model MIG CHS Ltd Bandra East Mumbai 51, and (3) MR. ALOK S MATHUR, Hon Treasurer, having address at A 802, Rustomjee Oriana, Model MIG CHS Ltd Bandra East Mumbai 51, all adults, Indian Inhabitants being the office bearers of the Managing Committee of the Model MIG CO-OPERATIVE HOUSING SOCIETY Ltd, Regd. No. MUM / MHADB / W-HE / TC / 11323 / 2001-2002, having its registered address at Model MIG CHS Ltd, MIG Colony, Gandhi Nagar Bandra East Mumbai 400051 (Said Society) DO HEREBY GREETINGS



WHEREAS pursuant to the resolution passed in the 16<sup>th</sup> Annual General Body Meeting of the said society held on date 24<sup>th</sup> September 2017, we have been authorized to and shall sign and execute for and on behalf of the Said Society, 64 Nos. of the Permanent Alternate Accommodation Agreement (PAAA) which is to be executed by and between the Said Society (as First Part), Developer Ms Keystone Realtors Pvt Ltd (as Second Part) & Individual Member of the said Society (as the Third Part) pertaining to the allotment to each of the total 64 members of the said society their New Flat in lieu of their respective demolished Old flats arising out of redevelopment of the property of the said society admeasuring 4840 square meters or thereabouts, forming part of C.T.S. No. 646(part) of Village Bandra (East), Survey No.341 (part) situate at MIG Colony, Gandhi Nagar, Bandra (East), Mumbai 400 051 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. A copy of the resolution of the 16<sup>th</sup> Annual General Body Meeting is annexed hereto and marked as Annexure

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AND WHEREAS, all the above referred 64 Nos. of Permanent Alternate Accommodation Agreement (PAAA) executed by us may be required to be registered with the registering authorities, appointed under provisions of the Registration Act 1908, or any applicable acts in force.

AND WHEREAS, we may not be in a position to attend to the registration formalities personally and therefore, the said matter was discussed in the meeting of the Managing Committee of the Said Society held on 22<sup>nd</sup> October, 2017 and in pursuance of the authority granted to the Managing Committee by the aforesaid resolution of the Annual General Body Meeting, it was unanimously decided and resolved that we, Mr. Nimish M Shah Chairman, Mr. Mukesh V Gokhale Hon Secretary, & Mr. Alok S Mathur Hon Treasurer are entitled and authorized to delegate our Registration power and Authority to the Manager/ Co-ordinator of Managing Committee of the Said Society; **Mr. Krunal K Sheth, an adult, Indian Inhabitant**, having address as A -1702 Rustomjee Oriana Model MIG CHS Ltd, Bandra East Mumbai 51. A copy of the resolution of the Managing Committee is annexed hereto and marked as Annexure 'B'

AND WHEREAS, in pursuance of the resolution of the Managing Committee dated 22<sup>nd</sup> October, 2017 we are desirous of nominating, constituting and appointing **MR. KRUNAL K SHETH** as our true and lawful Attorney to represent us for the purpose set out hereunder.

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**NOW KNOW YE ALL AND THESE PRESENTS WITHINNESSETH**, that we, 1) Mr. Nimish M Shah Chairman, 2) Mr. Mukesh V Gokhale Hon Secretary and 3) Mr. Alok S Mathur Hon Treasurer of the Managing Committee of the Said Society do hereby nominate, constitute & appoint Said Society's Managing Committee's Manager/ Coordinator **Mr. KRUNAL K SHETH** an adult, Indian Inhabitant, having address as A -1702 Rustomjee Oriana Model MIG CHS Ltd, Bandra East Mumbai 51, to be our true and lawful attorney ("the said Attorney") to act for us in our name and on our behalf for the purpose expressed that is to say;

बकाय  
2017

To appear before the concerned Sub- Registrar of Assurance and / or any other registration authorities appointed under the provisions of the Registration Act, 1908, or any applicable acts in force and to present and lodge for registration and admit execution with the concerned Sub Registrar of Assurances and/or any such registration authorities, 64 Nos of the Permanent Alternate Accommodation Agreement (PAAA) which is executed by and between the Said Society (as First Part), Developer Ms Keystone Realtors Pvt Ltd (as Second Part) & Individual Member of the said Society (as the Third Part) and to do all acts, deeds, matter and things necessary for effectively registering the aforesaid document i.e PAAA on our behalf.

*[Handwritten signatures]*

AND WE DO HEREBY FURTHER AGREE to ratify and confirm all such acts, deeds, matters and things done and executed by the said Attorney, by virtue of these presents, as if the same were done by us personally present.

IN WITNESS WHEREOF, we have set and subscribed our hand unto this Power of Attorney at Mumbai on this 30<sup>th</sup> day of November, 2017.



AND DELIVERED BY )  
 the within named )  
 1. Mr. NIMISH M SHAH ) ABH  
 2. Mr. MUKESH V GOKHALE ) lv  
 3. Mr. ALOK S MATHUR ) mathur



In the presence of \_\_\_\_\_

Name

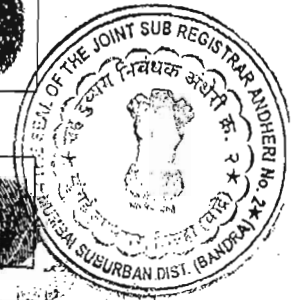
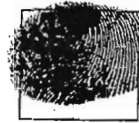
ABH  
 (Mr. Nimish M Shah: Chairman)

lv  
 (Mr. Mukesh V Gokhale: Hon Secretary)

mathur  
 (Mr. Alok S Mathur; Hon Treasurer)



Left Hand Thumb



I ACCEPT THE ABOVE,

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Mr. KRUNAL K SHETH		
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1. Ugrabhan Vishwakarma

2. Vilas Sadhav

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## Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM / MHADB / W-HE / TC / 11323 / 2001-2002

ORIANA, WING A & B, MIG Colony, Bandra (East), Mumbai - 400 051.

TO WHOMSOEVER IT MAY CONCERN


EXTRACT OF MINUTES OF THE 16<sup>TH</sup> ANNUAL GENERAL BODY MEETING HELD ON 24<sup>TH</sup> SEP. 2017 OF ORIANA, MODEL MIG CHS LTD.

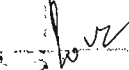
*Resolved That*, "The General Body in its 16<sup>th</sup> AGM held today on 24<sup>th</sup> September 2017 hereby records that the draft of the Permanent Alternate Accommodation Agreement (PAAA) along with its Annexures was placed, read out & explained clause by clause to all members to their fullest satisfaction and that the same is hereby accepted and approved by the General Body for its execution between the individual Member, Society and the Developer"

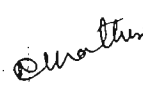
*Further Resolved That* "The General Body in its 16<sup>th</sup> AGM held today on 24<sup>th</sup> September 2017 hereby accepts and approve to authorize any 1 (one) of its Office Bearers either Chairman Nimish Shah Or Hon Secretary Dr Mukesh Gokhale Or Hon Treasurer Mr. Alok Mathur to sign, execute, and affix common seal of society for and on behalf of the Society on the Permanent Alternate Accommodation Agreement (PAAA) as approved in the 16<sup>th</sup> AGM to executed by and between the Individual Member, Society & the Developer and complete the necessary formalities of Registration of the of the said Agreement with the Office Of Sub Registrar's of Assurance"

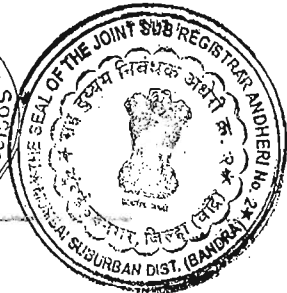
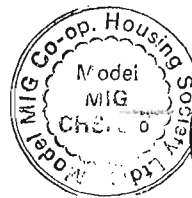
Proposed By: Mr. Satish Kadam (Flat No. 1403 Wing A), Seconded By Mr. Rohit Patny (Flat No. 1804 Wing A) and passed by the entire General Body unanimously /unopposed.

For Model MIG CHS Ltd

  
Chairman

  
Hon Secretary

  
Hon Treasurer



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# Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM / MHADB / W-HE / TC / 11323 / 2001-2002

ORIANA, WING A & B, MIG Colony, Bandra (East), Mumbai - 400 051.

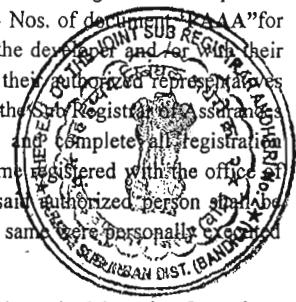
## TO WHOMSOEVER IT MAY CONCERN

EXTRACT OF MINUTES OF THE MANAGING COMMITTEE MEETING HELD ON 22<sup>nd</sup> FEBRUARY, 2017 OF ORIANA, MODEL MIG CHS LTD.

**RESOLVED THAT :** As per the authorization granted by the General Body of the Society in its 16<sup>th</sup> Annual General body Meeting held on 24<sup>th</sup> Sep 2016 the authorized and appointed signatories namely The Chairman Mr. Nimish Shah, Hon Secretary Mr. Mukesh Gokhale & Hon Treasurer Mr. Alok Mathur will stamp, sign and execute for and on behalf of the Said Society 64 Nos. of the **Permanent Alternate Accommodation Agreement 'PAAA'** which is to be executed by and between the Said Society (as First Part), Developer Ms Keystone Realtors Pvt Ltd (as Second Part) & Individual Member of the said Society (as the Third Part) and that the members of the Managing Committee and the said signatories have decided and resolved that in the event of unavailability of the aforesaid signatories to complete the registration formalities with respect to the 'PAAA' which will be executed by them, the to authorize, empower & appoint Society's Managing Committee's Manager/ Coordinator Mr. KRUNAL K SHETH to complete the registration formalities.

**FURTHER RESOLVED THAT;** " The Managing Committee hereby authorizes aforesaid signatories to execute a specific Power Of Attorney thereby nominating, constituting & appointing Society's Managing Committee's Manager/ Coordinator Mr. KRUNAL K SHETH as their true and lawful Attorney to represent them in the event of the unavailability of the said signatories to represent the Society for the purpose of the registration of the above stated 64 Nos. of document 'PAAA' for and on behalf of the said signatories and the society jointly with i) the developer and/or with their authorized representatives & ii) member of the society and /or with their authorized representatives and affix the society's seal wherever required and attend the office of the Sub Registrar of Assurances and admit execution of the agreements on behalf of the society and complete all registration formalities of the agreements that are to be registered & have the same registered with the office of the sub registrar and that such signature & execution by the aforesaid authorized person shall be binding on the entire managing committee & the said society as if the same were personally executed by the them."

392



Proposed By Mr. Anant Bhat; Seconded By: Syed Nasar & passed by the entire Managing Committee Unanimously.

For Model MIG CHS Ltd

*[Signature]*  
Chairman

*[Signature]*  
Hon Secretary

*[Signature]*  
Hon Treasurer



बंदर-४  
90063 19 20  
2017








*Kunal*

भारत निवडणूक आयोग  
 ओळखपत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 HXY1182062



मतदाराचे नांव : कुणाल कमलेश शेट  
 Elector's Name : Kunal Kamlesh Sheth  
 वडीलांचे नांव : कमलेश शेट  
 Father's Name : Kamlesh Sheth  
 लिंग / Sex : पुरुष / Male  
 जन्म तारीख / Date of Birth : 07/08/1980

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AMVPS1615A**

नाम / NAME  
**KRUNAL KAMLESH SHETH**

पिता का नाम / FATHER'S NAME  
**KAMLESH ARVIND SHETH**

जन्म तिथि / DATE OF BIRTH  
**07-08-1980**

हस्ताक्षर / SIGNATURE

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


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

DL No. MH02 20080038234 DOI : 22-10-1983  
 Valid Till : 26-05-2020 (NT)

DLR 30-05-2015  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DOV  
 LMV 18-02-2008  
 MCWG 22-10-1983

FORM 7  
 RULE 18 (7)



Signature/Thumb Impression of Holder

मुकेश गोखले  
**Mukesh Gokhale**

जन्म तारीख / DOB: 22/02/1960  
 पुरुष / MALE

3784 8914 0775

माझे आधार, माझी ओळख

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AZPS0643N**

नाम / NAME  
**NIMISH MANGALDAS SHAH**

पिता का नाम / FATHER'S NAME  
**MANGALDAS SHAH**

जन्म तिथि / DATE OF BIRTH  
**17-12-1968**

हस्ताक्षर / SIGNATURE

आयकर निदेशक (पद्धति)  
 DIRECTOR OF INCOME TAX (SYSTEMS)

बंदर-१०८		
39६	७४	२४
२०१८		

बंदर-४		
१०६३	१३	२०
२०१७		

HXY1182062  
 पना : A1702/1703, अरिआना, गांधी नगर,  
 एम. आय. जी क्लब नवरा. वॉर्ड (एच). मुंबई  
 ४०००५१

तालुका - अंधेरी  
 जिल्हा - मुंबई उपनगर (महाराष्ट्र).

Address: A1702/1703, Oriana, Gandhi Nagar, Near  
 M.I.G Club, Bandra (E), Mumbai - 400 051

Teh - Andheri  
 Dist - Mumbai Suburban Dist (MH)

Date - 06/01/2017

176 - वॉर्ड पूर्व विधानसभा मतदारसंघा करिता

मुंबई नगरपालिका  
 यांच्या सहाय्याने  
 A.V.G. (The  
 Electoral Registration Officer  
 for 176 - Vardh East  
 Constituency)

मुंबई नगरपालिका (अ.स.ए.सी.)  
 यांच्या सहाय्याने यादीत बदल करणाऱ्या मतदारांनी यादीत  
 बदल करताना यादी नंबर व वॉर्ड नंबर यांचे पालन करावे.  
 फॉर्मवरील जेराल्ड कार्ड नंतर अर्थ (176E), A.C.  
 in case of change in address, mention this card no.  
 in the relevant form for including your name in the  
 roll. If the changed address is mentioned in the card  
 with same number.

176239/101



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले  
 प्राधिकारी को सूचित / वापस कराने वाले  
 आयकर आयुक्त (कंप्यूटर केन्द्र),  
 सी-13, प्रत्यक्षकर भवन,  
 बांद्रा-कुर्ला कॉम्प्लेक्स,  
 मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to  
 the Issuing authority:  
 Commissioner of Income-Tax (Computer Operations),  
 C-13, Pratyakshakar Bhavan,  
 Bandra-Kurla Complex,  
 Mumbai - 400 051.

UD 01601267 Maharashtra Motor Vehicles Department  
 LEGEND FOR CLASS OF VEHICLES (COV)

S.No	COV	DESCRIPTION	S.No	COV	DESCRIPTION
1	MCWOOD	M.C With Gear	13	MCWOGT	M.C With Gear TR
2	MCWOG	M.C With Gear	14	MCWGT	M.C With Gear TR
3	LMV	LMV-MT-Car	15	LMVPVT	LMV-Private
4	JW-NT	LMV-3 Wheeler/NT	16	PSVBUS	TRV-PSV-Bus
5	TRACTOR	LMV-Tractor	17	PVTBUS	TRV-Private Bus
6	LMV-TR	LMV-Transport	18	LDRXCV	OTH-Loadrcvtr
7	JW-TR	LMV-3 WheelerTR	19	CRANE	OTH-Cranes
8	TRAMS	Transport	20	FLIFT	OTH-Fork LH
9	INVCRG	Inv Carriage	21	BRIGS	OTH-Boring Rigs
10	RDRLR	Road Roller	22	CNEQP	OTH-Const Eqmmt
11	LMV-TT	LMV-Tractor/Tt	23	INVC02	INV-Carriage-2
12	OTHVEM	Others	24	INVC03	INV-Carriage-3

LMV - LIGHT MOTOR VEHICLE TRV - TRANSPORT VEHICLE  
 DRIVE CAREFULLY - AVOID ACCIDENTS



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले  
 प्राधिकारी को सूचित / वापस कराने वाले  
 आयकर निदेशक (कंप्यूटर केन्द्र)  
 ए.आर.ए. भवन, मुंबई  
 ई-१३, प्रत्यक्षकर भवन,  
 नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to  
 the Issuing authority:  
 Director of Income Tax (Systems)  
 ARA Centre, Ground Floor  
 E-2, Jhandewalan Extn.  
 New Delhi - 110 055

बंदर-४

90	90
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विधान प्राधिकरण  
 GOVT OF INDIA

S/O विश्वनाथ गोखले, फ्लॉर  
 नो.1502/1503 15 फ्लॉर  
 ए-विंग. बिल्डिंग ओरियाणा,  
 मॉडल एमआईजी  
 सी.एच.एस एलटीडी वांद्रे  
 ईस्ट, मुंबई, मुंबई,  
 महाराष्ट्र - 400051

S/O Vishwanath Gokhale, flat  
 no.1502/1503 15th floor A-wing,  
 bldg Oriana, Model MIG c.h.s ltd  
 bandra east, Mumbai, Mumbai,  
 Maharashtra - 400051.

1800 300 1817 [msd@msd.gov.in](mailto:msd@msd.gov.in) [www.msdl.gov.in](http://www.msdl.gov.in) [msd@msd.gov.in](mailto:msd@msd.gov.in)

बंदर-१८

39E	64	er
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२०१८



Government of India



### सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे.

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

02H / 22956



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता: S/O. कमलेश शेठ, 329/डी35, मॉडेल एम. आई. सी. लि. ओरिया ए विंग 1702, नाना धर्माधिकारी मार्ग, म्हाडा ऑफिस बंदरा ईस्ट, बंदरा ईस्ट, महाराष्ट्र, 400051

Address: S/O. Kamlesh Sheeth, 329 / D. 35, Model M. I. G. Chs Ltd, Oriana A Wing 1702, Nana Dharmadhikari Marg, Opp. Mhada Office, Bandra East, Mumbai, Bandra East, Maharashtra, 400051

6583 6739 0800		
बंदर-४		
39E	6E	08
२०१६		

www.uidai.gov.in



भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1271/50007/01334

To,  
कृपाल कमलेश शेठ  
Krunal Kamlesh Sheeth  
S/O. Kamlesh Sheeth  
329 / D. 35, Model M. I. G. Chs Ltd, Oriana A Wing 1702  
Nana Dharmadhikari Marg  
Opp. Mhada Office Bandra East  
Mumbai  
Bandra East Mumbai Mumbai  
Maharashtra 400051  
9820424700

Ref: 12 / 02H / 22956 / 23940 / P



GH108683453FT



Your Aadhaar No. :

6583 6739 0800

सामान्य माणसाचा अधिकार

Spurud



भारत सरकार  
Government of India



कृपाल कमलेश शेठ  
Krunal Kamlesh Sheeth  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male



6583 6739 0800

आधार - सामान्य माणसाचा अधिकार

बंदर-४		
Joveez	१५	२०
२०१७		





आयकर विभाग  
 INCOME TAX DEPARTMENT  
 UGRABHAN VISHWAKARMA  
 SHIVKARAN VISHWAKARMA  
 25/07/1998  
 Permanent Account Number  
 ATOFV8838E



भारत सरकार  
GOVT OF INDIA



बदर - २८		
३१६	७८	६४
२०११		



बदर - ४		
१०६३	१७	२०
२०१७		

Summary I (GoshwaraBhag-1)

शुक्रवार, 08 डिसेंबर 2017 8:15 म.नं.

दस्त गोशवारा भाग-1

बदर4

दस्त क्रमांक: 10793/2017

दस्त क्रमांक: बदर4 /10793/2017

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-



डु. नि. सह. डु. नि. बदर4 यांचे कार्यालयात

पावती:12922

पावती दिनांक: 08/12/2017

अ. क्र. 10793 वर दि.08-12-2017

सादरकरणाराचे नाव: मंडिल एमआयजी को ऑप हा सा

चेअरमन निमिष एम शाह - -

रोजी 7:56 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 400.00

पृथांची संख्या: 20

एकूण: 500.00

*[Handwritten signature]*

*[Handwritten signature]*

दस्त हजर करणाऱ्याची सही:



*[Handwritten signature]*

बदर-४  
मुंबई उपनगर जिल्हा.

बदर-४  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तीस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा.

शिक्षा क्र. 1 08 / 12 / 2017 07 : 56 : 15 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 08 / 12 / 2017 07 : 59 : 45 PM ची वेळ: (फी)

बदर-४		
9068	१६	२०
२०१७		

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस वाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्ठावक-व्यक्ती, साक्षीवार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर दाबीसाठी दस्त निष्ठावक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

लिहून देणारे

*[Handwritten signature]*

लिहून देणारे

बदर-१६		
398	6e	er
२०१६		

Summary-2( दस्त गोषवारा भाग - २ )

08/12/2017 8:19:01 PM

दस्त गोषवारा भाग-2

वदर4

दस्त क्रमांक:10793/2017

दस्त क्रमांक : वदर4/10793/2017  
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: कृपाल के शेट  
पत्ता: 1702, - रुस्तमजी ओरियाना, मॉडेल एम आय जी  
को ऑप हा सो लि, गांधीनगर, एम आय जी कॉलनी, -  
बांद्रा-पूर्व, MAHARASHTRA, MUMBAI, Non-  
Government.  
पॅन नंबर:

पक्षकाराचा प्रकार

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :- 35  
स्वाक्षरी:-  
*Shirnal*

छायाचित्र



अंगठ्याचा ठसा



2 नाव: मॉडेल एमआयजी को ऑप हा सो ली चे चेअरमन  
निमिष एम शाह - -  
पत्ता: - , मॉडेल एमआयजी को ऑप हा सो ली , गांधी  
नगर एमआयजी कॉलनी, - , बांद्रा पूर्व,  
MAHARASHTRA, MUMBAI, Non-  
Government.  
पॅन नंबर: AAABM0582B

कुलमुखत्यार देणार

वय :- 49  
स्वाक्षरी:-  
*Shah*



3 नाव: मॉडेल एमआयजी को ऑप हा सो ली चे सेक्रेटरी  
कमल गोखले - -  
पत्ता: - , मॉडेल एमआयजी को ऑप हा सो ली , गांधी  
नगर एमआयजी कॉलनी, - , बांद्रा पूर्व,  
MAHARASHTRA, MUMBAI, Non-  
Government.  
पॅन नंबर: AAABM0582B

कुलमुखत्यार देणार

वय :- 57  
स्वाक्षरी:-  
*Kamal*



4 नाव: मॉडेल एमआयजी को ऑप हा सो ली चे खजिनदार  
अलोक एस माथुर - -  
पत्ता: - , मॉडेल एमआयजी को ऑप हा सो ली , गांधी  
नगर एमआयजी कॉलनी, - , बांद्रा पूर्व,  
MAHARASHTRA, MUMBAI, Non-  
Government.  
पॅन नंबर: AAABM0582B

कुलमुखत्यार देणार

वय :- 55  
स्वाक्षरी:-  
*Alok*



श्रीील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे  
शिक्का क्र.3 ची वेळ: 08 / 12 / 2017 08 : 02 : 15 PM

कबुल करतात. वदर-४

*Jouez se 20*

ओळख:-

खादील इसम असे निवेदीत करतात की ते दस्तऐवज असे अस्तित्वात नाहीत. ओळखतात, व त्यांची ओळख पुढीलप्रमाणे

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: विश्वकर्मा उग्रभान  
वय: 27  
पत्ता: ५०२ नंदराज , एम व्ही रोड , अंधेरी पूर्व , मुंबई  
पिन कोड: 400069



स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



नाव: विलास जयवंत भाधे

वदर-१६		
398	पत्ता: सुदर	२०
	पिन कोड: 400069	
2017		

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 08 / 12 / 2017 08 : 03 : 34 PM

शिक्का क्र.5 ची वेळ: 08 / 12 / 2017 08 : 03 : 53 PM नोंदणी पुस्तक 4 मध्ये

ज. सुब्रह्मण्यम निबंधक अंधेरी-२

EPayment Details.

59

sr. Epayment Number  
1 MH007851687201718E

Defacement Number  
0004480789201718

10793/2017

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येते की, या  
दस्ताव्याचे एकूण.....पाने आहेत.  
पुस्तक क्रमांक १/बदर-४/क्रमांक.....२०१७  
बर नोंदला दिनांक : .....

सह. दुय्यम निबंधक, अंधेरी क्र. २  
मुंबई उपनगर जिल्हा



बदर-४		
90023	20	20
२०१७		



बदर-१६		
398	८९	२४
२०१६		



## घोषणापत्र

मी, कुलम शेट, याद्वारे घोषित करते की, दुय्यम निबंधक अंदेशी \_\_\_\_\_

यांचे कार्यालयात प.जा. कुराट या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे .

हॉटेल मिड को. डॉ. डा. शे. छि. चे  
च. भ. भ. न. , काजी न. द. , स. स. स. स. व इतर यांनी दि. 12/2017 रोजी

मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत



स्वीजवाव दिला आहे . सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द

केलेले नाहीत. कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य

यांनी कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही . सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध

कृती करण्यास मी पूर्णतः सक्षम आहे . सादरचे कथन चुकीचे आढळून आल्यास,

नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे .

दिनांक : 10-01-2018

*Skand*  
कुलमुखत्यारपत्रधारकाचे नावे

व सही

बदल - १८		
३९६	८२	१०६
२०१८		



Wednesday, June 28, 2006

3:38:47 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4644

गावाचे नाव दहिसर

दिनांक 28/06/2006

दस्तऐवजाचा अनुक्रमांक वदर2 - 04630 - 2006

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: चंद्रेश दिनेश मेहता - -

नोंदणी फी :- 100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 120.00  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)

एकूण रु. 220.00

आपणास हा दस्त अंदाजे 3:53PM ह्या वेळेस मिळेल

**DELIVERED**

दुय्यम निबंधक  
बोरीवली 1 (मालाड)

बाजार मुल्य: 1 रु.

मोबदला: 0 रु.

सह: दुय्यम निबंधक बोरीवली-१


भरलेले मुद्रांक शुल्क: 100 रु.

मुंबई उपनगर जिल्हा.

**DELIVERED**

बदर-१८		
39E	C3	२४
२०१८		

FR 21 15 95

<b>ICICI Bank</b>		Customer Copy		Date: 09/06/06
Deposit Br.		Pay to: ICICI Bank Ltd. A/C Stamp Duty		
Franchising Value	Rs. 100/-			
Service Charges	Rs. 10/-			
Total	Rs. 110/-			
Name of Stamp duty paying party: Mr. Chandresh Dinesh Mehta				
 Received With This Rs. 100/- Payment of Stamp Duty				
DD / Cheque No. Cash		Drawn on Bank		
(For Bank's Use only)				
Tran ID		Franchising Sr. No.		
53804				



**GENERAL POWER OF ATTORNEY**

NOW ALL MEN BY THESE PRESENT I CHANDRESH DINESH MEHTA aged about 37 years, adults, Indian Inhabitant, having my permanent residence and address for correspondence at Rustomjee Acers, Rustom Irani Marg, Dahisar (West), Mumbai - 400068, hereby SEND GREETING

WHEREAS I am the Director in various companies namely:

- (1) M/s. Keystone Realtors Pvt. Ltd., (Registration No.11-94208)
- (2) M/s. Brickwork Trading Pvt. Ltd., (Registration No.11-116403)
- (3) M/s. Credence Property Developers Pvt. Ltd., (Registration No.11-96712)
- (4) M/s. Ashray Dwellers Pvt. Ltd., (Registration No.11-08988)
- M/s. Rustomjee Developments Pvt. Ltd., (Registration No. V-4201-MH-2001-PTC-132977)

बंदर - १५	
39E	८४२९
२००६	

बंदर - २ IV	
४६३०	९
२००६	

SHRI 40835  
117195  
OFFICE REGISTER  
JUN 09 2006  
R000001001-PS5359  
INDIA  
STAMP DUTY  
MAHARASHTRA

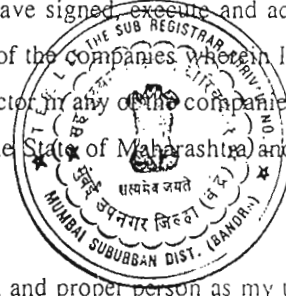
SHRI K. ICICI Bank Ltd.,  
Official  
ICICI Bank Ltd. Karamgiri Complex,  
Karamgiri Road, Vile Parle (E)  
Mumbai - 400 057  
O.S. STAMP DUTY R 1011/17/2005  
890 00 743

- (6) M/s. Rustomjee Landmark Construction Pvt. Ltd., (Registration No.11-108008)
- (7) M/s. Prism Realty Pvt. Ltd., (Registration No.V70100 PTC-141380)
- (8) M/s. Ircon Engineering Pvt. Ltd., (Registration No.11-108008)
- (9) M/s. West Wood Realtors Pvt. Ltd.,



WHEREAS I am likely to be Director in many more companies formed and registered either in the State of Maharashtra and elsewhere in India.

WHEREAS due to exigencies of meeting the schedules I am not in a position to attend personally to various assignments including the lodging admission, registration and collecting Original Agreement for Sale duly registered at the office of the Sub - Registrar, Bandra, Fort Mumbai, Borivali, Goregaon, Kurla, chembur and any other Sub - Registrar of Assurances in India as the case may be in respect of the various and singular Agreement for Sales, Deed of Confirmation, Affidavits and undertaking as may be required wherein I have signed, execute and admit the execution of the Documents as Director of the companies wherein I am presents as the Director or I may be the Director in any of the companies to be formed, incorporated and registered in the State of Maharashtra and in any other State in India.



WHEREAS I am desirous of appointing a fit and proper person as my true and lawful attorney to act and do all or any other following things, matters.

deeds and acts and as more fully and particularly set out herein below, I hereby appoint, nominated, constitute authorized MRS. GEETA MANOHAR MONDKAR, aged about 51 years, daughter of Shri Bhagwan Damodar Mestry and wife of Dr. Manohar G. Mondkar, having permanent residence and address for correspondence at Flat No.1301 Building No.2, Rustomjee Regency, Ideal Farm, Rustomjee Acers, R. I. Marg, Dahisar (W), Mumbai - 400 068, whose signatures I have attested hereunder for proper any easy identification and whose photographs is also affixed hereto as a mark of identification as my true and lawful attorney to do all or any things, matters, deeds and acts, in my name and on my behalf, as hereinafter appearing.

बंदरा - १८	
MRS. GEETA	
cy er	
२०१८	

*(Handwritten signatures)*

बंदरा - २ IV	
०६३०	२
२००६	



- To execute and admit execution before the Sub-Registrar, the Agreement to be executed by me as the Director of any one of the company specify above and or as director of any one of the companies to be formed and incorporated and registered in India.

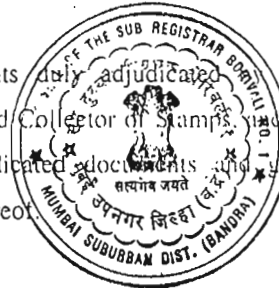


To appear before the Sub-Registrar of Assurances, Bandra, Fort Mumbai, Borivali, Goregaon, Kurla, chembur and or any other Sub-Registrar concerned and to admit execution of the Agreement for and on my behalf as the Director of the Companies specified above and or as the Director of the Companies to be formed and registered in the State of Maharashtra or elsewhere in India.

- To apply for and receive certified copies of the documents. Index II certificate and receive back the duly registered Original Documents for and on my behalf and to give effectual discharge or acknowledgement to receipt of such documents and or copies.
- To apply for and to receive refund of Stamp Duty and or any other charges due and payable on account of Refund of Stamp Duty and Charges in respect of the Agreement/s submitted for cancellation and refund of Stamp Duty thereof.

- To apply for and get the documents duly adjudicated by the Superintendent of Stamps, Mumbai and Collector of Stamps, and to receive back the Originals of adjudicated documents and give effective receipt/acknowledgement thereof.

बन् - ३९८	
३९८	२०१६



- To complete every formality for registration of any document or agreement or indenture wherein I sign as the Director of the Company.

- I hereby undertake to ratify each and every one of the acts, deeds or things which the Attorney may do or cause to be done under this powers herein granted.

*[Handwritten signature]*

बन् - २५
४६३०३
२००६

8. I have lodged this General Power of Attorney for due registration at the office of the Sub - Registrar Bandra, Mumbai, Goregaon, Kurla, chembur.



MR. CHANDRESH DINESH MEHTA



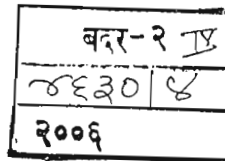
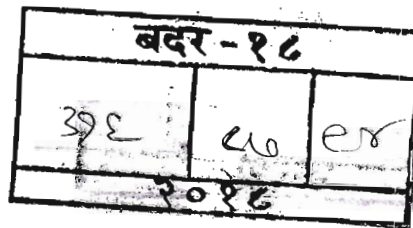
MRS. GEETA MANOHAR MONDKAR



(Speciman Signature of Attorney attested by me)

AMEE DHARMADHIKARI

Identified by us.





28/06/2006

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

बदर2

दस्त क्र 4630/2006

3:39:54 pm

बोरीवली 1 (मालाड)

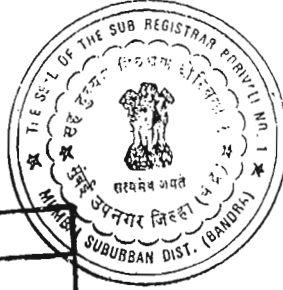
दस्त क्रमांक : 4630/2006

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: चंद्रेश दिनेश मेहता - पत्ता: घर/फ्लॅट नं: रुस्तमजी एकसे गल्ली/रस्ता: रुस्तम इराणी मार्ग ईभारतीचे नाव: - ईभारत नं: - पेट/वसाहत: - शहर/गाय: दहिसर प तालुका: पिन: 68 पिन नुम्बर: -	लिहून देणार वय 37 सही		
2	नाम: गिता मनोहर मोडकर - पत्ता: घर/फ्लॅट नं: रुस्तमजी रेजन्सी, रुस्तमजी एकसे गल्ली/रस्ता: रुस्तमजी इराणी मार्ग ईभारतीचे नाव: - ईभारत नं: - पेट/वसाहत: शहर/गाय: तालुका: पिन:	लिहून घेणार वय 51 सही		



बदर-२-IV  
४६३० ०९  
२००६



बदर-१८  
39E CC ex  
२०१८



दस्त गोधवारा भाग - 2

वदर 2

दस्त क्रमांक (4630/2006)

दस्त क्र. [वदर2-4630-2006] चा गोधवारा  
गजार मुल्य : 1 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 4644 दिनांक: 28/06/2006  
पावतीचे वर्णन  
भांय: वदेश दिग्ग मंडला

दस्त हजर केल्याचा दिनांक : 28/06/2006 03:34 PM  
शिधादनाचा दिनांक : 28/06/2006  
दस्त हजर करणा-याची सही :

100 : सादणी की  
120 : मक्यात (अ. 11(1), मुद्रांकपत्राचा अ. 11(2)),  
सुजतत : अ. 121 व छायाचित्रण (अ. 121)  
संग्रहित झी

220: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 28/06/2006 03:34 PM  
शिकका क्र. 2 ची वेळ : (फ्री) 28/06/2006 03:39 PM  
शिकका क्र. 3 ची वेळ : (फवुली) 28/06/2006 03:39 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 28/06/2006 03:39 PM

दस्त नोंद केल्याचा दिनांक : 28/06/2006 03:39 PM

सर. मुख्य निबंधक बोरीवली-१, मुंबई उपनगर जिल्हा.

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

1) संधिप गावडे - - घर/फ्लॅट नं: आंयडीअल फार्म

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: दहिसर

तालुका: -

पिन: 68

2) होझेमा नलयाला - - घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

वदर-२  
४६३०/०६  
२००६



वसाहित करमेत घेशे की, वा  
वसाहित पत्रांक ०६ पत्रे वसुधेक

सर. मुख्य निबंधक बोरीवली-१,  
मुंबई उपनगर जिल्हा.

सर. मुख्य निबंधक बोरीवली-१,  
बोरीवली (मालाड),  
मुंबई उपनगर जिल्हा.



वदर... २/४६३०/२००६  
पुस्तक क्रमांक ४ क्रमांक - वर  
नोंदला. २८/६/०६  
दिनांक :

सर. मुख्य निबंधक, बोरीवली-१,  
मुंबई उपनगर जिल्हा

वदर-१८  
39E  
C e e  
२०१६



## घोषणापत्र

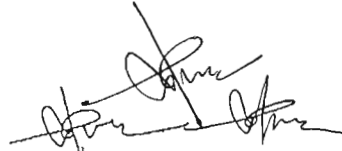
मी, गिता मोंडकर, याद्वारे घोषित करते की, दुय्यम निबंधक अचरी यांचे कार्यालयात पत्राची नोंदणी करार शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. चंद्रेश मेहता व इतर यांनी दि. 28.06.2016 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कवुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य



कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध आहे. सादर दस्त कृती करण्यास मी पूर्णतः राक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी शुल्क नियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक :

8-1-18

  
कुलमुखत्यारपत्रधारकाचे नावे

बदर-१८		
39६	२०	२४
२०१८		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHANDRA SACHETI  
SARDAR SINGH CHORDIA

29/06/1946

ACOPC7826N

Chandra Sacheti



24112008

Chandra Sacheti

आयकर विभाग  
INCOME TAX DEPARTMENT  
KEYSTONE REALTORS PRIVATE LIMITED  
06/11/1993  
Permanent Account Number  
AAACK24990

भारत सरकार  
GOVT. OF INDIA

**Rustomjee**

विवरण  
विवरण पत्र  
R066  
ऑफिस  
ऑफिस सपोर्ट  
0+VLC  
9323123787

चंद्रा सचैती

**Rustomjee**

चंद्रा सचैती  
9172433594



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ALOK SARAN MATHUR  
SARAN VISHWNATH MATHUR  
20/12/1962  
Permanent Account Number  
ABRPM4209H

Mathur  
Signature

बदर-१८		
39E	eg	er
२०१८		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MUKESH VISHWANATH GOKHALE  
VISHWANATH DATTATRAY GOKHALE

22/02/1960

Permanent Account Number  
AAJPG2292F

Signature



09082016

वर्तमान संख्या / PERMANENT ACCOUNT NUMBER

AAZPS0643N

निमित्त का नाम / FATHER'S NAME  
NIMISH MANGALDAS SHAH

पिता का नाम / FATHER'S NAME  
MANGALDAS SHAH

जन्म तिथि / DATE OF BIRTH  
17-12-1968

हरवाक / SIGNATURE

Director of Income Tax

DIRECTOR OF INCOME TAX



बंदर-१८		
२०१८		



बदर-१८		
३९८	२२	२०१८

शिका क्र. 2 10 / 01 / 2018 01 : 22 : 07 PM ची वेळ: (फी)

शिका क्र. 1 10 / 01 / 2018 01 : 19 : 45 PM ची वेळ: (सादीकरण)

मूदक शुल्क: (एक) कोणत्याही महामरणाधिकार्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

दस्तावा प्रकार: पदाची जाहीरा करार

श. वृषभ निवडक, अंधेरी क्र. ७  
 Joint S.R. Andheri-7

श. वृषभ निवडक, अंधेरी क्र. ७  
 Joint S.R. Andheri-7



नोदणी फी  
 रु. 30000.00  
 दस्त हाताळणी फी  
 रु. 1880.00  
 एकूण: 31880.00

दस्त हजर कोणा-याची सही:

दु. लि. सर. दु. लि. बदर18 यांचे कार्यालयाने  
 म. क्र. 316 वर दि.10-01-2018  
 रोजी 1:19 म.नं. वा. हजर केला.  
 सादरकरण्यात येत आहे. किर्लाने रिचवलेले या ची वे  
 सवालक वंदेश भेदना तर्फे मुखत्यार जीना मंडळकर - -  
 पावती:339  
 पावती दिनांक: 10/01/2018

दस्त क्रमांक: बदर18 /316/2018  
 बाजार मूल्य: रु. 33,05,000/- मीदना: रु. 00/-  
 भरलेले मूदक शुल्क: रु.1,71,000/-

514/316  
 बुधवार, 10 जानेवारी 2018 1:39 म.नं.  
 दस्त क्रमांक: 316/2018  
 बदर18

दस्त जाहिरा भाग-1



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THE UNIVERSITY OF CHICAGO

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श्री. सुख निबन्धक, अर्धी क्र. ७  
 श्रीरुद्र अग्रवाल लिखा  
 दिनांक: १०/०१/२०१८  
 गादना.  
 पुस्तक क्रमांक १, क्रमांक.....७८  
**७८२-१८/३९८/२०१८**

श्री. सुख निबन्धक, अर्धी क्र. ७  
 श्रीरुद्र अग्रवाल लिखा  
 प्रमाणित करुणा येत की, या  
 प्रमाणित पुस्तक.....७८. यात आदि

७८२		
३९८	७८	७८
७८२-१८		



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316 /2018

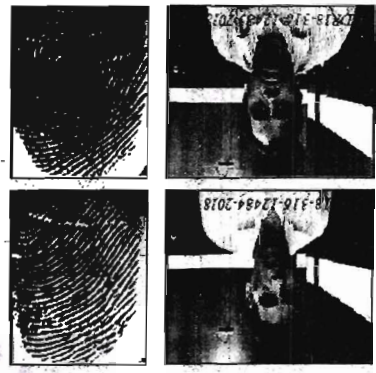
sr.	Payment Number	Defacement Number
1	MH008570833201718E	0005134232201718

EPayment Details.

श्री. सुख निबन्धक, अर्धी क्र. ७  
 Joint S.R. Andheri-7  
 श्रीरुद्र अग्रवाल लिखा

शुक्रवाक्री क्र.५ थी वेळ:१० / ०१ / २०१८ ०१ : २६ : ३८ PM नोंदणी पुस्तक १ मध्ये

शुक्रवाक्री क्र.४ थी वेळ:१० / ०१ / २०१८ ०१ : २६ : २२ PM



श्रीरुद्र अग्रवाल  
 श्रीरुद्र अग्रवाल लिखा

2 - - नारा:विशवाणु बंड  
 पृ.३३  
 पुस्तक:७०२ नाराणु वे पुस्तक नाराणु वे पुस्तक नाराणु वे अर्धी पृ.७  
 पिन कोड:४०००६९

पिन कोड:४०००६९

(13)बाजारभावापराभाषा नोंदणी शुल्क 30000

(12)बाजारभावापराभाषा शुल्क 171000

(11)अनुक्रमिका,खंड व पृष्ठ 316/2018

(10)दस्त नोंदणी केल्याचा दिनांक 10/01/2018

दिनांक

(9) दस्तऐवज कसल दिल्याचा 28/12/2017

पत्ता

आदेश असल्यास,प्रतिवादिचे नाव व 400051 प्ल नं.-ACOPC7826N  
व्यापारालयाचा रजि.नमाणा किंवा पक्षकाराचे व किंवा दिवाणी  
उभारतील नाव: इस्तमजी औरियाणा , ब्लॉक नं: मॉडेल एम आय जी सी एच एस सी,  
1): नाव-दादा हेमचंद्र सवती - - बय-71; पत्ता:-प्लॉट नं: ए/1803 , माळा नं: - ,  
दिनांक नं: व एक्स हायवे , रोड नं: एमआयजी कॉलनी गांधी नगर बांद्रा पूर्व , महाराष्ट्र, मुंबई. प्लिन कोड:-

कोड:-400069 प्ल नं:-AAACK2499Q

ब्लॉक नं: व एक्स हायवे , रोड नं: एमआयजी अंधेरी पूर्व , महाराष्ट्र, मुंबई. प्लिन  
मॉडेल नं: - - बय-61; पत्ता:-प्लॉट नं: 702, माळा नं: 7, इमारतीचे नाव: नटराज ,  
4): नाव-किस्टीन रिचर्डस या सी वें संचालक चंद्रेश भद्रना तर्फे मुखत्यार जीना

प्लिन कोड:-400051 प्ल नं:-AAABM0582B

बांद्रा पूर्व , ब.प. भवन , MAHARASHTRA, MUMBAI, Non-Government.  
मुखत्यार कुणाल शेट - - बय-37; पत्ता:-, - , एमआयजी कॉलनी , गांधी नगर  
3): नाव-मॉडेल एमआयजी को ऑप हा सी सी वें खलिंदार अलोक एस माथुर तर्फे

प्लिन कोड:-400051 प्ल नं:-AAABM0582B

बांद्रा पूर्व , ब.प. भवन , MAHARASHTRA, MUMBAI, Non-Government.  
मुखत्यार कुणाल शेट - - बय-37; पत्ता:-, - , एमआयजी कॉलनी , गांधी नगर  
2): नाव-मॉडेल एमआयजी को ऑप हा सी सी वें सेक्टर 7 मॅकेस व्ही गोखले तर्फे

प्लिन कोड:-400051 प्ल नं:-AAABM0582B

बांद्रा पूर्व , ब.प. भवन , MAHARASHTRA, MUMBAI, Non-Government.  
मुखत्यार कुणाल शेट - - बय-37; पत्ता:-, - , एमआयजी कॉलनी , गांधी नगर  
1): नाव-मॉडेल एमआयजी को ऑप हा सी सी वें चंद्रमन निधिष एम शाह तर्फे

(7) दस्तऐवज कसल देणा-या/लिहून

डेवाणा-या पक्षकाराचे नाव किंवा दिवाणी व्यापारालयाचा रजि.नमाणा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

(5) क्षेत्रफळ

1) 104.50 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात

असेल तेव्हा.

(4) अं-मापन,पोटिफिसा व परकमाका(असल्यास)

पट्टेदार ते नमूद करावे

बाबतिलपट्टेकार आकारणी देतो की

(3) बाजारभाव(आईपट्टेदाराच्या 3305000

(2)मोबदला 0

(1)विलेखणा प्रकार पर्यायी जाणेचा करार

गावाचे नाव : 1) बांद्रा

Regn:63m

नोंदणी :

दस्त नमांक : 316/2018

दुसऱ्या लिबखक : सह दू.लि. अंधेरी 7

पृथी क्र.2

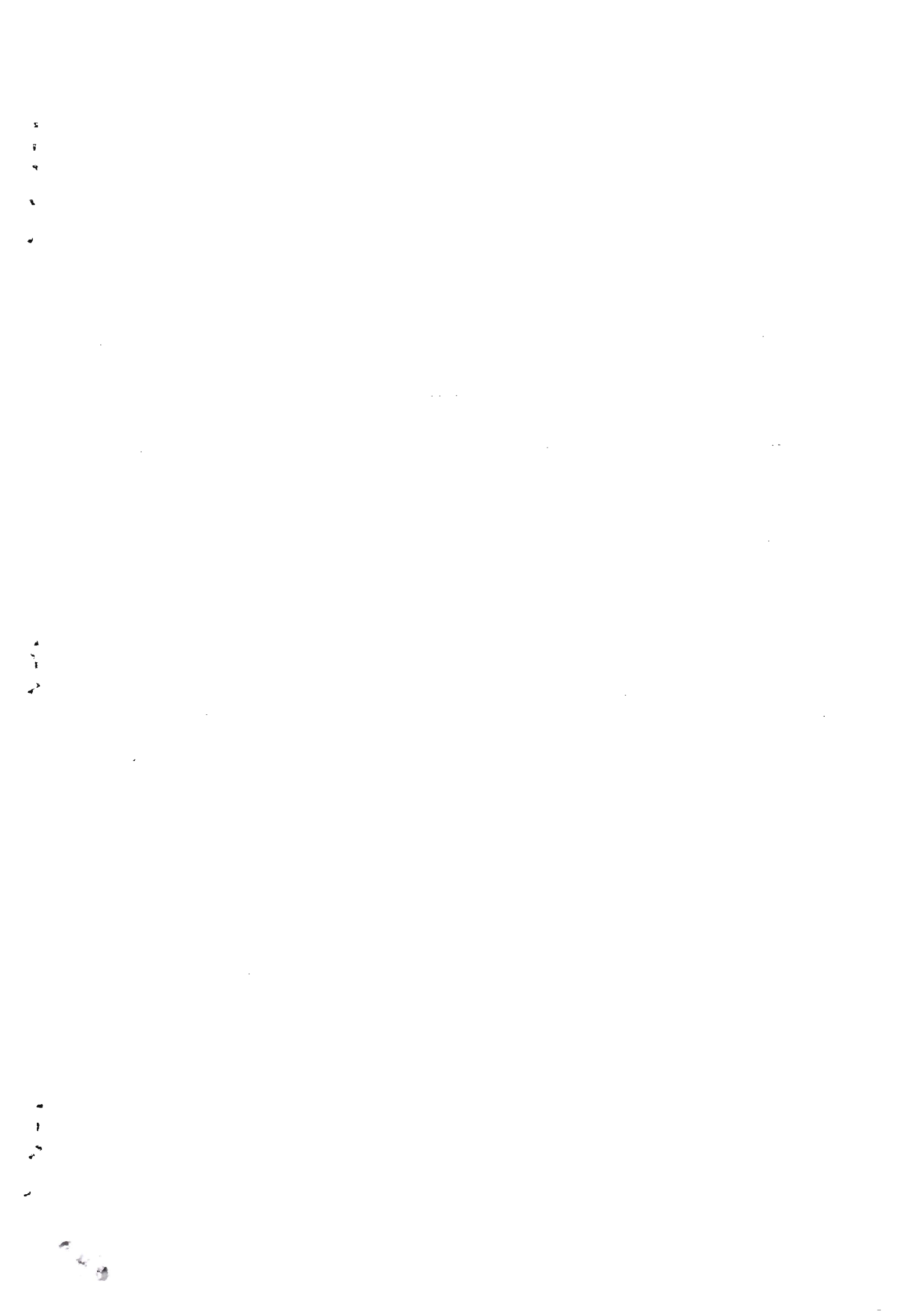


11/01/2018









# MODEL M.I.G Co-Operative Housing Society Limited (Regd.)

(Registered under Maharashtra Co-operative Societies Act, 1960)

Registration No. MUM/MHADB/W-HE/HSG/(TC)/11323/2001-2002 dated 7th August 2001.

## SHARE CERTIFICATE

Share Certificate No.: 39

Member's Register No.: 39

No. of Shares: 10 (Ten)

This is to certify that *Shri/Smt./Ms Chandra Hemchand Sacheti* is the Registered Holder of 10 (Ten) Fully Paid Shares of Rs FIFTY each numbered from 191 to 195 (5 Shares) & 511 to 515 (5 Shares) all inclusive, in

RUSTOMJEE ORJANA, MODEL M.I.G CO-OPERATIVE HOUSING SOCIETY LTD.,

MIG Colony, Gandhi Nagar, Bandra (East) Mumbai 400 051 subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Mumbai this 24<sup>th</sup> day of SEP 2017.

*Eliathan*

M.C Member

*[Signature]*  
Secretary

*[Signature]*  
Chairman



Seal of Model MIG CHS Ltd.

This Certificate is given in lieu/cancellation of Old Certificate No. 39 dt. \_\_\_\_\_ previously bearing only 5 shares numbered from 191 to 195 both inclusive, issued by said Society.



ARJ  
④

SBP - N. POINT

Com. 9867950509.

Mr. Rao.

Share Certificate No. 39 Member's Register No. 39 No. of Shares 5

### SHARE CERTIFICATE

## Model MIG Co-Operative Housing Society Limited (Regd.)

(Registered under Maharashtra Co-operative Societies Act, 1960)

Registration No. MUM/MHADDB/W-HE/HSG/(TC)/11323/2001-2002 dated 7th August 2001

This is to certify that ~~Shri/Smt/Ms~~ Chandra H. Sacheti

is the Registered Holder of Five FULLY PAID UP SHARES of Rs. FIFTY each numbered from 191 to 195 both inclusive, in MODEL MIG CO-OPERATIVE HOUSING SOCIETY LTD., Gandhinagar, Bandra (East), Mumbai 400 051 subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at MUMBAI this Seventh day of March 2002

Seat of Model MIG CHS



Ch Rao  
M. C. Member

Ch...  
Secretary

U. Balaram  
Chairman

This certificate is given in exchange for Certificate No. 135

Distinctive No. from 671 to 675 both inclusive, issued by MIG CHS Group II Ltd.

Dated 24.3.1979

(P.T.O.)

**MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES**

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred		Regn. No. of Transferee
			M.C. Member	Chairman	Secretary
			M.C. Member	Chairman	Secretary
			M.C. Member	Chairman	Secretary
			M.C. Member	Chairman	Secretary
			M.C. Member	Chairman	Secretary

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps  
Case No. Adj. A/1747/2008  
Date 25.5.2008



खदर-१  
खदर-१  
2008

Received from Shri R. B. Bilimce, Realty P. Ltd. residing at...

stamp duty of Rs. 57,02,540/- by seven lakh two thousand five hundred forty only  
vide challan No. 7, Dated 30.4.08

Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 57,02,540/- by seven lakh two thousand five hundred forty only with which this instrument is chargeable has been paid vide article No. 5.C.9.2 of schedule.

seven lakh two thousand five hundred forty only

MV 5702540007

Total Area 4982.67 Sq. mtrs

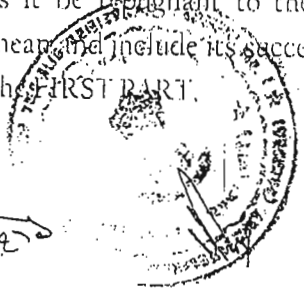
This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958. Place: Andhra. Date: 25.5.2008 Collector of Stamps Andhra

Subject to the Provision of Section-53-A of the Bombay Stamp Act-1958.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("this Agreement") made and entered into at Mumbai this 08 day of April 2008 BETWEEN: MAY.

1) MODEL MIG CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under Registration No. MUM/ MHADB/ W-HE/HSG/(TC)/11323/2001-2002 dated 07<sup>th</sup> August 2002, having its registered address at Gandhi Nagar, MIG Colony, Bandra (East), Mumbai 400 051, through (i) its Hon. Secretary, Dr. Mukesh Gokhale (ii) Managing Committee Member, Mr. Alok Mathur, and (iii) Managing Committee Member, Mr. Kamlesh Sheth, (who represent the Society and its members), hereinafter referred to as "the Society", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and all the members of the Society) of the FIRST PART.



Handwritten signatures and initials: Alok Mathur, Kamlesh Sheth, and others.

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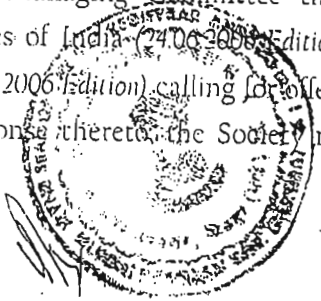
Plot-B (on completion of the lease deed in the Society's favour) and utilized in the construction of a new building/s. It is also possible to procure and load on the said Plot-A and the said Plot-B (on completion of the lease deed in the Society's favour) FSI of other properties that may be obtained by way of Transferable Development Rights as per the Development Control Regulations 1991 (hereinafter referred to as "TDR/FSI"):



U) At the Special General Body Meeting of the Society held on 09<sup>th</sup> January 2005, the issues of the Existing Buildings were discussed at length and the Members agreed that a re-development should be carried out whereby new building/s be constructed in place of the Existing Buildings. The Managing Committee was authorized to call for offers from reputed builders and to negotiate with them.

V) The Society had initially held negotiations with Bachher Investments Private Limited for the proposed re-development project. Thereafter, certain disputes arose between the parties regarding the proposed project and Bachher Investments Private Limited filed a suit bearing No. 1434 of 2006 in the High Court, Bombay in which they preferred Notice of Motion No. 1673 of 2006 wherein they sought ad-interim reliefs. The application for ad-interim reliefs was rejected following which Bachher Investments Private Limited filed an appeal before the High Court, Bombay which was also rejected. Being aggrieved by such order, Bachher Investments Private Limited filed a Petition for Special Leave to Appeal before the Supreme Court of India which was dismissed. A Notice of lis pendens had also been registered by the said Bachher Investments Private Limited with the Sub-Registrar of Assurances of Assurances.

W) At the Special General Body Meeting of the Society held on 06<sup>th</sup> January 2006, the then Managing Committee was replaced by a New Managing Committee. The Managing Committee then placed a Public Notice in the Times of India (24.06.2006 Edition) and in the Maharashtra Times (08.07.2006 Edition) calling for offers from interested developers. In response thereto, the Society re-



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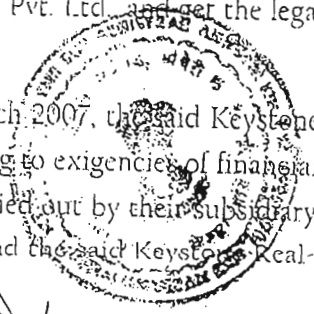
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Page 7 of 43  
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 2006

ceived offers from four developers (one of which was the offer of Keystone Realtors Pvt. Ltd.).

- X) At the behest of and as arranged by the Managing Committee of the Society, the said four interested developers, on 10<sup>th</sup> September 2006, made presentations to the Society inter alia of the profiles of their organizations, the projects carried out by them, the profiles of their architects and other professionals, the terms offered to the Society and to the Members, and the manner in which they envisioned carrying out the re-development project of the Society.
- Y) The matter was accordingly put before the general body of the Society and at the Special General Body Meeting held on 26<sup>th</sup> September 2006, two out of the four interested developers were short-listed.
- Z) A Special General Body Meeting of the Society was held on 15<sup>th</sup> October 2006 to finally select a developer for the project. However, since all items on the agenda thereof could not be taken up and completed, this meeting was adjourned. Accordingly, the adjourned Special General Body Meeting was held on 12<sup>th</sup> November 2006 in which, after extensive deliberations, the matter of the final choice of developers was put to a vote and, out of 50 members present, 38 of them voted in favour of the said Keystone Realtors Pvt. Ltd. A Re-Development Committee of sixteen chosen members was also appointed to take the re-development matter forward.
- AA) The said Keystone Realtors Pvt. Ltd., further improved on their offer and, at the Special General Body Meeting of the Society held on 03<sup>rd</sup> December 2006, resolutions were passed inter alia confirming the selection of Keystone Realtors Pvt. Ltd., as developers of the project and authorising the Managing Committee along with the Re-Development Committee to finalise the detailed terms with the said Keystone Realtors Pvt. Ltd. and get the legal documents/ agreements drafted.
- BB) Thereafter by its letter dated 15<sup>th</sup> March 2007, the said Keystone Realtors Pvt. Ltd., requested that owing to exigencies of financial planning, the said development be carried out by their subsidiary company, i.e., the Developers herein, and the said Keystone Real-



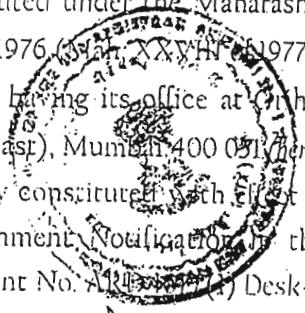
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Page 2 of 43  
बंदर-१

II) RESILIENCE REALTY PRIVATE LIMITED, (a subsidiary of Keystone Realtors Private Limited); a company incorporated under the provisions of the Companies Act 1956, having its registered office at J.M.C. House, Bisleri Compound, Western Express Highway, Andheri East, Mumbai 400 099, hereinafter referred to as "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title) of the SECOND PART.

WHEREAS:

- A) The Society comprises of sixty-four members (hereinafter referred to as "the Members") who are the owners of their respective flats in four buildings numbered "D-32", "D-33", "D-34" & "D-35" (hereinafter collectively referred to as "the Existing Buildings"), which stand on the property forming part of Survey No. 341(part), C.T.S. No. 646(part) of Village Bandra (East), Taluka Andheri, situate at Gandhi Nagar, MIG Colony, Bandra (East), Mumbai 400 051.
- B) Originally, the Maharashtra Housing Board, a corporation established under the Bombay Housing Board Act 1948, (Bom LXIX of 1948) (hereinafter referred to as "the Board") was possessed of or otherwise well and sufficiently entitled to various tracts of land in the Bandra (East) area on which they implemented a scheme of construction, allotment and sale of tenements, generally known as the Middle Income Group Housing Scheme, in or around 1958-1962.
- C) The Board accordingly built the said Existing Buildings and allotted the 64 tenements therein to various purchasers thereof on a hire-purchase scheme.
- D) The Maharashtra Housing & Area Development Authority, a statutory corporation constituted under the Maharashtra Housing & Area Development Act 1976, (Bom XXVH of 1977) (hereinafter referred to as "the said Act"), having its office at Chha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai 400 051 (hereinafter referred to as "MHADA") was duly constituted with effect from 05<sup>th</sup> December 1977 under Government Notification in the Public Works and Housing Department No. A/1/1977/1 Desk-44 dated



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05<sup>th</sup> December 1977 following which the Board stood dissolved by operation of Section 15 of the said Act;

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E) Under Clauses (a) & (b) of Section 189 of the said Act, all the property, rights, liabilities, and obligations of the said dissolved Board including those arising out of any agreement or contract became the property, rights liabilities and obligations of MHADA;

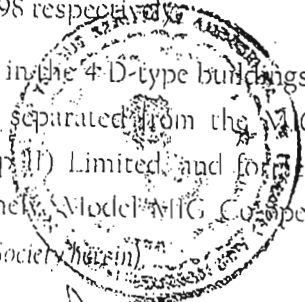
F) In the circumstances, the said Property has now become the property of MHADA, and all rights, liabilities and obligations of the Board in relation to the said property became the rights, liabilities and obligations of MHADA;

G) After all instalments of the hire-purchase of the tenements were paid by the allottees thereof, MHADA initiated a scheme for formation and registration of co-operative societies with the intention of thereafter executing a lease in favour of such societies in respect of the plots on which the buildings stand and Sale Deeds in respect of the buildings.

H) Initially, MIG Co-operative Housing Society (Group II) Limited was formed in respect of Building Nos. C-20 to C-31 & D-32 to D-35 comprising of 160 flat-owners.

I) MHADA, by its letter bearing Reference No. MH&ADB/ Sr. Arch/ 5336/ W-Br. Off 97 dated 16.08.1997 addressed to the said MIG Co-operative Housing Society (Group II) Limited recorded that a total amount of Rs.63,16,732/- would be required to be paid by the 160 flat-owners to MHADA as consideration for additional FSI of 18 square metres per flat, R.G. Plots and Tit-bit plots. Each of the 160 flat-owners contributed Rs.40,000/- and accordingly payments were made in two lots of Rs.15,80,000/- & Rs.47,36,732/- for which MHADA issued Receipt No. 437827 dated 25.11.1997 and Receipt No. 7041 dated 30.03.98 respectively.

J) Thereafter, the owners of 64 flats in the 4 D-type buildings numbered D-32, D-33, D-34 & D-35 separated from the MIG Co-operative Housing Society (Group II) Limited and formed and registered a separate society, namely, Model MIG Co-operative Housing Society Limited (being the Society herein).



*[Handwritten signature]*

*P. Mathur*

*मि. 21. 20. 2018*

*[Handwritten initials]*

पृष्ठ-१  
Page No. of 43  
[Signature]

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K) In the circumstances, the Society has become entitled to get from MHADA the lease of the said land lying underneath and appurtenant to Buildings D-32 to D-35, tit-bit land, R.G. land as well as the Sale Deed of the Existing Buildings in favour of the Society.

L) MHADA has since executed the following Lease Deed and Sale Deeds in favour of the Society: -

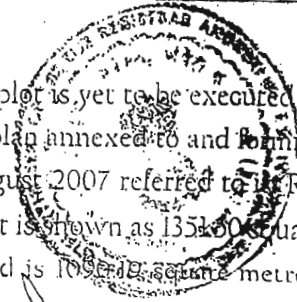
L.1) Lease Deed dated the 10<sup>th</sup> day of August 2007, registered with the Sub-Registrar of Assurances, Andheri No. 1, under Serial No. BDR-1/7351/2007 dated 10.08.2007, in respect of the land lying underneath and appurtenant to Buildings D-32 to D-35, admeasuring 2540.98 square metres or thereabouts. The lease term is 90/99 years commencing from the 01<sup>st</sup> day of July 1977.

L.2) Sale Deed dated the 10<sup>th</sup> day of August 2007, registered with the Sub-Registrar of Assurances, Andheri No. 1, under Serial No. BDR-1/7352/2007 dated 10.08.2007 in respect of the said Existing Buildings in favour of the Society. The said Sale Deed mentions that the plinth area of the said Existing Buildings is 34,878.80 square feet (i.e., 3240.32 square metres) while the carpet area of the said Existing Buildings is 25,971.37 square feet (i.e., 2412.80 square metres) carpet area, and that the plinth area of each tenement is of 545 square feet (i.e., 50.77 square metres), while the carpet area of each tenement is 406.50 square feet (i.e., 37.77 square metres).

M) The said land lying underneath and appurtenant to the said Existing Buildings, admeasuring 2540.98 square metres or thereabouts forming part of the Lease Deed dated 10<sup>th</sup> August 2007 referred to in Recital L.1 above is described in detail in the First Schedule hereunder written and is hereinafter referred to as "the said Plot-A").

First Schedule  
Description of the said Plot-A

N) The lease of the tit-bit land and R.G. plot is yet to be executed by MHADA in favour of the Society. In plan annexed to and forming part of the Lease Deed dated 10<sup>th</sup> August 2007 referred to in Recital L.1 above, the area of the R.G. plot is shown as 1351.60 square metres and the area of the tit-bit land is 1000.00 square metres.



[Signature]

Chaitan

20/08/2007

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The R.G. plot and the tit-bit land admeasuring in the aggregate 2441.69 square metres is more particularly described in the Second Schedule hereunder written and is hereinafter referred to as "the said Plot-B".

Second Schedule  
 Description of the said Plot-B

Annexure 'A'  
 Plan of the said Plot-A & Plot-B

O) Annexed to this Agreement and marked "Annexure A" is a photocopy of the plan that has been annexed to and forms part of the Lease Deed dated 10<sup>th</sup> August 2007 in which the land lying underneath and appurtenant to said Existing Buildings, admeasuring 2540.98 square metres (described herein as the said Plot-A) and the tit-bit land and R.G. plot admeasuring 2441.69 square metres (described herein as the said Plot-B) has been depicted in the colours mentioned therein.

P) Hereinafter, the said Plot-A and the said Plot-B, wherever the context so requires, are collectively referred to as "the said Property".

Q) Each of the said Existing Buildings consists of a ground floor and three upper floors.

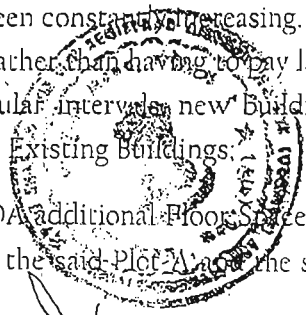


R) There are a total of sixty-four flats in the Existing Buildings owned by the members of the Society (*hereinafter, "the Members' Existing Flats"*). The Members' Existing Flats are all of the same size, i.e., 406.65 square feet carpet area each (aggregating to 26,025.60 square feet carpet area). The Members own shares issued by the Society. The names of the members and of the Members' Existing Flats and of their shares are set out in Annexure "B" annexed hereto;

Annexure 'B'  
 Details of Members' Existing Flats and shares

S) The Existing Buildings are around 45 years old and have deteriorated over the years. There are several cracks in the walls, columns and beams and there have been complaints of leakages. Repairs, however extensive, are only a temporary measure and the frequency and cost of repairs have been constantly increasing. The Members were of the opinion that rather than having to pay large sums of money for repairs and regular intervals new Buildings should be constructed in place of the Existing Buildings.

T) It is possible to acquire from MHADA additional Floor Space Index ("FSI") which can be loaded on the said Plot A and the said



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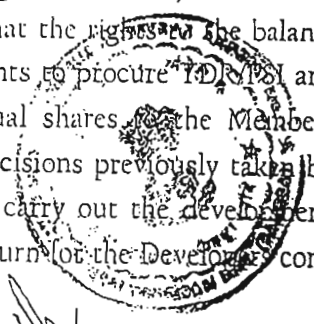
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tors Pvt. Ltd., gave a written undertaking that they were in full control of the said subsidiary company and undertook not to reduce the shareholding of Keystone Realtors Pvt. Ltd., in the said subsidiary company below 51% and that Shri Boman Irani, Shri Percy Chowdhary and Shri Chandresh Mehta, who were/are the directors of Keystone Realtors Pvt. Ltd., and the Developers herein would at all times remain directors of the said Keystone Realtors Pvt. Ltd. and the Developers and would manage and steer the Developers through the proposed development until the completion of the project.

CC) A P.I.L. Writ Petition bearing No. 152 Of 2006 was filed in the High Court, Bombay, by AWAAZ Foundation & Anr., against the State of Maharashtra & Ors., praying inter alia for a Writ of Mandamus to be issued directing the Respondents to withdraw/ recall/ cancel any grant of extra FSI beyond the permissible F.S.I. of 1.0 to any co-operative society/ building/ builders in respect of MHADA schemes and also praying inter alia for an injunction restraining the Respondents from permitting any demolition/ construction/ development under D.C. Regulation 33(5) is complied with. The said Petition is pending for hearing and final disposal. The Society herein along with other societies in the Gandhi Nagar area have been made party Respondents to the said Petition. The Developers state that they are fully conversant with the facts of the case and its status in Court;

DD) At the Special General Body Meeting of the Society held on 25<sup>th</sup> March 2007, the Society approved the substitution of the name of the Developers herein in the place and stead of Keystone Realtors Private Limited and agreed that all resolutions passed upto the date of such meeting shall be treated and deemed to have been made and passed by and in favour of the Developers herein.

EE) At the Special General Body Meeting of the Society held on 25<sup>th</sup> March 2007, the Members agreed that the rights to the balance FSI of the said Property and the rights to procure IDMP and FSI from MHADA belonged in equal shares to the Members (which is in conformity with the decisions previously taken by the Society) and that the Members carry out the development through the Developers herein. In return for the Developers con-



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structing new flats of larger area free of all costs to the Members, the Developers would be entitled to utilize the balance area in the construction of additional flats which could be sold by the Developers and the sale proceeds appropriated by the Developers.

FF) The Society and the Members have placed conditions to be complied with by the Developers in order that the Developers could commence and carry out the re-development project. The conditions are:-

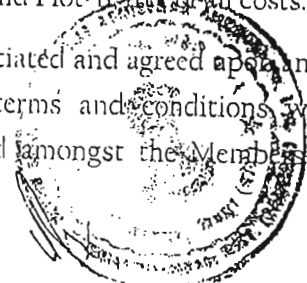
FF.1) The Developers shall get the demarcation carried out of the plots between MIG Co-operative Housing Society (Group II) Limited and the Society by MHADA;

FF.2) The Developers shall arrange for and get the Lease Deed in respect of the tit-bit land and R.G. plot as aforesaid executed by MHADA in favour of the Society, at the costs of the Developers alone.

GG) The Developers have informed the Members that a total FSI of upto 2.4 times the area of the said Plot-A and the said Plot-B (on completion of the lease deed in the Society's favour) (covering the FSI of the Members' Existing Flats, any balance FSI of Plot-A and Plot-B and TDR/ FSI and FSI from MHADA that can be loaded on thereon) can be utilized in the re-development project;

HH) It has been made clear to the Developers that the Members have reserved a total carpet area of 59,968 square feet out of the total area that the Developers succeed in making available for development on the said Plot-A and Plot-B, be it upto 2.4 times the area of the said Plot-A and the said Plot-B or less (which includes the FSI covered by the Members' Existing Flats, any balance FSI presently available in respect of the said Plot-A and Plot-B, FSI from MHADA and/or TDR/FSI that can be purchased and loaded thereon). It shall be the obligation of the Developers to utilize the said FSI reserved by the Members in the construction of new flats for the Members on the said Plot-A and Plot-B free of all costs.

II) The terms and conditions were negotiated and agreed upon and a document embodying the agreed terms and conditions were drafted and finalized and circulated amongst the Members. A

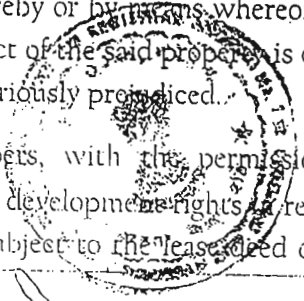


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are given the right to sell the balance flats subject to the terms hereof and appropriate the proceeds unto themselves.

Society's representations on title

- 2. The Society has declared that:
  - 2.1. The said Plot-A is of leasehold tenure and, in respect of the said Plot-B, the Society is entitled to get the lease thereof from MHADA;
  - 2.2. The Society has not received any notice for acquisition, requisition or reservation of the said Property or any part or portion thereof and that save and except for the suit of Bachher Investments Pvt. Ltd., and the said P.I.L. Petition there are no encumbrances whatsoever in respect of the said Property or any part thereof;
  - 2.3. Except for housing loans taken by around 3 to 4 members, the titles of the Members to their respective existing flats is free from encumbrances and there are no dues outstanding payable to any financial institution or any person whatsoever. If any of the Society Members have availed of any loans against the security of their flats which is still outstanding, such Member shall at his/her own cost obtain the NOC of the lending bank or financial institution or other person for this transaction before the demolition of the existing buildings as aforesaid. Any claims to any of the Members' Existing Flats will be dealt with by the concerned members and settled so as to not obstruct the re-development project. There are no minors having title to any of the said Flats.
  - 2.4. Save as aforesaid, the Society or the Members has/have not entered into any agreement or agreements nor contracted to create any right, title or interest in favour of any other person or persons nor they have done or committed to do any acts, deeds, things or matters whereby or by means whereof their right, title or interest in respect of the said property is or can be adversely affected and/or seriously prejudiced.
  - 2.5. The Society and the Members, with the permission of MHADA, are entitled to grant development rights in respect of the said Plot-A and, also subject to the lease deed of the



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held on 14<sup>th</sup> October 2007,

Special General Body Meeting was held on 14<sup>th</sup> October 2007, at which it was decided to entrust the development project to the Developers and to sign and execute this Agreement. Since it would not be practical to gather all 64 members at one time to execute this agreement and also to attend the office of the Sub-Registrar of Assurances for registering the document, it was decided by at the said general body meeting that the document would be signed by the Hon. Secretary and two Managing Committee members for and on behalf of the Society as well as on behalf of the 64 members.

Annexure 'C'  
Compilation of resolu-

JJ) Annexed hereto and collectively marked Annexure "C" are copies of the relevant resolutions pertaining to the re-development project passed by the Managing Committee and the General Body of the Society:

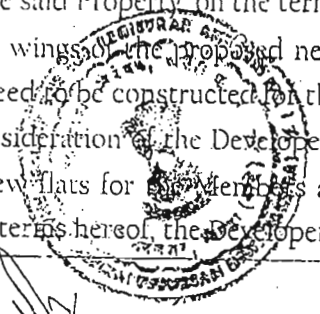


KK) The parties hereto are accordingly executing this Agreement.

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

Development rights

1. The Society and the Members agree to the right of development of the said Plot-A and the said Plot-B (on completion of the lease deed in the Society's favour) by the Developers subject to the terms and conditions contained herein. The Developers shall be executing separate agreements with the Members of the Society with regard to existing flats/ new flats of the Members and the utilization of FSI of upto 2.4 times the area of the said Property (covering the FSI covered by the Members' Existing Flats, any balance FSI presently available in respect of the said Plot-A and Plot-B, FSI from MHADA and/or TDR/FSI that can be purchased and loaded thereon). The Developers shall at their own costs and expenses, construct a new building of three wings on the said Property, utilizing therefor a total area of upto 2.4 times the area of the said Property, on the terms and conditions contained herein. Two wings of the proposed new building will contain the new flats agreed to be constructed for the Members as hereinafter set out. In consideration of the Developers agreeing to construct at their costs, new flats for the Members as per this agreement and adhering to the terms hereof, the Developers



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said Plot-B being executed in favour of the Society, the said Plot-B, unto and in favour of the Developers.

2.6. Save as mentioned in this Agreement, neither the said Property nor any of the Existing Flats are the subject matter of any decree or order or attachment before or after judgment of any Court of Law and/or any authority or authorities including under the provisions of the Income Tax Act and that save and except for the suit of Bachher Investments Pvt. Ltd., and the said PII. filed by AWAAZ Foundation, there are no proceedings pending in any Court of Law wherein the said property is the subject matter.

Developers' have accepted the title to the Property



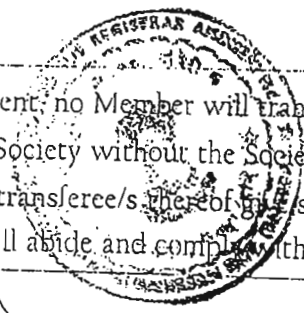
3. The Developers state that they have, prior to the execution hereof, investigated and have accepted the title to the said Property. Hereafter, the Developers cannot rescind this Agreement on any ground of any defect in title/s nor will they be entitled to delay the compliance of their obligations under this Agreement or seek any dilution of the terms hereof/ thereof.

Bachher Investments Pvt. Ltd.

4. The Developers have taken over the responsibility of dealing with the said Bachher Investments Private Limited and consequently have agreed that the outcome of the suit shall be the liability of the Developers alone. The society and/or the Members shall not be liable to contribute any part of the amounts, whether by way of costs, damages or otherwise, whether as a result of any judgments being passed in the said suit filed by Bachher Investments Private Limited or any other suit/s as may be filed by/against Bachher Investments Private Limited at any time in future or in the event a settlement is arrived at with the said Bachher Investments Private Limited. The Developers agree and undertake that they alone shall bear and pay all amounts that may be payable or may be agreed to be paid to Bachher Investments Private Limited.

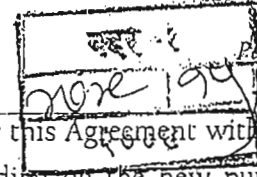
Conditions for sale of existing flats

5. During the subsistence of this Agreement, no Member will transfer his/her shares or his/her rights in the Society without the Society's prior permission unless and until the transferee/s thereof gives an undertaking in writing that he/she shall abide and comply with all



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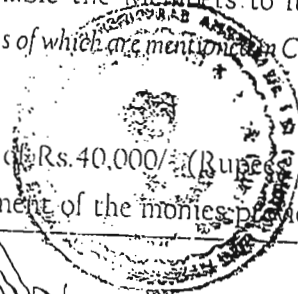


the obligations of the transferor under this Agreement without any demur. This Agreement shall be binding on the new purchaser/transferee to all intents and purposes and such purchaser alone shall be entitled to such new flat and the concerned member's share of the consideration or the balance thereof or any other benefits as per this Agreement. The member who sells/ transfers his flat or shares shall cease to have any rights to the new flat or to receive any monies as per this Agreement or generally to any benefits or rights under this Agreement. The fact of transfer will be intimated to the Developers. The aforesaid provisions shall not apply in case of transmission of shares to a member/s heirs and legal representatives.

Gist of the amounts payable to the Society/ members and the flats of the Members



6. The Developers for obtaining development rights on the terms hereof, have agreed inter alia: -
- 6.1. to pay to the Society a monetary consideration of Rs.3,20,00,000/- (Rupees Three crores twenty lakhs only) (detailed provisions of which are mentioned in Clause 7 below).
  - 6.2. to pay to each of the Members a sum of Rs.46,89,062=50 (Rupees Forty six lakhs eighty nine thousand sixty two and paise fifty only) aggregating to Rs.30,01,00,000/- (Rupees Thirty crores one lakhs only) (detailed provisions of which are mentioned in Clause 8 below).
  - 6.3. To pay to each of the Members a sum of Rs.4,93,750=00 (Rupees Four lakhs ninety three thousand seven hundred fifty only) aggregating to Rs.3,16,00,000/- (Rupees Three crores sixteen lakhs only) as a compensation for loss of furniture, fixtures and fittings that the Members will have to suffer in the course of their shifting from their existing premises into their new flats and also to enable the Members to furnish their new flats (detailed provisions of which are mentioned in Clause 9 below);
  - 6.4. to pay to each Member a sum of Rs.40,000/- (Rupees Forty thousand only) as a reimbursement of the monies previously



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paid by the Members to MHADA for purchase of 18 square metres of FSI (which amount has been paid before the execution hereof) (detailed provisions of which are mentioned in Clause 10 below);

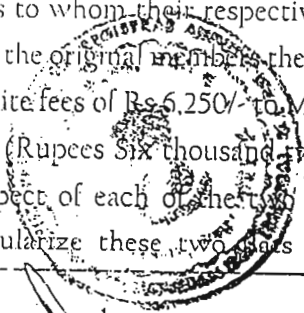
6.5. to pay to each Member a sum of Rs.10,000/- (Rupees Ten thousand only) per month for the period commencing from the date of receipt of the Commencement Certificate upto the time that the Developers complete the entire project and obtain the Full Occupancy Certificate in respect thereof (detailed provisions of which are mentioned in Clause 11 below);

6.6. To pay the following amounts either to MHADA or to the Members:-

6.6.1. to those 25 members who had purchased their respective existing flats but had not paid MHADA the transfer charges of Rs.25,000/- to MHADA, a sum of Rs.25,000/- (Rupees Twenty five thousand only) to MHADA so as to regularize such flats of the 25 members (which amount has been paid before the execution hereof);

6.6.2. to those 14 members who claim through original deceased members but had not paid the requisite fees of Rs.300/- to MHADA, (i) a sum of Rs.300/- (Rupees Three hundred only) in respect of each of such flats to MHADA so as to regularize such flats of the 14 members (which amount has been paid before the execution hereof), & (ii) a sum of Rs.24,700/- (Rupees Twenty four thousand seven hundred only) shall be paid to each of such 14 Members (which amount has been paid before the execution hereof);

6.6.3. to two of the members to whom their respective existing flats were gifted by the original members thereof but had not paid the requisite fees of Rs.6,250/- to MHADA, (i) a sum of Rs.6,250/- (Rupees Six thousand two hundred fifty only) in respect of each of these two flats to MHADA so as to regularize these two flats (which



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amount has been paid before the execution hereof), & (ii) a sum of Rs.18,750/- (Rupees Eighteen thousand seven hundred fifty only) shall be paid to each of the two members (which amount has been paid before the execution hereof).

6.6.4. to those 23 who are original Members of the Society and who do not owe any amounts to MHADA, a sum of Rs.25,000/- (Rupees Twenty five thousand only) shall be paid to each of these 23 members (which amount has been paid before the execution hereof);

• (Detailed provisions are mentioned in Clause 12 below)

6.7. to construct for each of the 64 Members, free of all costs, a new flat in the new building that the Developers shall construct on the said Property (detailed provisions of which are mentioned in Clause 13 below).



7. As mentioned in Clause 6.1 above, the Developers have agreed to pay to the Society a lumpsum consideration of Rs.3,20,00,000/- (Rupees Three crores twenty lakhs only) which shall be paid in the following installments: -

7.1. Rs.1,60,00,000/- (Rupees One crores sixty lakhs only) has been paid to the Society on or before execution hereof (the payment and receipt whereof the Society doth hereby admit and acknowledge).

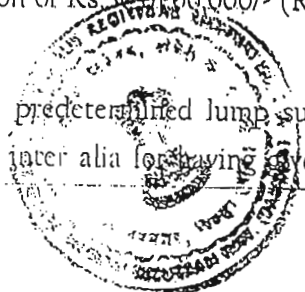
7.2. Rs.1,60,00,000/- (Rupees One crores sixty lakhs only) shall be paid to the Society on receipt of the Commencement Certificate in respect of the new building.

Consideration payable to the Members

8. As mentioned in Clause 6.2 above, the Developers have agreed to pay to each of the Members a sum of Rs.46,89,062-50 aggregating to the Members herein a total consideration of Rs.30,01,00,000/- (Rupees Thirty crores one lakhs only).

8.1. The aforesaid consideration is a predetermined lump sum amount payable to the Members inter alia for having given

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con concurrence and consent for the redevelopment project and is inclusive of but not restricted to (i) compensation for alleviating hardship suffered by the Members for shifting/re-shifting, (ii) compensation for allowing the Developers to demolish their flats (iii) compensation for having agreed to share the common areas with more persons after redevelopment.

8.2. The aforesaid amount is divided equally amongst the sixty-four members of the Society.

8.3. The said amount shall be paid by the Developers to the Members in the following instalments: -

8.3.1. Rs.23,44,531-25 (Rupees Twenty three lakhs forty four thousand five hundred thirty one and paise twenty five only) to each Member aggregating to Rs.15,00,50,000/- (Rupees Fifteen crores fifty thousand only) has been paid to the Members on or before execution hereof;

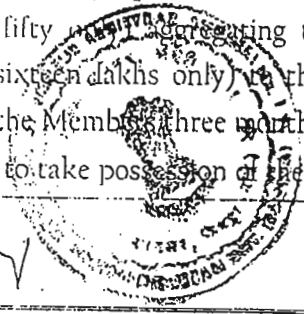
8.3.2. Rs.23,44,531-25 (Rupees Twenty three lakhs forty four thousand five hundred thirty one and paise twenty five only) to each Member aggregating to Rs.15,00,50,000/- (Rupees Fifteen crores fifty thousand only) on receipt of the Commencement Certificate in respect of the new building.



Compensation for loss of furniture, fittings and for refurbishing the Members new flats

9. In the course of shifting from their existing flats to their new flats, the Members may not be able to salvage all their furniture and fittings and re-install them in the new flats. This will result in the Members facing a loss on account of their being unable to salvage all their existing furniture and fittings and on account of their being required to furnish their new flats. To alleviate such loss, as mentioned in Clause 6.3 above, the Developers have agreed to pay to each of the Members a sum of Rs.4,93,750-00 (Rupees Four lakhs ninety three thousand seven hundred fifty aggregating to Rs.3,16,00,000/- (Rupees Three crores sixteen lakhs only) to the Members. Such amount shall be paid to the Members three months before serving notice upon the Members to take possession of their

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new flats.

Amounts payable to MHADA/ Members

10. As mentioned in Clause 6.4 above, the Developers have agreed to pay to each Member a sum of Rs.40,000/- (Rupees Forty thousand only). The aforesaid amount is by way of a reimbursement of the monies previously paid by the Members to MHADA for purchase of 18 square metres of FSI. The said sum of Rs.40,000/- (Rupees Forty thousand only) has been paid to each Member before the execution hereof.

Hardship/ inconvenience allowance

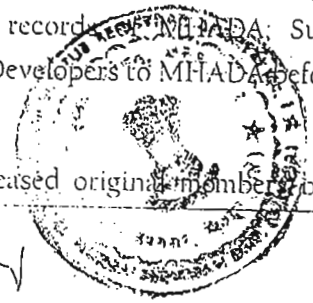
11. As mentioned in Clause 6.5 above, the Developers have agreed to pay to each Member a sum of Rs.10,000/- (Rupees Ten thousand only) per month for the period commencing from the date of the Commencement Certificate upto the stage that the Developers complete the entire project and obtains the Full Occupancy Certificate in respect thereof. The aforesaid amount is a compensation to alleviate the hardship and the inconvenience that the Members will have to bear on account of the construction activity that will be carried out on the said Property. The aforesaid amount shall be paid every three months in advance, by the fifth day of each quarter, commencing from the date of receipt of the Commencement Certificate upto the time that the Developers complete the entire project and obtain the Full Occupancy Certificate in respect thereof.

Amounts payable to MHADA and/or the Members

12. Of the total of 64 members in the Society,

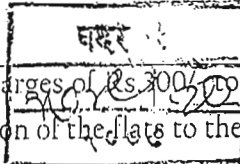
12.1. 23 members had purchased their respective flats from the original allottees thereof but had not paid the requisite transfer charges of Rs.25,000/- to MHADA so as to regularize their purchase. As mentioned in Clause 6.6.1 above, the Developers have agreed to bear and pay a sum of Rs.25,000/- (Rupees Twenty five thousand only) due to MHADA as transfer charges in respect of each of these members' flats and to regularize such purchases in the records of MHADA. Such amounts have been paid by the Developers to MHADA before the execution hereof;

12.2. 14 members claim through deceased original members but



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had not paid the requisite charges of Rs. 300/- to MHADA so as to complete the transmission of the flats to their names. As mentioned in Clause 6.6.2 above, the Developers have agreed to pay-

12.2.1. a sum of Rs.300/- to MHADA in respect of each of these members' flats and to regularize the transmission of these flats to these members. Such amounts have been paid by the Developers to MHADA before the execution hereof;

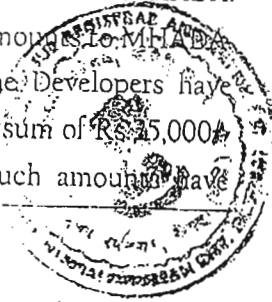
12.2.2. a sum of Rs.24,700/- (Rupees Twenty four thousand seven hundred only) to each of such 14 Members; Such amounts have been paid by the Developers to these 14 members before the execution hereof;

12.3. 2 members were gifted their respective flats by the original members thereof, but they had not paid the requisite transfer charges of Rs.6,250/- to MHADA so as to regularize their acquisition. As mentioned in Clause 6.6.3 above, the Developers have agreed to pay-

12.3.1. a sum of Rs.6,250/- to MHADA in respect of each of these members' flats and to regularize such flats in the records of MHADA. Such amounts have been paid by the Developers to MHADA before the execution hereof;

12.3.2. a sum of Rs.18,750/- (Rupees Eighteen thousand seven hundred fifty only) to each of the two members. Such amounts have been paid by the Developers to these 2 members before the execution hereof;

12.4. 23 members are original allottees of their flats, having acquired the same directly from MHADA and had paid and cleared their respective hire-purchase amounts to MHADA. These 23 members thus do not owe any amount to MHADA. As mentioned in Clause 6.6.4 above, the Developers have agreed to pay each of such 23 members a sum of Rs.25,000/- (Rupees Twenty five thousand only); Such amount have



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been paid to each of the 23 members on the execution hereof.

Members' New Flats

13. As mentioned in Clause 6.7 above, and as an integral part of the obligation under this Agreement, the Developers agree, undertake and covenant to construct for and provide, free of all costs, larger flats to the Members (hereinafter, "the Members' New Flats") on the following among other terms and conditions mentioned herein: -

Annexure 'D'  
Plans showing the wings housing the Members' New Flats.

13.1. The Members' New Flats will be located in two of the wings of the new building which will be constructed on the said Property. The location of the two wings is shown in the plan annexed hereto and marked "Annexure D";

13.2. The area of each of the Members' New Flats shall be 937 square feet carpet. Flower beds, drying balconies, niche areas, boxes, elevational features will be provided in the Members' New Flats which will be as per the letter dated 11<sup>th</sup> October 2007 of the Developers.

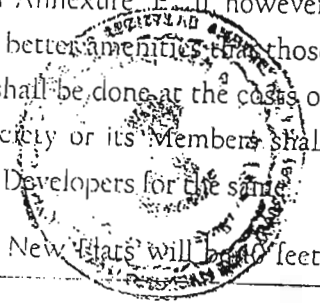


13.3. Flower beds, drying balconies, niche areas, boxes, elevational features or areas free of FSI provided in the Members' New Flats shall not be included in the calculation of the carpet areas of the Members' New Flats;

13.4. Under no circumstances shall the carpet areas of each of the Members' New Flats be less than 937 square feet. If, however, the carpet areas of any of the Members' New Flats exceed the area mentioned above, the Society/ Members shall not be required to pay/ compensate the Developers for the same.

Annexure 'E'  
Amenities to be provided in the new flats

13.5. The Members' New Flats will be provided with amenities, a list whereof is annexed hereto and marked Annexure "E". Under no circumstances shall the amenities be less than those agreed to be provided as per Annexure "E". If, however, the Developers provide further or better amenities than those listed in Annexure "E", the same shall be done at the costs of the Developers alone, and the Society or its Members shall not be required to compensate the Developers for the same.



13.6. The clear height of the Members' New Flats will be 10 feet

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(from finished floor to finished ceiling) - It, however, civil aviation approval is not obtained by the Developers, the clear height of the Members' New Flats will be not less than 9'6" (from finished floor to finished ceiling). It has been agreed by the Developers that the height of the Free-Sale Flats of the Developers shall be the same as that of the Members' New Flats.

- 13.7. The members will decide amongst themselves the flat number and floors of their respective new flats.
- 13.8. Individual agreements will be executed by and between the Developers of the One Part and the Members of the Other Part in relation to the allotment of new flats in the proposed building on receipt of the Commencement Certificate and in any event before the commencement of the construction work. Stamp duty and registration charges on the same shall be paid and borne by the Developers alone;
- 13.9. Under no circumstances shall the Society or its Members be required to pay any construction costs or any other charges whatsoever in respect of the Members' New Flats agreed to be provided to the Members or towards the re-development project.

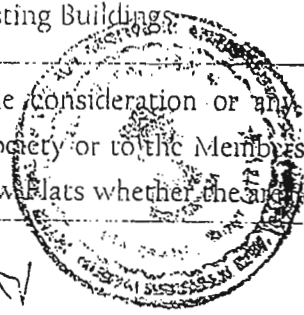


Construction without demolition of existing buildings

14. The construction of the New Building will be carried out without the Members having to vacate their Existing Flats. Only on the Developers completing the entire two wings housing the Members' New Flats in all respects as per this Agreement and obtaining the Part Occupation Certificate in respect thereof and offering to put the Members in possession of the Members' New Flats duly completed as per this Agreement shall the Members be required to vacate the Members' Existing Flats following which the Developers shall be entitled to demolish the Existing Buildings.

No reduction in consideration or in areas of Members' New Flats

15. There shall be no reduction in the consideration or any other amounts agreed to be paid to the Society or to the Members or in the agreed areas of the Members' New Flats whether the area of the



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said Property is found to be less or whether or not the entire FSI of the said Property can be consumed or whether or not the Developers can procure and load TDR/FSI or FSI from MHADA (in order that the total FSI that can be utilized for the development inclusive of the FSI of the said Property does not exceed 2.4 time the area of the said Property), or under any other circumstances whatsoever.

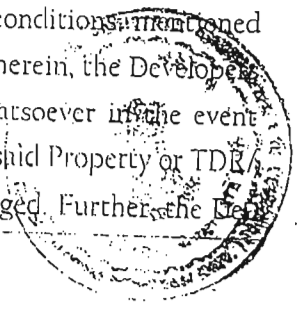
Time is of the essence

16. Time for payment by the Developers of the various sums to the Society and to the Members as per this Agreement is of the essence of the contract. Any delay in the payment of any of the installments above will make the Developers liable to pay interest at the rate of 18% per annum which shall be without prejudice to the other rights of the Society and the Members as per this agreement.



17. The Developers have satisfied themselves about the area of the said Property and the areas of the Members' Existing Flats, setback area, if any, the FSI in respect of the said Property available for development and the extent of TDR/FSI and/or FSI from MHADA that can be utilized on the said Property. The Developers, the Society and the Members have agreed that the carpet area of each of the Members' Existing Flats is 406.65 square feet (aggregating to 26,025.60 square feet carpet area), and shall not dispute the same. The Developers have informed the Members that a total FSI of upto 2.4 times the area of the said Property can be utilized in the re-development project (covering the FSI of the Members' Existing Flats, any balance FSI of the said Property, TDR/ FSI and/or FSI from MHADA that can be loaded on the said Property). The Members have retained for themselves rights to the extent of 59,968 square feet carpet area (which will be utilized in the construction of new and larger flats by the Developers for the Members free of costs as mentioned in this Agreement) and development rights have been granted to the Developers herein in respect of the balance area available for development, on the terms and conditions mentioned herein. Notwithstanding anything contained herein, the Developers shall not be entitled to any concessions whatsoever in the event they are unable to utilize the entire FSI of the said Property or TDR/ FSI or FSI from MHADA to the extent envisaged. Further, the De

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Developers shall not be entitled to rescind this Agreement or stop or delay the development work or reduce the size of the Members' New Flats in the event there is any decrease in the total area available for development on the said Property (whether by way of the FSI of the said Property or TDR/FSI or FSI from MHADA) or on account of any change in any policies, rules or regulations of MHADA, MCGM., State Government or Central Government or due to any orders passed by any Court staying or restricting the use of FSI for any other reason whatsoever.

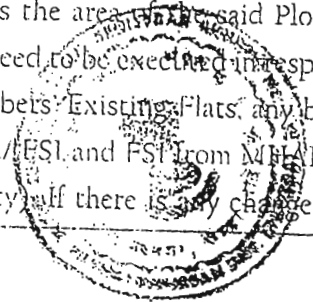
Time for vacating the Existing flats

18. Notwithstanding anything contained herein, the Members shall be liable to vacate the Members' Existing Flats only after the Developers have completed the Members' New Flats and the entire two wings housing the Members' New Flats in all respects (including completion of the staircase, elevators, water tanks/ supply, electric connections) as per this Agreement and have obtained the Part Occupancy Certificate in respect thereof and have given the Members a thirty day notice to shift out of the Members' New Flats. Three months prior to serving such notice, the Developers shall pay to the members the amount of Rs.3,16,00,000/- (Rupees Three crores sixteen lakhs only) as per Clauses 6.3 & 9 and shall permit the members the three-month period to carry out furniture/ interior work in the Members' New Flats. The Developers shall, at their costs, arrange for professional packers/ movers to shift the Members belongings into the Members' New Flats. The Members agree to extend all co-operation and agree to shift out of the Existing Buildings within thirty days of the receipt of such notice from the Developers. Any Member delaying in handing over the possession of his/her Existing Flat shall be liable to pay the Developers a penalty of Rs.5,000/- per day of such delay.

Total FSI & TDR/FSI that can be utilized

19. The development work envisaged under this Agreement is restricted to a maximum upto 2.4 times the area of the said Plot-A and the said Plot-B (as per the Lease Deed to be executed in respect thereof) (covering the FSI of the Members' Existing Flats, any balance FSI of the said Property and TDR/FSI and FSI from MHADA that can be loaded on the said Property) if there is any change in

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the D.C. Regulations or any other applicable law whereby there is an increase beyond 2.4 times in respect of the said Property or if any further FSI can be utilized on the said Property whether by way of TDR/FSI or otherwise howsoever or if any additional construction is possible exceeding the aforesaid area in any manner howsoever, the Developers may utilize the same by paying the Members herein a sum of Rs.3,510/- per square foot of such additional FSI and shall then be entitled to utilize the same at their own costs PROVIDED HOWEVER that such right shall be available to the Developers only upto the time that applications are made by the Developers for admitting flat-purchasers/ allottees as members of the Society or upto the stage of the Full Occupancy Certificate being issued in respect of the new building, whichever is earlier. Thereafter, any such additional FSI same shall be exclusively for the benefit of the Society/ existing Members, and the Developers shall have no right, title or interest or claim in such additional FSI or any other benefit by whatever name called.



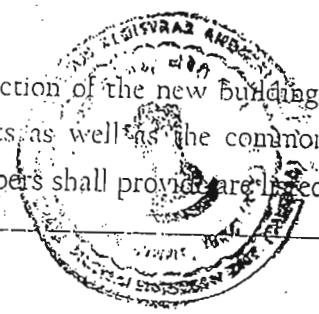
20. As regards the development of the said Property and the construction of the new building, it is hereby agreed as follows:-

20.1. The Developers shall deal with MHADA on behalf of the Society and get the demarcation carried out of the plots between MIG Co-operative Housing Society (Group II) Limited and the Society by MHADA, obtain the Lease of the said Plot-B in favour of the Society, and bring the name of the Society on record in respect of the said Property before the commencement of the re-development work.

20.2. The Developers will construct one building comprising of three wings on the said Property. The Members' New Flats will be located in two Wings. The Developers flats will be located in the third wing and also in the two wings housing the Members' New Flats.

20.3. The specifications of the construction of the new buildings housing the Members' New Flats as well as the common utilities/ facilities that the Developers shall provide are listed

Annexure 'F'  
Specifications of the  
construction &  
common amenities



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in Annexure "F" annexed hereto and the same shall be provided at the costs and expense of the Developers alone. If the Developers provide further or better utilities/ facilities than those listed in Annexure "F", the same shall be done at the costs of the Developers alone, and the Society or its Members shall not be required to compensate the Developers for the same.

20.4. On the Members' New Flats being ready for occupation as per this agreement, the Members shall be at liberty to dismantle, take away/ sell their furniture, fittings and fixtures from the Members' Existing Flats. The balance of the salvaged material and debris shall be collected by and belong to the Developers alone. All costs, charges and expenses in relation to demolition of the Existing Buildings shall be borne and paid by the Developers.

20.5. The Developers shall carry out the construction work without causing any damage to the Existing Buildings and without compromising on the safety of the Existing Buildings in any manner.

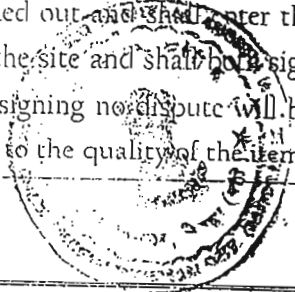
20.6. The development work will progress as per the Bar Chart which is annexed hereto as Annexure "G".

20.7. The Society shall appoint its own Consultant to guide the Society in the matters pertaining to the construction work as per this agreement and the time schedule and bar-chart calculated and given by the Developers. The said Society's Consultant shall guide the Society in ensuring that the construction of the Building is strictly in accordance with the sanctioned plans and in ensuring that the quality and standards in the construction are met and specifications and amenities as per the list annexed hereto are adhered to. The Society's Consultant and the Developers Site Engineer shall at the end of every month verify the work carried out and shall enter the same in a Log Book to be kept at the site and shall both sign the work completed and on such signing no dispute will be permitted to be raised with regard to the quality of the items



Annexure 'G'  
Bar Chart

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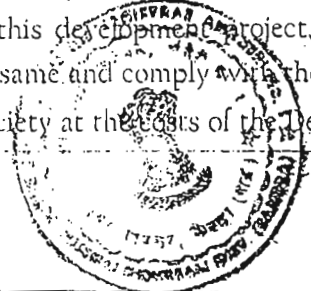


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of work so certified. If the Society's Consultant points out any defect either in the material used or in the workmanship, the Developers shall replace and/or restore the defect and rectify or re-do the same at the cost of the Developers and to the satisfaction of the Society's Consultant who shall then certify the same.

20.8. The entire development/ construction costs including (but not limited to) the fees payable to the Architects, R.C.C. Consultants and all other consultants appointed by the Developers, the bills of the various contractors appointed by them, the wages/ dues of the workmen, bills of suppliers, and all other charges, fees and deposits to be paid to the concerned authorities for the construction work, costs for procuring and loading TDR/FSI and/or FSI from MHADA, shall be borne and paid by the Developers alone. All premium, fines, fees etc., as shall become payable to MHADA, MCGM and other concerned authorities for obtaining approval to the building plans as also for utilizing FSI in lieu of the staircase, lift wells and all amenity areas of the said building shall all be borne by the Developers alone. The Developers shall also reimburse to the Society all fees of the professionals appointed by the Society including Architects/ Engineers, Advocates, tax consultants and shall pay such amounts within fifteen days of receiving intimation from the Society to make such payments. Service taxes payable in respect of the professional fees shall also be reimbursed by the Developers to the Society. A copy of the estimated fees of the professionals shall be approved by the Developers in advance.

20.9. All permissions required from MHADA, MCGM, and all other concerned authorities for the development shall be obtained by the Developers at their costs. If any permissions are required from the Registrar of Co-operative Societies or any other co-operative officer for this development project, the Developers shall deal with the same and comply with the requirements on behalf of the Society at the costs of the Devel-



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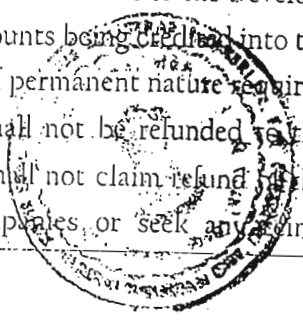
opers alone.

20.10. The Developers shall also be entitled to avail the permissible extra FSI towards balcony, staircase, lift passage or any such areas and the Developers shall not be liable to pay any additional amounts to the Society or the Members for the same on account of such extra FSI.

20.11. The building plans shall first be submitted to the Society and on their approval (which shall be given within 10 days of receipt of the plans), the same shall be submitted by the Developers to the M.C.G.M., and their sanction obtained. If any amendments are required to the building plans, so long as such proposed amendments do not alter the size, floor or location of the Members' New Flats, the same can be carried out by the Developers after obtaining the prior written approval thereof from the Re-Development Committee and the managing Committee, whose decision will be binding on the members.

20.12. The Developers shall carry out the work of development and construction on the said Property as envisaged herein strictly in accordance with the plans approved by the Society, MHADA and the MCGM., and at their own costs and expense. Under no circumstances will the Society or its Members be required to contribute any monies for the development/ construction work.

20.13. The Developers shall be entitled to obtain the refund from MHADA and/or the Municipal Corporation of Greater Mumbai in respect of all the deposits which may be payable by the Developers in the name of the Society. In the event MHADA, MCGM issue refund cheques in favour of the Society, the Society shall in turn refund the same to the Developers, within fifteen days of the amounts being credited into the Society's account. The deposits of permanent nature required by the authorities/ companies shall not be refunded to the Developers and the Developers shall not claim refund of the same from the authorities/ companies or seek any sim-



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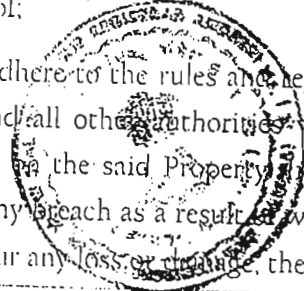
bursement from the Society and the same shall belong to the Society.

20.14. The Developers shall alone be responsible for the liability of E.S.I.S., P.F. Workmen Scheme Act and all other statutory liabilities and indemnify and keep indemnified the said Society and the Members.

20.15. The Developers shall insure all the workmen employed/ engaged in construction work under the Workmen's Compensation Act and the Developers alone shall be responsible for all the liabilities in respect of the workmen so employed/ engaged in the construction work and any mishaps and the Developers shall indemnify the Society and its Members from and against all claims in connection therewith. The Developers shall also insure the said Property and, in particular, the Existing Building, against all calamities until such time that the Full Occupancy Certificate of the New building is obtained. All such insurance policies shall be in the name of the Society. The premium and other expenses of/ in connection with such insurance shall be borne and paid by the Developers alone. The original insurance policy, immediately on its issue, shall be handed over to and shall always remain in the custody of the Society. The Developers shall ensure that the policy does not lapse.

20.16. The Developers are not entitled to obtain any loan on the security of the said Property or on the Members' New Flats. The Developers, subject to the terms of this Agreement, are entitled to raise a loan on the security of the flats which are not earmarked for the Members provided that the Society and/or its Members are not liable or responsible in any manner for the consequences thereof.

20.17 The Developers shall strictly adhere to the rules and regulations of MHADA, MCGM, and all other authorities while constructing the new building on the said Property. In the event the Developers commit any breach as a result of which the Society or the Members incur any loss or damage, the De-



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Developers shall indemnify and keep indemnified the Society and the Members to the extent of the loss or damage that the Society may thus suffer.

20.18. If any defect in the building or in the material used in the construction is brought to the notice of the Developers within three years from the date of the Full Occupancy Certificate, such defect/s shall forthwith be rectified by the Developers at their own cost;

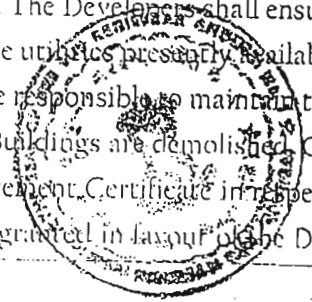
20.19. The Developers have no lien over the plans, documents, receipts, NOCs etc. pertaining to the said Property/new construction and the Developers undertake to hand over the same to the Society.

20.20. The Developers shall, at their costs, shift the existing / electricity/ water/ drainage/ telephone/ gas connections and all other service lines/ connections/ pipes before the commencement of the construction work so as to ensure that services/ utilities to the Existing Buildings and the Members Existing Flats are not disturbed or interrupted and the Developers shall be responsible to ensure that such utilities/ services are not disturbed/ interrupted during the period of construction.

20.21. The Developers shall insure the said Existing Buildings upto the date that all Members vacate the same to cover any damage during the period of construction of the New Building as well as insurance to the Members and their families to cover any mishap on account of the development work.

Licence to enter upon the Property

21. On the execution hereof, the Developers shall have a licence to enter upon the said Property for the purpose of shifting the existing utilities to facilitate the development work. The Developers shall ensure that there shall be no interruption in the utilities presently available to Members and the Developers shall be responsible to maintain the utilities at their costs till the Existing Buildings are demolished. On the Developers obtaining the Commencement Certificate in respect of the New Buildings, a licence will be granted in favour of the De-



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Developers to enter upon the said Property for the purpose to commencing and carrying out the development work as per this agreement and at all material time, the possession of the said Property shall remain with the Society. The licence granted in favour of the Developers shall come to an end on the completion of the development or earlier termination of this Agreement. The license to develop the said Property will be personal to the Developers and under no circumstances the Developers shall assign their right or benefit under this Agreement to any other party.

Car-Parking Spaces

- 22. In the new project: -
  - 22.1. the Developers are responsible to provide to the Society/ Members 64 covered car-parking spaces in the stilts or podium of the new building and sixteen car-parking spaces in the compound.
  - 22.2. The remaining car parking spaces will be available to the Developers for allotment to the purchasers of Free-Sale Flats in the New Building.



Payment of utility bills and taxes

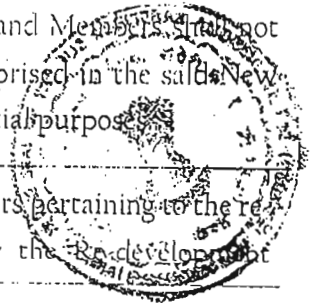
- 23. It is hereby agreed that the Society and the Members shall bear and pay the Property taxes, water charges, common electricity charges and outgoings upto the maximum extent of the present bills/ dues and any amount over and above the same shall be borne and paid by the Developers alone. All taxes, duties and dues imposed on account of the development work including LUC taxes and all taxed, duties and dues over and above the present outgoings, dues and taxes being paid by the Society and the Members shall be borne and paid by the Developers alone.

Residential use

- 24. The permitted user of the premises comprised in the said New Buildings is residential and the Developers and Members shall not use or permit to be used any premises comprised in the said New Buildings for any purpose other than residential purposes.

Re-development Committee to address the Developers

- 25. Any issues to be addressed with the Developers pertaining to the re-development project shall be addressed by the Re-development



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Committee in consultation with the Managing Committee and not by individual Members.

## Indemnification

26. The Developers agree to indemnify and keep indemnified and harmless the Society and the Members from and against any and all lawful actions, suits, claims, proceedings, costs, damages, judgments, amounts paid in settlement and expenses relating to or arising out of-
- 26.1. any breach by or of the Developers of the terms and conditions herein;
- 26.2. any act, omission or conduct of or by the Developers or any of their employees or agents as a result of which, in whole or in part, the Society is made a party to, or otherwise incur any costs, charges, expenses, losses and/or damages pursuant to, any action, suit, claim or proceeding arising out of or relating to any such conduct.
- 26.3. contravention of any Law and/or rules and/or regulations and/or conditions including, but not limited to, laws and/or rules and/or regulations relating to development, town planning, municipal, provident fund, gratuity, labour, environment and pollution, and any action or proceedings taken against the Society in connection with any such contravention or alleged contravention;
- 26.4. any act or omission or any breach, delay or default on the part of the Developers in developing the said Property

## Free-Sale Flats

27. As regards the flats besides the Members' New Flats, it is hereby agreed as follows:-
- 27.1. All flats, besides the Members' New Flats are available to the Developers for sale (hereinafter referred to as the "Free-Sale Flats").
- 27.2. The Developers, subject to the terms hereof, are entitled to deal with, sell/ lease/ grant licence in respect of the Free-Sale Flats and appropriate the proceeds unto themselves subject to the terms hereof and also provided however that the Developers shall not and undertake not to put any person's in

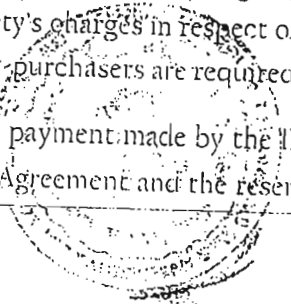


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possession/ occupation of the Free-Sale Flats under any agreement, arrangement or understanding whatsoever until such time that the Members' New Flats are ready in all aspects as specified in this Agreement, the Part Occupation Certificate of the new Building as herein mentioned has been obtained, the Members are offered possession of the Members' New Flats by way of a notice in writing and thirty days have expired from such notice. It is expressly clarified that the negative covenants herein contained is of the essence of the contract and shall preclude the Developers or any other person claiming through them from entering into, using or occupying any of the Free-Sale Flats for any purposes whatsoever.



- 27.3. Any contract or agreement entered by the Developers in respect of Free-Sale Flats shall be on principal basis and not as the agent of the Society or its Members;
- 27.4. The Developers alone shall be responsible to the purchasers of the Free-Sale Flats in the new building or for any breaches of the agreements with the prospective purchaser/s, and the Society/ Members shall not be responsible for the same in any manner whatsoever.
- 27.5. The flats in the new building shall be sold and used for residential purposes only.
- 27.6. All outgoings, dues, taxes, maintenance and society's charges in respect of the Free-Sale Flats shall be paid by the Developers until time such flats are sold and the concerned purchaser is admitted as member of the Society. If such flats remain unsold for 12 months from the date of the Full Occupation Certificate, the Developers shall become the member of the Society and shall pay all such amounts towards outgoings, dues, taxes, maintenance and society's charges in respect of the unsold flats which the other flat purchasers are required to pay.
- 27.7. After taking into account the payment made by the Developers to the Society as per this Agreement and the reserves and



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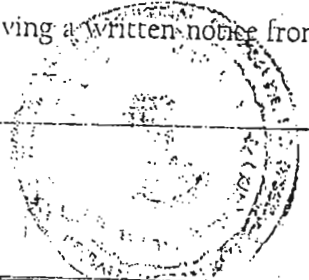
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repair funds (to be calculated on the date of the Part Occupancy Certificate in respect of the two wings housing the Members' New Flats), the Developers will match such amount with amounts which will be paid proportionately in respect of each of the Free-Sale Flats. Such proportionate contribution shall be calculated on the basis of the total carpet areas of the Members' New Flats and the total carpet areas of the Free-Sale Premises. Such proportionate payment in respect of the Free-Sale Flats will be paid into a corpus of the society. For this purpose, each application made for admission of a flat-purchaser to the membership of the society will be accompanied with the proportionate contributions in respect of such flat;

27.8. Subject to the possession of the Members' New Flats being offered to the Members as per this Agreement, the Society shall enroll such flat purchasers as members of the Society within one month of their receiving a written intimation thereof and the following documents/ amounts from the Developers (without demur of delay): -

- o Application for membership with the applicable membership fee;
- o Photocopy of the Agreement along with copies of the stamp duty receipt and registration receipt;
- o An undertaking to use the flat in question for residential purposes and not to change the user thereof, and to abide by the bye-laws, rules and regulations of the Society;
- o Cost of shares;
- o Proportionate contribution towards the reserve and repairs fund and towards corpus of the society as per Clause 27.7 above.

27.9. The Society and the Members undertake not to admit any purchasers/allottees of free-sale flats as member/s on their own and shall only do so on receiving a written notice from the Developers alone.



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Time frame

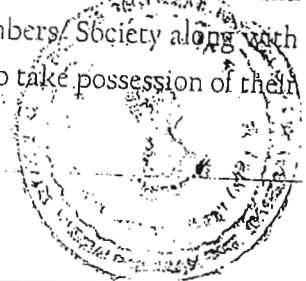
28. The following is the time frame for the completion of the project as agreed between the parties: -

28.1. Within sixty days of the Lease Deed in respect of the said Plot-B being executed in favour of the Society, the Developers shall submit to the Society detailed building proposals in accordance with the plans annexed hereto which may be intended to be submitted to MHADA, MCGM and other authorities. All requisite applications, forms, plans, layout and documents necessary and required to be submitted to MCGM and/or other authorities for the purpose herein mentioned shall be approved by the Society which shall be approved by the Society within ten days from the receipt thereof.

28.2. Within forty-five working days of the Developers loading additional FSI (by way of TDR or by purchase of FSI from MHADA) and obtaining the sanction of the Building Plans (covering a total area of upto 2.4 times the area of the said Plot-A and the said Plot-B, which includes the FSI of the said Property and additional FSI acquired from MHADA or by way of TDR), and receiving the I.O.D., as aforesaid, the Developers will obtain the Commencement Certificate in respect of the New Buildings and furnish certified copies thereof to the Society.

28.3. Within thirty days from the date of furnishing certified copies of the Commencement Certificate as aforesaid, to the Society, the Developers shall stamp, execute and register the individual agreements in respect of the Members' New Flats.

28.4. Within twenty-four months of the Commencement Certificate, the Developers shall complete the two wings housing the Members' New Flats and the Members' New Flats in all respects, obtain the Part Occupation Certificate thereof and hand over a copy thereof to the Members' Society along with a thirty-day notice to the Members to take possession of their new flats.



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28.5. Within thirty days of the receipt of the aforesaid Notice of Completion from the Developers, the Members will take possession of the Members' New Flats and vacate the Members' Existing Flats following which the Developers shall demolish the Existing Buildings.

28.6. Within twelve months of all Members vacating the Members' Existing Flats, the Developers shall complete the entire development work in all respects including the wing housing the Free-Sale Flats, the club-house, swimming pool, podium, society's office, common utilities etc., in all respects and obtain the Full Occupancy Certificate in respect thereof.

Force Majeure

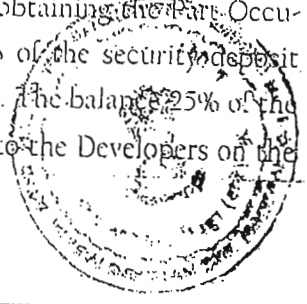


29. The parties hereto agree that the period for completion of the construction work shall be subject to Force Majeure conditions PROVIDED HOWEVER that the Developers shall inform the Society in writing as soon as a Force Majeure condition is encountered with an explanation of such condition and shall also inform the Society when such condition ceases to exist. If the Developers fail to inform the Society in writing in a timely manner, they cannot claim Force Majeure at a later date as an excuse. Force Majeure conditions are war, insurrection, riot, civil commotion, earthquake, storm, floods, lightning, explosion, fire, Acts of God and other natural calamities or circumstances beyond the control of the Developers.

Security Deposit

30. The Developers have paid to the Society an amount of Rs.1,00,00,000/- (Rupees One crore only) (of which (i) Rs.70,00,000/- is paid on execution hereof, and (ii) Rs.30,00,000/- which was paid to the Society as earnest money deposit along with the Developers' offer tender is adjusted herein) to be held by the Society as an interest-free security deposit towards the due observance and performance of all terms of the Development Agreement. On completion of the two wings housing the Members' New Flats in all respects as per this Agreement and obtaining the Full Occupation Certificate in respect thereof, 75% of the security deposit amount will be refunded to the Developers. The balance 25% of the security deposit amount will be refunded to the Developers on the

*[Handwritten signatures and dates]*  
2013.01.27





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Part 33 of 43  
50

expiry of the defects liability period of three years from the date of the receipt of the Full Occupancy Certificate of the entire building/project. The Developers shall have a continuing obligation for the aforesaid period of three years to rectify any defects and on their failure to do so, the Society shall be at liberty to utilize such part of the retention amount to rectify the defects.

Damages and penalty in case of delay

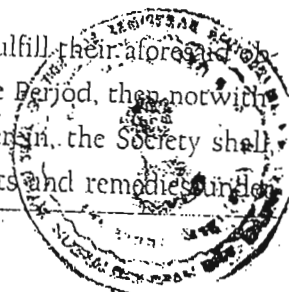
31. The following are the consequences agreed upon between the parties in the event the Developers do not complete the new building within the time stipulated in this Agreement:

31.1. As regards the two wings housing the Members' New Flats: -

31.1.1. If the Developers do not complete the two wings housing the Members' New Flats as well as the Members' New Flats in all respects as per this Agreement and obtain the Part Occupation Certificate in respect of the entire two wings within twenty-four months of the date of the Commencement Certificate, the Developers shall have a grace period of six months ("the First Grace Period") to comply with the aforesaid obligations.

31.1.2. If the Developers do not complete the two wings housing the Members' New Flats as well as the Members' New Flats in all respects as per this Agreement and obtain the Part Occupation Certificate in respect of the entire two wings within the First Grace Period, the Developers shall have a grace period of three months ("the Final Grace Period") to comply with the aforesaid obligations provided however that the Developers pay the Society a sum of Rs.50,000/- (Rupees Fifty thousand only) per day till such time that the Developers complete their aforesaid obligations.

31.1.3. In case the Developers do not fulfill their aforesaid obligations within the Final Grace Period, then notwithstanding anything contained herein, the Society shall, without prejudice to their rights and remedies in law



*[Handwritten signature]*

*Elkathur*

*for 19.11.20*

*[Handwritten signature]*

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36

this Development Agreement or in law be entitled to and shall invoke the Bank Guarantees and utilize the amount so realized as they deem fit including towards completing the incomplete work. In such an event, the Society shall not be accountable to the Developers or the purchasers of Free-Sale Flats. The Developers alone shall continue to be liable to the purchasers of the Free-Sale Flats. If for any reason the costs of completing the Wings housing the Members' New Flats should exceed the said amount of the Bank Guarantee, the difference shall be borne and paid by the Developers alone forthwith on demand. The Developers obligation to pay the amounts due to the Society/ members under this agreement shall remain unchanged.

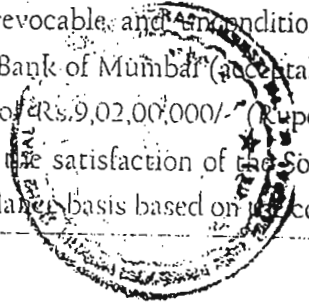
31.2. In the event the Developers have not completed the rest of the New Building and the entire project as per this agreement and obtained the Full Occupancy Certificate within twelve months of all the Members' Existing Flats being vacated by the Members, the Developers shall have a grace period of six months to comply with the aforesaid obligations. In the event the Developers have not completed the rest of the new Building and the entire project as per this Agreement and obtain the Full Occupancy Certificate even within the grace period mentioned in this Clause 31.2, the Developers shall be liable to pay the Members a sum of Rs.50,000/- (Rupees Fifty thousand only) per day till such time that the Developers complete their aforesaid obligations.



Bank Guarantees

32. The Developers have agreed to and shall provide the following Bank Guarantees to the Society-

32.1. At the time of obtaining the Commencement Certificate, the Developers shall provide an irrevocable and unconditional Bank Guarantee of an "A" Class Bank of Mumbai (acceptable to the Society) for an amount of Rs.9,02,00,000/- (Rupees Nine crores two lakhs only) (to the satisfaction of the Society's Advocate) on a reducing-balance basis based on the cost



*Pr*

*Prakash*  
*30/11/2011*

*↓*

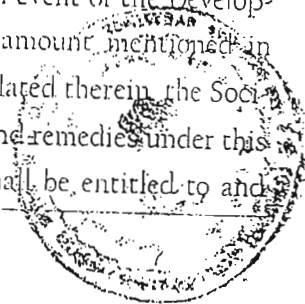
37

of construction to the Society for the due observance and performance of all their obligations and responsibilities of this Development Agreement. The validity of such Bank Guarantee shall be 36 months. It is agreed that in such event of the Developers failing to complete the wings housing the Members' New Flats as well as the Members' New Flats as per this Agreement and obtain the Part Occupation Certificate in respect of the entire wings within thirty-three months of the date of the Commencement Certificate (i.e., 24 months initial period, six months of the First Grace Period and three months of the Final Grace Period), the Society, without prejudice to their rights and remedies under this Development Agreement or in law, shall be entitled to and shall invoke the Bank Guarantee and utilize the amount so realized as they deem fit including towards completing the wings housing the Members' New Flats and the Members' New Flats as per this Agreement. In such an event, the Society shall not be accountable to the Developers or the purchasers of Free-Sale Flats. The Developers alone shall continue to be liable to the purchasers of the Free-Sale Flats. If for any reason the costs of completing the said two wings and the Members' New Flats should exceed the said amount of the Bank Guarantee, the difference shall be borne and paid by the Developers alone forthwith on demand.

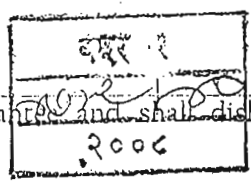
- 32.2. At the time of obtaining the Commencement Certificate, the Developers shall provide an additional irrevocable and unconditional Bank Guarantee of an "A" Class Bank of Mumbai (acceptable to the Society) for an amount of Rs.3,16,00,000/- (Rupees Three crores sixteen lakhs only) to guarantee the payment to be made by the Developers to the Members under Clause 13 hereof. The validity of such Bank Guarantee shall be 36 months. It is agreed that in such event of the Developers failing to make payment of the amount mentioned in Clause 13 hereof within the time stipulated therein, the Society, without prejudice to their rights and remedies under this Development Agreement or in law, shall be entitled to and



Elkethu  
20/12/2018



38



shall invoke the Bank Guarantee and shall disburse the amount to the Members.

Power of Attorney: 33.

The Society has, on the execution hereof (and against the Developers having executed an indemnity bond in favour of the Society), executed a Power of Attorney inter alia authorizing the Developers to do and execute all such acts, deeds and things required for commencing and completing the said New Building and also to deal with MHADA, MCGM and other authorities for the approval and sanction of the plans of the proposed construction. It is expressly agreed between the parties that such Power of Attorney shall co-exist with this Development Agreement to be executed as stated herein and shall stand revoked and cancelled forthwith upon termination of this Agreement.



34. It is hereby agreed by the Developers that the terrace above the top-most floor in the two wings of the New Building housing the Members' New Flats shall exclusively belong to the Society, and the Developers shall not have any right to such terrace. Such common terrace will be 100% of the plinth area of the two wings housing the Members' New Flats. Any terraces abutting any flat in the third wing housing the Free-Sale Flats shall belong to the holder of such flat for his exclusive use.

35. If for any reason whatsoever the Developers are unable to develop the said Property for any reason whatsoever then notwithstanding anything contained herein and without prejudice to the rights of the Society and its members, all amounts paid by the Developers shall not be refunded to the Developers under any circumstances whatsoever.

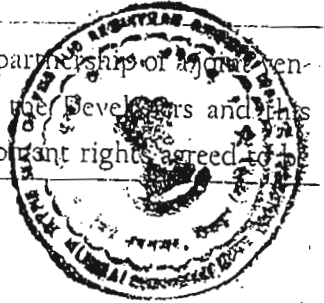
Building Name

36. The name of the said New Building shall be "ORIANA". The words "A Project by Rustomjee" may be added to after the building's name.

No partnership

37. This Agreement shall not be treated as a partnership or joint venture between the Society/Members and the Developers and this Agreement contemplates only the development rights agreed to be

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granted by the Society in favour of the Developers as provided herein.

**No assignment/transfer of rights**

38. The Developers record that they are a part of the Keystone Group of Developers and that Keystone Realtors Pvt. Ltd., holds 99% controlling shares and interest in the Developer-Company herein. The Developers further state that the Directors of Keystone Realtors Pvt. Ltd., and of Resilience Realty Pvt. Ltd., are the same, namely, (i) Boman R. Irani, (ii) Percy S. Chowdhry, & (iii) Chandresh D. Mehta. The Developers hereby agree that until the completion of the entire development project and the defects-liability period of three years from the date of the Full Occupancy Certificate, Keystone Realtors Pvt. Ltd., will not dilute its share-holding to below 51 % and that (i) Boman R. Irani, (ii) Percy S. Chowdhry, & (iii) Chandresh D. Mehta shall remain the Directors of Keystone Realty Pvt. Ltd., and Resilience Realty Pvt. Ltd., and shall fully control the project as per the terms hereof. The Developers further agree and undertake that they shall not assign, encumber and/or transfer the benefits of this Agreement.



**No waiver of rights**

39. Save and except as expressly provided in this Agreement, no exercise, or failure to exercise, or delay in exercising any right, power, or remedy vested in any Party under or pursuant to this Agreement shall constitute a waiver by that Party of that or any other right, power, or remedy.

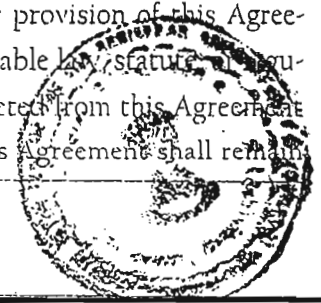
**Entire agreement**

40. This Agreement including the letters dated 5<sup>th</sup> October 2007 and 11<sup>th</sup> October 2007 of the Developers and together with all documents executed contemporaneously with it or referred to in it, constitutes the entire Agreement between the Parties in relation to its subject matter and supersedes all prior agreements and understandings whether oral or written with respect to such subject matter.

**Severability**

41. In the event that any term, condition, or provision of this Agreement is held to be a violation of any applicable law, statute, or regulation the same shall be deemed to be deleted from this Agreement and shall be of no force and effect and this Agreement shall remain

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in full force and effect as if such term, condition, or provision had not originally be contained in this Agreement. Notwithstanding the above, in the event of any such deletion, the parties shall negotiate in good faith in order to agree the terms of a mutually acceptable and satisfactory alternative provision in place of the provision so deleted.

Incidental costs & expenses

42. All costs and expenses of and incidental to this document and all other documents to be executed in pursuance hereof including without limitation stamp duty registration charges on this Agreement and on the agreements of individual Members of the Society, search fees, advertisement charges and charges for obtaining certified copies, shall be borne and paid by the Developers alone.

Taxes

43. All responsibility/ liability of payment of all Central, State and local taxes including without limitation service tax is that of the Developers alone. Any taxes on benefits/ amounts paid by the Developers to the Society/ Members as per/ in pursuance of this Agreement shall be the responsibility of the Society/ concerned Members alone.

Addresses of the parties

44. The respective addresses of the parties hereto for service of any notice are as follows:-

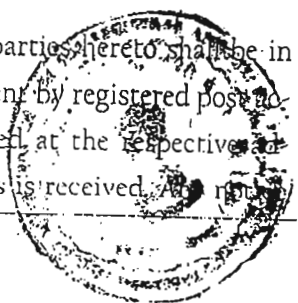
In the case of the Society and its Members:-

All correspondence/ notices to be served on the Society and/or on individual Members shall be served on the Secretary/ Manager of the Society at the following address,  
 Model MIG Co-op. Hsg. Soc. Ltd.,  
 Gandhi Nagar, MIG Colony,  
 Bandra (East), Mumbai 400 051

In the case of the Developers:-

Resilience Realty Pvt. Ltd.,  
 J.M.C. House, Bisleri Compound,  
 Western Express Highway,  
 Andheri East, Mumbai 400 099.

Any notice required to be served on the parties hereto shall be in writing and shall be sufficiently served if sent by registered post acknowledgement due or personally delivered at the respective addresses, unless notice of a different address is received.



*[Handwritten signatures and initials]*

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required to be served on individual Members shall be deemed to have been received by them if the same has been addressed to the Society and sent to the address of the Society.

Annexures

45. The following Annexures form a part of this Agreement:-

- 45.1. Annexure "A" : Plan of the said Plot-A and the said Plot-B;
- 45.2. Annexure "B" : Details of the Members' Existing Flats and Shares;
- 45.3. Annexure "C" : Resolutions passed by the Society;
- 45.4. Annexure "D" : Plan showing the location of the two wings of the new building that will house the Members' New Flats;
- 45.5. Annexure "E" : Amenities to be provided in the Members' New Flats;
- 45.6. Annexure "F" : Specifications of the New Building & list of common amenities;
- 45.7. Annexure "G" : Bar Chart.

Miscellaneous

46. The high-lighted titles to the left of the clauses are merely to facilitate the easy perusal of this Agreement and do not/ should not be construed to define, explain or interpret the clauses.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:-

(Description of the said Plot-A)

ALL THAT piece or parcel of leasehold land or ground admeasuring 2540.98 square metres or thereabouts, forming part of C.T.S. No. 646(part) of Village Bandra (East), Survey No. 341(part), with four buildings numbered "D-32", "D-33", "D-34" & "D-35" standing thereon, situate at Gandhi Nagar, MIG Colony, Bandra (East), Mumbai 400 051, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

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42  
THE SECOND SCHEDULE ABOVE REFERRED TO  
(Description of the said Plot-B)  
1000

ALL THAT piece or parcel of leasehold land or ground admeasuring in the aggregate 2441.69 square metres or thereabouts, forming part of C.T.S. No. 616(part) of Village Bandra (East), Survey No. 341(part), situate at Gandhi Nagar, MIG Colony, Bandra (East), Mumbai.400 051 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

The Common Seal of  
the within named "The Society"  
MODEL MIG CO-OPERATIVE  
HOUSING SOCIETY LIMITED.

has hereunto been affixed pursuant  
to the resolution passed at its  
Special General Body Meeting  
held on OCT 14<sup>th</sup> 2007

- in the presence of
- 1) Dr. Mukesh Gokhale Hon. Secretary
  - 2) Mr. Alok Mathur, M.C. Member
  - 3) Mr. Kamlesh Sheth, M.C. Member

Who have been authorized to execute  
this agreement for and on behalf of  
the Society and for and on behalf of all  
64 members and who, in token thereof,  
have hereunto set and subscribed  
their respective hands

in the presence of D. Sandip...be...  
D. Krunal K. Sheth - S. Krunal



*[Signature]*

*[Signature]*

*[Signature]*





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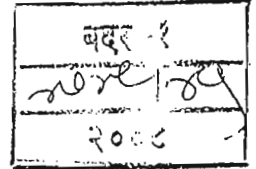
SIGNED SEALED AND DELIVERED by )

the within named "the Developers" )

RESILIENCE REALTY PRIVATE )  
LIMITED )

By the hand of its Director & authorised )  
Signatory, Mr. Chandresh D. Mehta )

In the presence of D. Sandip Gaurde )



For Resilience Realty Pvt. Ltd.

*Chandresh D. Mehta*

Director



WITNESSES:-

1. Sandip Gaurde )

2. Krunal K. Sheth *SKrunal*



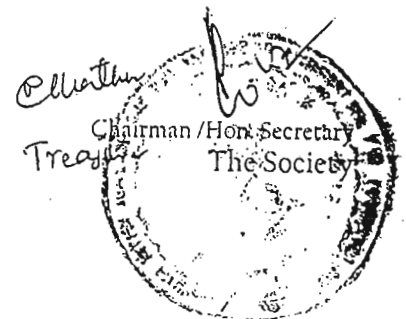
RECEIPT

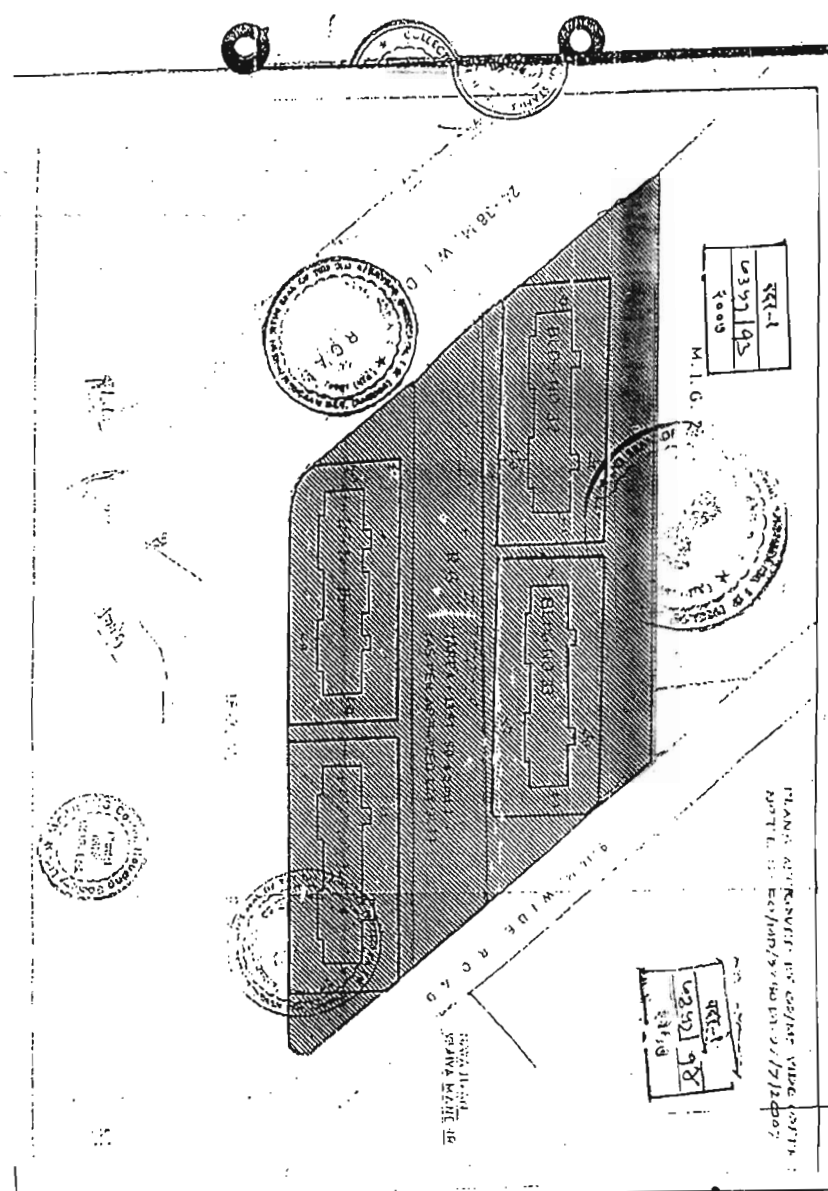
RECEIVED from RESILIENCE REALTY PRIVATE LIMITED the Developers above named, a sum of Rs.1,60,00,000/- (Rupees One Crore sixty lakhs only) being the amount paid as per Clause 7.1 of this agreement. The details of the payment are as follows :-

Cheque No.	Date	Bank	In favour of	Amount (Rs.)
271177	25/04/08	The Zoroastrian Co-op. Bank Ltd. Banarsi (Gaut)	Model MIG Co-op. Hsg. Soc. Ltd.	1,60,00,000-00

WE SAY RECEIVED

For Model MIG Co-Operative Housing Society Limited





SHEET-1	13/11/95
R000	

ANNEXURE A

PLANS AS PREPARED BY ENGINEER VIDAL (ARTS) REPORT NO. ENR/MP/2740/01/17/1997

SHEET-1	13/11/95
R000	

SHEET-1	13/11/95
R000	

PART LAY OUT PLAN SHOWING  
 BLDG. Nos. 32 TO 35 UNDER M.I.G.  
 S.No.341 (PI) AT GANDHI NAGAR,  
 BANDRA (EAST) MUMBAI.  
 SCALE: 1:500

SHEET-1	13/11/95
R000	

- NOTES:
- 1) TOTAL PLOT AREA OF MODEL M.I.G. IS 4982 Sq.mts. SHOWN THUS.
  - 2) LAND UNDER EXISTING & APPARATUS (M.I.G.) BLDG. NO. 32 TO 35 IS 2540 Sq.mts. SHOWN THUS.
  - 3) AREA OF PG PLOT IS 1815 Sq.mts. SHOWN THUS.
  - 4) AREA OF THE GRI LAND IS 1090.19 SQ.M. SHOWN THUS.

ALL DIMENSIONS ARE SAID TO BE ACCORDING TO SURVEYING DATA.  
 \* CORRECT AREA IS 137.17 SQ.M.  
 \* CORRECT SPACES ARE 13.91 SQ.M.  
 \* SURROUNDING AREA IS 123.26 SQ.M.  
 \* TOTAL AREA IS 274.34 SQ.M.  
 \* TOTAL LENGTH IS 137.17 M.  
 \* TOTAL BREADTH IS 19.91 M.  
 \* TOTAL PERIMETER IS 314.15 M.  
 \* TOTAL AREA IS 274.34 SQ.M.



*Handwritten signatures and notes:*  
 Collection  
 13/11/95

## LIST OF MEMBER OF MODEL MIG CHS.

No. of Shares 100

D-32/273	Smt. Preethi Selvaraj Nair	1	5	1 to 5
D-32/274	Shri Suresh Shankarrao Kadam	2	5	6 to 10
D-32/275	Smt. Sulabha Bhaskar Gulve	3	5	11 to 15
D-32/276	Shri Shankarrao Vithoba Kadam	4	5	16 to 20
D-32/277	Shri Devendra Govind Jale	5	5	21 to 25
D-32/278	Shri Shashikant Shamsundar Janwadkar	6	5	26 to 30
D-32/279	Shri Pradeep Krishanaji Dhotre	7	5	31 to 35
D-32/280	Smt. Vinita Vijay Menon	8	5	36 to 40
D-32/281	Smt. Vijaya Janardan Wadegaonkar	9	5	41 to 45
D-32/282	Shri Anant Ganesh Bhat	10	5	46 to 50
D-32/283	Shri Sham Janardan Wadegaonkar	11	5	51 to 55
D-32/284	Shri Nakulesh Jatendra Mukhuty	12	5	56 to 60
D-32/285	Shri Alok Saran Mathur	13	5	61 to 65
D-32/286	Smt. Padrnaja Vyankatesh Annigeri	14	5	66 to 70
D-32/287	Smt. Sangeeta Channabasappa Wali	15	5	71 to 75
D-32/288	Shri Rohit Vijaykumar Patny	16	5	76 to 80
D-33/289	Shri Somnath Chopra	17	5	81 to 85
D-33/290	Shri Subodh Gopikrishna Kedla	18	5	86 to 90
D-33/291	Smt. Usha Vinayak Gokhale	19	5	91 to 95
D-33/292	Shri Murlidhar Kannayalal Sharma	20	5	96 to 100
D-33/293	Shri Sunil Padmakar Kulkarni	21	5	101 to 105
D-33/294	Shri Nandkumar Anant Gaikwad	22	5	106 to 110
D-33/295	Shri Rambhau Pundalik Harne	23	5	111 to 115
D-33/296	Shri Shashikant Dattatraya Supanekar	24	5	116 to 120
D-33/297	Shri Navid Ahmed Mecci	25	5	121 to 125
D-33/298	Shri Raghavendra Annapa Nayak	26	5	126 to 130
D-33/299	Smt. Pari Miharam Arya	27	5	131 to 135
D-33/300	Shri Sharad Ramchandra Kokate	28	5	136 to 140
D-33/301	Shri Mukesh Vishwanath Gokhale	29	5	141 to 145
D-33/302	Smt. Snehalata Vishwanath Gokhale	30	5	146 to 150
D-33/303	Smt. Zarin Khoda	31	5	151 to 155



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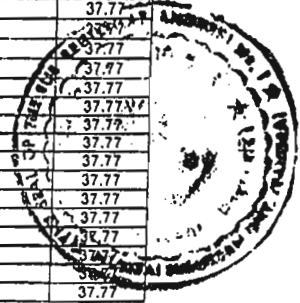
*Chatter*

*10/10/06*

A 174710

Handwritten signature and date 10/10/02

MODEL M. I. G. CO. - OP. HSG. SOCIETY LTD.				
CTS NO. 646 (PART)				
SR. NO.	FLAT NO.	TENEMENT NO.	NAME OF MEMBER	CARPET AREA
1	1	32/273	Smt. P. S. Nayar	37.77
2	2	274	Shri S. S. Kadam	37.77
3	3	275	Smt. S. B. Gulve	37.77
4	4	276	Shri S. V. Kadam	37.77
5	5	277	Shri D. G. Jaole	37.77
6	6	278	Shri S. S. Janwadkar	37.77
7	7	279	Shri P. K. Dholre	37.77
8	8	280	Smt. V. V. Menon	37.77
9	9	281	Smt. V. J. Wadgaonkar	37.77
10	10	282	Shri A. G. Bhat	37.77
11	11	283	Shri s. J. Wadgaonkar	37.77
12	12	284	Shri N. J. Mukhull	37.77
13	13	285	Shri A. S. Mathur	37.77
14	14	286	Smt. P. V. Annigiri	37.77
15	15	287	Smt. S. C. Wall	37.77
16	16	288	Shri R. V. Patil	37.77
17	17	33/289	Shri S. N. Chopra	37.77
18	18	290	Shri S. G. Kedia	37.77
19	19	291	Smt. U. V. Gokhale	37.77
20	20	292	Shri M. K. Sharma	37.77
21	21	293	Shri S. P. Kulkarni	37.77
22	22	294	Shri N. A. Gaikwad	37.77
23	23	295	Shri R. P. Hame	37.77
24	24	296	Shri S. D. Supnekar	37.77
25	25	297	Shri N. a. Necci	37.77
26	26	298	Shri R. A. Nayak	37.77
27	27	299	Shri M. N. Arya	37.77
28	28	300	Shri S. R. Kokate	37.77
29	29	301	Shri M. V. Gokhale	37.77
30	30	302	Smt. S. V. Gokhale	37.77
31	31	303	Smt. Z. D. Khodaji	37.77
32	32	304	Shri K. H. Rai	37.77
33	33	34/305	Shri Z. C. Mehta	37.77
34	34	308	Shri N. Sathwani	37.77
35	35	307	Shri G. N. Kedia	37.77
36	36	308	Smt. L. D. Palano	37.77
37	37	309	Dr. S. Alphonso	37.77
38	38	310	Shri M. C. Shah	37.77
39	39	311	Smt. C. H. Sacheti	37.77
40	40	312	Shri B. Krishnan	37.77
41	41	313	Shri J. T. Parekh	37.77
42	42	314	Shri R. G. Samant	37.77
43	43	315	Smt. R. P. Gejeraiwar	37.77
44	44	316	Smt. M. J. Kamal	37.77
45	45	317	Shri C. G. Koyande	37.77
46	46	318	Shri C. G. Rao	37.77
47	47	319	Shri N. J. Erelra	37.77
48	48	320	Shri Vishwas Pajli	37.77
49	49	35/321	Shri C. C. Sheth	37.77
50	50	322	Shri R. C. Agarwal	37.77
51	51	323	Shri G. A. Shenoy	37.77
52	52	324	Shri S. V. Bhangui	37.77
53	53	325	Shri R. A. Shah	37.77
54	54	326	Smt. Saroj Dharmadhikari	37.77
55	55	327	Shri K. A. Sheth	37.77
56	56	328	Shri B. R. Hegde	37.77
57	57	329	Shri A. N. Sheth	37.77
58	58	330	Shri s. L. Parkar	37.77
59	59	331	Shri V. N. Kulkarni	37.77
60	60	332	Shri R. S. Wagh	37.77
61	61	333	Shri N. M. Shah	37.77
62	62	334	Shri M. G. Patankar	37.77
63	63	335	Shri P. M. Wadawalka	37.77
64	64	336	Shri J. C. Madako	37.77



Total carpet Area 2391.68 sq. mt.

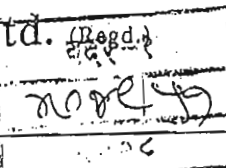
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**Model MIG Co-op. Housing Society Ltd. (Regd.)**

Regd. No. MUM/MHADBW-HE/HSG/TC/11323/2001-2002  
D-32/274, MIG Colony, Bandra (East), Mumbai - 400 051



Ref. No.

Date:

Minutes of the Special General Body Meeting held on  
Sunday 6<sup>th</sup> Jan 2006 at 10.30 am

The Meeting was adjourned for 30 mins. for want of quorum. It was held at the same place and day at 11.00am as quorum was completed.

The new chairman Mr. Nimish Shah welcomed all the members and wished them Happy New year 2006. The new chairman introduced the newly elected managing committee.

The new Office bearers are

- |                       |                |
|-----------------------|----------------|
| 1] Mr. Nimish Shah    | Chairman       |
| 2] Dr. Mukesh Gokhale | Hon. Secretary |
| 3] Mr. K N Rai        | Hon. Treasurer |
| 4] Mr. G N Kedia      | Member         |
| 5] Mr. Kamlesh Sheth  | Member         |
| 6] Mr. S V Bhangui    | Member         |

After discussion a resolution was passed electing Mrs. Sangeeta Wali as the woman member proposed by Mr. Kamlesh Sheth seconded by Mr. R A Nayak.

After discussion it was proposed by Mr. Rai that Mr. Koyande may be exonerated of the losses/ liabilities./expenses due to the legal proceedings against the society after ascertaining court papers. Mr Koyande was asked to write to the society in this regard.

The resolution passed in the previous Special General Body Meeting is confirmed as under that "Acceptance of the resignations of the managing committee are subject to the chairman and secretary being held responsible for bearing all the liabilities/ losses /expenses that have been incurred and which may be incurred in future due to the legal matters [in the suit filed by Bachher Investment Pvt. Ltd.] arising due to redevelopment."

Suggestions were invited regarding the manner of redressal of complaints of the members regarding plumbing/electricity/maintenance. It was resolved the complaints book will be available to the members with Mr. Kamlesh Sheth between 10.00am and 12 noon.

Names and tel Nos. the plumber and electrician will be given so as to directly contact them

1] Plumber

- |    |             |                       |
|----|-------------|-----------------------|
| a- | Sunderlal   | 9820388671            |
| b- | Dattu       | 9324557099            |
| c- | Kadam Baban | 9820388536 / 26580545 |



*[Handwritten signature]*

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for 6.1.06

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# Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM/MHADB/W-HE/HSG/TC/11323/2001-2002  
D-32/274, MIG Colony, Bandra (East), Mumbai - 400 051

Stamp: 20/2/06  
Date 2006

Ref. No.

- 2) Electrician
- a- Ramesh 26415479, 9842140694
- b- Rajan Sawardekar 9892638238
- c- Sunil Dangia 26550175, 55728771

A complaint has to be given by one member countersigned by his neighbor upon completion of the work. [only for complaint to be attended by the society] amount within Rs 250/- will be immediately disbursed by Mr. Koyande. This system will be tried for 3 months.

It was resolved unanimously that Mr. P K Pandit [senior counsel] be appointed to appear and protect the interest of our society in The City Civil Court. it was agreed that our previous lawyer will continue on record. Mr M C shah has agreed to assist us in the legal matters. The next hearing is on 24<sup>th</sup> Feb 2006.

The complaint of the ex- Chairman to the Dy Reg. was read out by Dr. Gokhale and after discussion it was decided to reply to the same. (copy will be sent to members)

The chairman thanked Mr Walawalkar for his efforts in clearing the debris between our buildings.

Meeting was concluded with a vote of thanks.

Thanking You,

Yours truly,  
*[Signature]*  
Dr M Gokhale  
Hon .Secretary

TRUE COPY

*[Signature]*  
DIFESH MOHAN GAONKAR  
ADVOCATE



*[Signature]*  
*[Signature]*  
20/2/06

वदर - १
२०२१/२०
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MODEL MIG CO-OP. HSG. SOCIETY LTD.

topic in his welcome address and said that in the best interest of all the Society Members and the future generation the Members jointly and collectively have to take an appropriate decision.

It was RESOLVED THAT "The Special General Body Meeting held on June 5<sup>th</sup>, 2005 at Sharada Sangeet Vidyalaya be and is hereby to be treated as cancelled."

Proposed by Mr. Shenoy, seconded by Mr. D. Jawale and approved unanimously.

Chairman stated that a Sub Committee be formed comprising of Architect, Lawyer, C.A., Civil Engineer and other Members who would assist in the process of Redevelopment. Mr. Nimish Shah suggested that two Members from each wing of 4 Buildings be taken on the Sub Committee. Chairman accepted the suggestion and asked the Members to give names of those who would like to assist the Managing Committee in the Redevelopment process.

Following names were suggested Building wise:

D-32

- 1) Ms. Preeti
- 2) Mr. Satish Kadam
- 3) Ms. Vasanti Wali
- 4) Mr. Anantu Bhat

D-33

- 5) Mr. K.M. Rai
- 6) Dr. Mulash Gokhale
- 7) Mr. Sunil Chopra
- 8) Dr. Subodh Kedia

D-34

- 9) Mr. Kedia
- 10) Mr. M.C. Shah
- 11) Mr. Praveen Gajrelwar
- 12) Mr. Sumant

D-35

- 13) Mr. Nimish Shah
- 14) Mr. Shirish Parker
- 15) Mr. Hegde
- 16) Mr. Bhangui



*Handwritten signature and date: 20/11/20*

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MODEL MIG CO-OP. HSG. SOCIETY LTD.

Mr. Suresh Kadam, Chairman welcomed all the Members of the Sub Committee and stated that there is lot of work to do, and we will have to meet several times. Some times we would need to meet even at a Short Notice to see that the process/ work is not delayed. Therefore, all the Members on the Sub Committee should devote their time for Meetings.

Mr. Shirish Parkar suggested that if a Member does not attend two Meetings consequently he or she should be replaced by other Member from their Building. The Chairman suggested that besides the Sub Committee Members we should also invite other Members of the Society as Special Invitees for better interaction. All the Members accepted and approved the suggestions.

Following Names were suggested as Special invitees:

- 1) Mr. Dilip Gokhale
- 2) Ms. Indira Rao
- 3) Mr. Sunil Kulkarni
- 4) Mr. D. Jawale.

All the Members accepted and approved the above suggestion.

It was then RESOLVED THAT "The Managing Committee be and is hereby authorized to call for fresh offers from Developers/Builders for the purpose of Society's Redevelopment with the assistance of the Sub Committee"

Proposed by Dr. Mukesh Gokhale seconded by Ms. Zarin <sup>Khodaji</sup> ~~Gavde~~ and approved unanimously.

Chairman then stated that the Managing Committee and the Sub Committee Members will meet shortly to discuss and plan the strategy of the Redevelopment and inform all the Members from time to time the progress being made in this regard.

Since there was no other matter for discussion the Meeting concluded with a vote of Thanks to the Chair.

For and behalf of the  
MODEL MIG CHS. LTD.

sd/-

(C.G. KOYANDI)  
Hon. Secretary

TRUE COPY

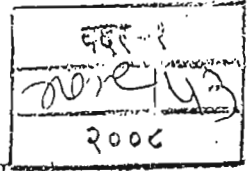
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DIPESH MOHAN GAONKAR  
ADVOCATE

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Chaitan  
20/11/08

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Model MIG Co-op. Housing Society Ltd.  
(Regn. No. MUM/MIG/ADDPW-1/REGISTRATION/1323/2001-2002 Dated 5<sup>th</sup> August, 2001)  
Regd. Office: D-32/27, M.I.G. Colony, Bandra (East), MUMBAI 400 051

Sept. 26<sup>th</sup>, 2005

Draft Minutes of the 4<sup>th</sup> Annual General Body Meeting  
held on Sept. 11<sup>th</sup>, 2005.

The 4<sup>th</sup> Annual General Body Meeting of the Society was held on Sept. 11<sup>th</sup>, 2005 at the office of the MIG Colony Residents' Association's Office at 11.00 A.M.. As per the by-laws the Notice of AGM was circulated to all the Members on August 28<sup>th</sup>, 2005 along with the Minutes of the AGM held on August 14<sup>th</sup>, 2005, Agenda of the Meeting, Activity Report of 2005 and the Audited Balance Sheet for the year 2004-2005 with a request to the Members to send their queries, if any ~~at least 7 days prior to the AGM.~~

The Meeting was called at 10.30 A.M. The Hon. Secretary adjourned the Meeting for half an hour for want of quorum. The adjourned Meeting was held on the same date and at the same place at 11.00 A.M. with quorum. The attendance of the Members for AGM is as per the Attendance Register.

The Chairman, Mr. Suresh Kadam welcomed all the Members. He informed the Members that the AGM was to be held on August 14<sup>th</sup>, 2005 but postponed due to the recent heavy rains and flood on July 26<sup>th</sup>, 27<sup>th</sup>, 2005 the Members staying on ground floor have suffered a lot due to damages done to their valuables. The water level raised to 5 to 6 feet high above the ground level entered the ground floor Flats damaging their valuables, household affected the foundation of the Buildings and also damaged the Society's files, registers kept in the Association's Office as a result of which the Managing Committee was compelled to postpone the AGM. Accordingly, a letter was sent to the Registrar who granted the permission to hold the AGM within three months. On behalf of the Society the Chairman thanked the Registrar and the Members for bearing with the delay.

He also welcomed Mr. Meccci and Mr. Shirish Parker, the Members who were attending the AGM for the first time.

While talking on the Activity Report (Redevelopment) he stated that the whole process of the Redevelopment started in Nov. 2004 and it took momentum after the Members in Special General Body Meeting held on Jan. 9<sup>th</sup>, 2005 finally decided to go ahead and authorized the Managing Committee to call for offers and ask the Developer to do primary work on behalf of our Society viz., conveyance, property card, conversion of R.G. plot into build able plot etc. The Committee had sent letters by courier to 14 Builders inviting Offers, only 4 responded. One of the Builder's offer was accepted and the Members in the Special General Body Meeting held on June 5<sup>th</sup>, 2005 at Sharda-Sangeet had unanimously approved the Builder. However, later on some of the Members

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Suresh Kadam  
for 26.9.2005

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MODEL AHC CO-OP. HSG. SOCIETY LTD.

were of the opinion that the June 5<sup>th</sup>, 2005 Meeting be cancelled and fresh Offers be called. While expressing his feelings he said that we have stayed together, unitedly as a BIG FAMILY since 1962 and will continue to stay in a healthy atmosphere. Whatever transpired after the June 5<sup>th</sup>, 2005 Meeting was confusing, leading to ill atmosphere, and so in order to avoid further misunderstandings, he said that we should start afresh about Redevelopment. He informed the Members that the Society received a letter from Dy. Dist. Registrar informing us about receipt of a complaint from Society's some of the Members and advising us to give advertisements in Daily Newspapers inviting Offers from the Builders for the purpose of the Redevelopment.

The Chairman further stated that the Managing Committee and the Scrutiny Committee Members have already spent lot of time in the earlier process and now we all should firmly decide the strategy for inviting new offers. He suggested that the Members should first give their consent for Redevelopment in writing and send their queries if any, before we place advertisements in Newspapers. This would save everybody's time, energy and Society's money he said.

He then informed the House that some of the Members of the Society are habituated for not paying their outgoing charges in time and are regular defaulters and said that a serious action needs to be taken against such Members. He said that in case of genuine reasons for irregular payments of outgoings the Society has co-operated with some Members and have not taken any legal action.

The Chairman, Mr. Suresh Kadam concluded his welcome address with thanks to all the Members and especially the Scrutiny Committee Members who actively participated and devoted their time to attend the meetings even at a short Notice.

The secretary, Mr. C.G.Koyande while referring to the Minutes of the Meeting of the AGM held on August 14<sup>th</sup>, 2004 circulated inquired the Members of their queries if any. Since there were no queries the Minutes of the AGM held on August 14<sup>th</sup>, 2005 were approved by the Members. Accordingly following resolution was tabled:

RESOLVED THAT "The Minutes of the Annual General Body Meeting held on August 14<sup>th</sup>, 2005 are in order and are hereby approved by the Members in the AGM held on Sept. 11<sup>th</sup>, 2005"

proposed by Mr.R.A.Nayak and seconded by Dr. Mukesh Gokhale and approved unanimously.

Mr.K.M.Rai raised the points pertaining to under ground rain water drainage and the iron railing installed in the staircases of all the buildings. He said it is waste of money since it has not served the purpose. He further pointed out that six ball cocks are not working. The Secretary replied that the Metal Covers and the ball cocks were stolen and are now replaced. As regards the water shortage, he told the members that it was temporary. The submersible pump installed at Pump House No 1 was out of order and sent for repairing.



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MOBEL MIG CO-OP. HSG. SOCIETY LTD.

Once it is put into operation there would be force to the water and the water would reach the overhead tanks on the terraces.

After some discussion it was RESOLVED THAT "The Activity Report is hereby approved by the Members in the AGM held on Sept. 11<sup>th</sup> 2005."

proposed by Mr.K.M.Rai and seconded by Mr.Ananta Bhat and approved unanimously.

As regards Agenda No 3 - Audited Balance Sheet, the Chairman told that there were no queries received in advance and asked Mr.Sonar, Accountant, to explain to the Members about different heads. Mr. Sonar said that the deficit is shown in the 2004-05 Balance Sheet. This is mainly due to increase in water/electricity bills which are mandatory.

Mr.P.N.Swamy, Auditor who was present explained that an amount of Rs.1,22,000/- is initially shown in the Balance Sheet towards the interest claimed from the MIG Group II Society. Now after having calculated the interest the present amount is shown as Rs.2,76,000/- He further said some sort of settlement is required in this case and suggested to write off this amount if it is not going to come.

Chairman, Mr.Suresh Kadam told the Members that after the separation there were some fixed deposits (our Fix Deposits) in the Bank operated by Group II Society. We had then repeatedly requested the Group II Hon. Secretary to hand over our share in the Fix Deposits. We were told that the Fix Deposits were not matured and if broken before time we would loose interest on the same. He further stated that their Manager Mr.R.P.Harne who is also one of the respected Member of our Society was also repeatedly requested to settle this matter. However, he then, was also of the opinion that we would loose interest if the Fix deposits were broken before time, but assured that we would get our rightful interest on the same. Thereafter, NO interest has, however, been paid to us by Group II Society. He further said that our Hon. Secretary has written a number of letters to Group II Society's Secretary but in vain.

The Chairman further added that the amount of Rs.2,76,000/- is our rightful interest amount and we must try to recover the same. He said that some of the Members were of the opinion to file a legal suit against the Group II Society, but he was of the opinion that this matter be settled amicably instead of going through legal procedure. He then asked the Members to discuss and decide the line of action as regards the recovery of Rs.2,76,000/- from Group II Society.

Mr.Shirish Parkar said that this amount is certainly not a small amount for our Society and if necessary we should send a legal Notice. The matter was discussed at good length and it was decided to first take it up with Dy. Dist. Registrar and to act further. Mr.C.G.Koyande, Hon. Secretary was asked to keep all the relevant papers ready before approaching the DDR. Mr.Shirish Parkar also suggested that the Managing Committee be authorized to send a legal Notice to Group II Society as well as their Developer Mr's Kalputaru for recovering the interest amount due to our Society. The Chairman said that first let us try for the last time on our own and if we are compelled to take this action let us do so.

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MODEL M.I.G. CO-OP. HSG. SOCIETY LTD.

Mr. Hegde inquired about the Balance from FSI Contribution Recoverable from 2 Members shown in the Balance Sheet. Mr. C.G. Koyande replied that this amount is shown only because the Society has yet to receive Rs. 30,000/- each from Mr. Shyam Wadegaonkar and Smt. Wadegaonkar towards the contribution of purchase of FSI. Mr. K.M. Rai said that Rs. 60,000 should be recovered from these two Members with interest from the date of their payment of Rs. 10,000 each. Mr. R.P. Harné said that let us ask them to pay the amount with reasonable interest. Hon. Secretary assured that he would send a letter to these two Members to pay Rs. 30,000/- each with reasonable interest.

Mr. K.M. Rai further raised the query about the Deposit of Rs. 31,099/- from the Contractor who had undertaken major repairs of Building No D-35. He stated that the total amount yet to be paid to him is Rs. 98,000/- and Rs. 31,099/- is the retention money. He further added that the Contractor has yet not completed the work of D-35. There were quite a few complaints from the Members residing in Bldg. No. D-35 and stated that he himself along with the Office bearers had visited all the Members to ascertain the work carried out by the Contractor and observed that the Members were not satisfied. Therefore, the Contractor was called and asked to do further repairs wherever required. Mr. Madke said that the Contractor has yet not completed the building painting work. On this point Mr. K.M. Rai suggested that the Members residing in Bldg. No D-35 should decide whether they would like to carry on with this Contractor. The Members present at AGM discussed and decided that the Members residing in Bldg. No D-35 should finally decide as to whether they would like to discontinue this Contractor and accordingly give a letter to the Hon. Secretary of the Society who would further take the necessary action in this regard.

Since there was no other matter to be discussed pertaining to the Audited Balance Sheet it was RESOLVED THAT " The Audited Balance Sheet for the year 2004-05 is hereby accepted and approved by the Members in the AGM held on Sept. 11<sup>th</sup>, 2005"

Proposed by Mr. B.R. Hegde and Seconded by Dr. Subodh Kedia and approved unanimously.

As regards the item No 4 on the Agenda the Hon. Secretary informed the House that the Auditor Mr. P.N. Swamy has been associated with the Model MIG CHS Ltd., and is quite aware of the Financial aspects of the Society right from its inception. Dr. S. Kokate suggested that since Mr. P.N. Swamy is acquainted with our Society's financial matters he should continue as the Auditor for the year 2005-2006 if he gives his consent. After receiving Mr. P.N. Swamy's consent it was RESOLVED THAT " M/s P.N. Swamy hereby be appointed as the Auditor of Model M.I.G Co-op/ Hsg. Society Ltd. for the financial period 2005-06 on the same remuneration."

Proposed by Dr. S. Kokate, seconded by Mr. Ananta Bhat and approved unanimously.

As regards the item No 5 on the Agenda Mr. Suresh Kadam the Chairman said that this item on the Agenda is the most important item. He stated that he has already covered this

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**Model MIG Co-op. Housing Society Ltd.**

Regd. No. MUM / MHADB / W-HE / HSG / TC / 11323 / 2001-2002  
D - 33 / 301, MIG Colony, Bandra (East), Mumbai - 400 051.

२००८

No. :

Date :

2.11.2006

DRAFT MINUTES OF 5<sup>TH</sup> ANNUAL GENERAL MEETING HELD  
ON 6.08.2006 AT MIG COLONY R.A. OFFICE

The meeting was adjourned for 30 minutes due to lack of quorum on account of heavy rain. The member had to wade through knee-deep to reach the office.

At the start of the meeting Chairman Mr. Nimesh Shah informed the members. "Bacchar Investments" application for stay order was rejected, by Hon. Supreme Court.

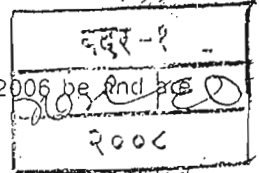
- 1) Meeting approved the draft minutes of AGM held on 11<sup>th</sup> September, 2005 and SGM held on 6<sup>th</sup> January 2006. On being asked by Shri Suresh Kadam, if any SGM. were held between 11.09.2005 and 03.01.2006. Dr. Mukesh Gokhale after referring to the minutes book stated that SGM was held on 13<sup>th</sup> November, 2005 and the minutes of the same was confirmed in SGM on 6.01.2006.
- 2) Another important resolution, canceling the resolution of 5<sup>th</sup> June, 2005 -  
Mr. Rai wanted to amendment to be added, to justify the cancellation :-
  - a) Due to non-compliance of B.L.No. 100, advance intimation was not sent to Dy. Registrar and Mumbai Dist. Housing Federation.
  - b) Disregarding the restrictions imposed for attending the GM, in violation of B.L. 105, friends and relatives were invited to attend the meeting, allowed to participate in the discussion and allowed to vote. Mr. Kadam objected to the amendment, but the same was seconded by MR. Supnekar and passed by majority vote.
- 3) Mr. Rai alleged that MR. Suresh Kadam has joined hands with Bacchar and passed on Society papers to him, which were in exclusive possession of the Ex-Chairman.  
Mr. Kadam objected to the same and asked Mr. Rai to prove the same. Mr. Rai said "these papers were in his possession only and not to the society file, hence only he is responsible for the same."

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M. N. S. S.

*[Handwritten signature]*





Resolution that the un-audited accounts for the year 2005-2006 be and is hereby approved.

Due to sickness of Mr. Swamy the audit has been delayed. The audited balance sheet will be distributed later.

- 5) Resolution that the revised monthly charges be raised to Rs.700/- p.m., on account of increased cost of water, and other expenses, effective January 2007. This was approved by 10 for and 6 against.

Proposed - Mr. Rai, Seconded - Mr. G. N. Kedia

Reg. Legal expenses.

- 6) Resolved that the Managing Committee be and is hereby authorized to meet the expenses increased in the law suits in City Civil, Mumbai High Court and Supreme Court. (Approved unanimously).

- 7) Resolved that M/s. Agnihotri Associates be appointed as Statutory Auditor for the Society for the year 2006-2007.

Re-appointment of Ellora Mg. Consultants.

- 8) Mr. Kadam asked why advertisement was given in the Newspapers. Dr. Gokhale reminded him that the Building Sub-Committee of which he was the Chairman had approved, "ad be given and Rs.5,000/- should be the cost of Project Document" Moreover the advise from Dy. Registrar was also building on the Society. Keeping in view all these parameters M/s. Ellora Mg. Consultants have been appointed only for phase I. The document was prized at Rs. 10,000/- and we shared the sale proceeds equally. 10 documents were sold, and our share of Rs. 50,000/- covered the cost of ad.49816. Unfortunately due to heavy rains, corrigendum had to be given extending the sale and submission of bids. The amount of Earnest Money Deposit was a brilliant idea of M/s. Ellora to weed out incompetent and cash starved builders. As a result of this only four builders responded, and as is well known, all the four are leading and reputed builders. The role of M/s. Ellora is limited to the selection of builders only. Thereafter all the professional fees will be borne by the builders if they want to retain them. (Approved by majority)

On inquiry by Mr. Kadam about sit visit, he was informed that this was a surprise visit organized by M/s. Ellora, of which the builders had no idea. The report will be submitted later.



*Signature*  
 P. K. Kadam  
 10/11/2007

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Major repairs to two buildings to save from further deterioration - It was decided to take out estimate by individual buildings in resolution with members. Any two of the buildings D- 31,33,34 may be taken up, on members willingness to contribute for the repairs. The society can take up the building repairs subsidy of 2.40 lacs from the first and for the second building permission of Dy. Register will be obtained to utilize Rs. 2.4 lacs from sinking fund; during 2006-07.

Mr. A. N. Seth, suggested, the detailed record of all complaints should be maintained with expenses incurred. This suggestion was recorded.

At the end suddenly Mr. Suresh Kadam accused Mr. Rai for maligning allegation against him that he had colluded with bacchar and taken money, he will file defamation against him. On this Mr. Rai accused him of misquoting him, the work money was never used. He was supported by Mr. Shenoy and also by other members. Mr. Rai refuted his allegation, "he never used such allegation. On this he started saying that you people removed me from the society and now maligning me. Mr. Rai refuted his charge by retorting "You are a timid fellow, did not have the courage to face the facts and resigned of your own leaving the society in turmoil."

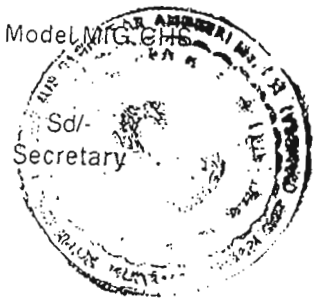
Mr. Kadam objected to the resolution passed on 6.1.06 along with 5 other members and wanted the resolution to be withdrawn.

Just before consulting the meeting Mr. Rai informed the members about the Service Tax liability. Since no society in the colony is paying this tax, we have also abstained from the same. However, we would be prepared to pay the same if the demand notice is sent to the society by Central Excise Dept. members were also informed about the reply received from Housing federation against our enquiry. Hsg. Federation had written to Finance Minister to exempt Co-op. Hsg. Societies from payment of service tax. Federation has also written to shri Sharad Pawar, Union Agriculture Minister to use his influence in this case. The outcome is anxiously awaited.

The meeting ended with a vote of Thanks by the Chairman.

Members opinion, remarks about the meeting may be sent to the secretary within 15 days.

For Model MIG. CHS



*[Handwritten signature]*  
 P. K. Kulkarni  
 10/11/2006

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**Model MIG Co-op. Housing Society Ltd. (Regd.)**

Regd. No. MUM / MHADB / W-HE / HSG / TC / 11323 / 2001-2002  
 D - 33 / 301, MIG Colony, Bandra (East), Mumbai - 400 051.

६६१-१
2006

Ref. No. :

Date : 07.10.2006

Draft Minutes of Special General Body Meeting for short listing of two developers was held on Sunday 1.10.2006.

Dr. Gokhale announced that as per the keystone offer only those members facing the construction site work be given in convenience allowance.

Mr. M. C. Shah objected saying it should be payable to everybody to avoid discrimination.

Dr. Gokhale agreed and decided to write to the developers.

A vote for short listing was taken

May Fair got – No votes

A. A. Estate got – 5 votes

- 1) Mr. S. Kadam
- 2) Mr. C. G. Koyande
- 3) Mr. Alok Mathur
- 4) Mr. Wadegaokar
- 5) Mr. G. Kamat

Keystone / Kalpataru were selected by overwhelming majority.

It was resolved that two developers keystone / Kalpataru would be short listed.

The two short listed developers would be asked to submit a final bid followed by an interview and voting regarding the same.

The conforming of minutes of Special AGM held on 21.09.2006 was postponed to the next meeting as proposed by Mr. S. Kadam and approved unanimously.

For MODEL MIG CHS

Sd/-



*[Handwritten signature]*  
 Mathur  
 20/10/06, 11.30

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## Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM / MHADB / W-HE / HSG / TC / 11323 / 2001-2002  
D - 33 / 301, MIG Colony, Bandra (East), Mumbai - 400 051.

2006

Ref. No. :

Date :

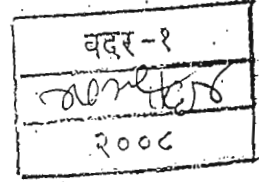
26.09.2006

Draft Minutes of the Special General Body Meeting was held on Thursday 21<sup>st</sup> September 2006. The following members & associate members attended the meeting.

- 1) Mrs. Preeti Janardhan
- 2) Mr. D. G. Jacle
- 3) Mr. Wadegaokar
- 4) Mr. A. G. Bhat
- 5) Mr. Alok Mathur
- 6) Smt. P. V. Annigeri
- 7) Mrs. Wali S. C.
- 8) Smt. Patany
- 9) MR. Sharma M. K.
- 10) Mr. S. P. Kulkarni
- 11) Mr. Supanekar S. D.
- 12) Mr. S. R. Kokate
- 13) Dr. M. V. Gokhale
- 14) Mrs. Z. Khodaiji
- 15) Mr. K. M. Rai
- 16) Smt. Sadhawani N.
- 17) Mr. Kedia G. N.
- 18) Mr. M. C. Shah
- 19) Mr. C. G. Koyande
- 20) Mrs. Indira Rao
- 21) Mr. V. S. Patil
- 22) Mr. Shenoy G. A.
- 23) Mr. K. Sheth
- 24) Mr. B. R. Hegde
- 25) Mr. A. N. Sheth
- 26) Mr. N. M. Shah
- 27) Mr. Chopra S. N.



Mathur  
26.9.06



The following resolution was passed (as per letter to developers).  
Resolved that in continuation of the Bidding Process a revised offer will incorporate the following points:-

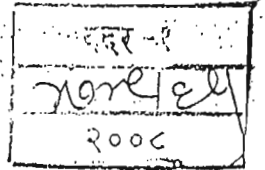
- 1) AREA (In Square Feet)  
Enhancement in the area specifying
  - a) Carpet area
  - b) Dry Balcony / Flower Beds & Architectural Projections
  - c) Revised floor plan, Elevation and Layout of the full plot  
Passed Unanimously.
  
- 2) THE COMMERCIAL BID SHOULD INCLUDE
  - a) Corpus fund. (Revised amount)
  - b) Subsidy for white goods / furniture (Revised amount)
  - c) An undertaking to
    - i) Bear all charges for procurement of conveyance from MHADA and permission from all concerned Government bodies like the BMC, the Civil Aviation / Pollution Control Authorities etc.
    - ii) Reimburse the members the amount of Rs.40,000/- which they have paid to MHADA towards purchase of the FSI passed unanimously.
  
- 3) A letter of commitment indicating that your awareness of the fact that Demarcation of Group II / Model MIG CHS. Has not been carried and as such the plot area is uncertain.
  
- 4) Affirming that your offer is final and binding on you and the procurement of the FSI / TDR is responsibility of your only.
  
- 5) A statement acknowledging awareness of the court case of the society with M/s. Baccher Investment Pvt. Ltd. and the judgement passed by the Supreme Court / High Court / City Civil Court.

*Signature*  
Date: 22.8.10

*Signature*



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- 6) The project will be 100% residential opposed by Dr. S. Kokate passed by majority.
- 7) Our members would like to know how they would be compensated for in case there is an increase in the FSI (As Newspaper reports suggest) beyond 2.4 after you submit the bid.
- 8) The members would like to know if they would be paid an Inconvenience Allowance during the construction phase of the project (which generates dust and noise pollution) as they will continue to reside in their present dwellings.

Proposed by Mr. G. N. Kedia & passed Unanimously.

- 9) The members building will be on the club side.  
The Revised Bids should reach the Society by 5.00 p.m. on Thursday 28<sup>th</sup> September 2006. Bid received thereafter will not be entertained.  
Shortlisting of two developers will be done on 10.00 a.m. Sunday 1<sup>st</sup> Oct. 2006.  
Members were asked to give names for site visit to May Fair Housing none of the members were interested.

For Model MIG CHS.  
Sd/-

Secretary



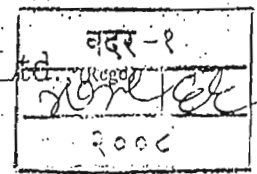
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Flanjan@gmail.com 64

# Model MIG Co-op. Housing Society Ltd.

Regd. No. MUMMHADB/W-H/HS/G/T/11/11/2001-2002  
D-33/301, MIG Colony, Bandra (East), Mumbai 400 031



## Draft Minutes of the Special General Body Meeting held on 25/03/2007

The Special General Body Meeting of the Society was held on March 25<sup>th</sup>, 2007 at 10.30 A.M. in the Garden of Mr. Sunil Chopra. Proper Notice along with Agenda was circulated to all the Members. Members present were as per the Attendance Register. The Society's Legal Advisors Advocate Mr. Flanjan D'souza, Mr. Keith Saldhana were present to guide the Members as well as the representatives of Developers Mr. Chandresh Mehta, Director, Mr. Alwyn Saldhana, Vice President, Mr. Satish Master, Associate Vice President, Advocate Mr. Francis, the legal Advisor of the Developer were also present.

The Chairman welcomed all the Members. Hon. Secretary introduced the Legal Advisors and the Representatives of the Developers.

The Members were informed by the Manager, Mr. C.G. Koyande that the documents, lease deed/ sale Deed etc. from MH&ADA is expected shortly and the conveyance will be given by MH&ADA.

Thereafter, the following resolutions were placed before the House.

1) It was resolved that the Hon. Chairman, Hon. Secretary and one of the Managing Committee Members be authorized to sign and execute the conveyance documents on behalf of the Society in consultation with RMC Members.

Propose by Mr. C.G. Koyande, Seconded by Mr. Balasubramanian and was passed unanimously.

Mr. Flanjan D'souza explained the Members about the legalities of DA and told the members that since M/s Keystone Realtors would be backing and giving the guarantee and undertaking for the smooth progress and completion of the Development project, there would be no problem in execution of the project by M/s Resilience Realtors Pvt. Ltd.

Mr. Chandresh Mehta said that first he would like to give a good news and a better news to the Members. He said that the conveyance will be given shortly and that the plans are ready for approval. He apprised the Members of the Resilience Realty Pvt. Ltd. a Keystone Group subsidiary company and requested the Members to accept the change. He further assured the Members of speedy work and said that Keystone will be responsible for this project though undertaken by its subsidiary. Some of the Members raised queries and the same were satisfactorily answered by Mr. Mehta. He further added that the construction team for this project will be from Keystone and that Keystone will be giving you an undertaking for the smooth and speedy completion of the project. One of the Members asked as to what will happen if M/s Resilience fails to complete the project Mr. Mehta replied that this will not happen, but in case Members have fear in the mind, Keystone Realtors Pvt. Ltd. will immediately take over and complete the project.

He asked Members if there were further queries, since there were no more queries the following resolution was placed before the House.

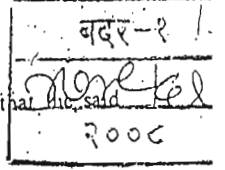
2) RESOLVED THAT "In view of the request of M/s Keystone Realtors Pvt. Ltd. Contained in their letter dt: 15/03/2007 and subject to a written undertaking being executed by Keystone Realtors Pvt. Ltd. as detailed hereinabove and written undertaking being given by Resilience Realty Pvt. Ltd. To adhere to all offers and commitment made or to be made by Keystone Realtors Pvt. Ltd., and all offers made so far by Keystone Realtors Pvt. Ltd./ All resolutions passed so far by the Society with regard to the Redevelopment of the Society property be and are hereby treated and deemed to have been made and



*Signature*  
25/3/07



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 passed by and in favour of the Group Company of Keystone Realtors Pvt Ltd., and Resilience Realty Pvt. Ltd., shall carry out the said Redevelopment of the Society Property."



Proposed by Dr. S. Kokate, Seconded by Mr. Suresh Kadam and was passed unanimously.

Agenda (c) RESOLVED THAT "Subject to the execution of the agreement for Redevelopment, members accept a sum of Rs. 40,000/- as reimbursement of the money paid by the members to MH&ADA for purchase of FSI. Further Resolved That the members accept the following amounts from the Developers

- 1) Those 23 members who are the original members and do not owe MH&ADA any transfer charges shall receive Rs. 25,000/- each
- 2) Those 23 members who have purchased flats from original members and who owe transfer charge of Rs. 25,000/- to MH&ADA, since the Developers have paid such transfer charges to MH&ADA to regularize their flats no amount shall be received by them
- 3) Those 14 members who claim their flats by way of transmission on account of the deaths of the original members and who owed Rs. 300/- to MH&ADA (i) a sum of Rs. 300/- in respect of each of such flats has been paid by the Developer to MH&ADA to regularize their flats (ii) a sum of Rs. 24,700/- shall be received by the members
- 4) Those two flats which were gifted to the concerned two members by the previous holders and who owed Rs. 6,250/- to MH&ADA to regularize their flats (i) a sum of Rs. 6,250/- in respect of each such flats has been paid by the Developer to MH&ADA to regularize their flats (ii) a sum of Rs. 19,750/- shall be received by such members"

Proposed by Mr. Govind Kanath, seconded by Mr. Ananta Bhat and was passed unanimously.

Agenda (d) RESOLVED THAT " Since the Developers have arranged for and will be getting the lease Deed/ Sale Deed executed by MH&ADA in favour of the Society, the Society execute the Development Agreement in favour of the Developers as per the draft drawn up by the Society's Advocate and approved by the RDC/MC and the General Body subject to the Lease Deed/ Sale Deed having been executed and registered by MH&ADA in favour of Society before the execution of the Development Agreement FURTHER RESOLVED THAT on signing the Development Agreement 50% of the agreed consideration will be paid to the Society/members and the balance 50% will be paid to the Society/Members within 150 days of the Development Agreement OR on the receipt of the Commencement Certificate whichever is earlier. Of the total amount Rs. 3.20 or is the consideration that will be due to the Society and the balance amount is the consideration that will be due to the members"

Proposed by Mr.C.G.Koyande, seconded by Mr. Balasubramanian and passed unanimously by the members.

Agenda (e) RESOLVED THAT "M/s Saraf & Gurkar Associates be and are hereby appointed as the Tax Consultants and their consultation Fees and Scope of work is approved as per their letter. The Managing Committee is authorized to make necessary payments to the Tax Consultants as decided by RDC and MC"

Proposed by Dr.S.Kokate, Seconded by Mr. Raja Wagh and was passed unanimously.

The Meeting took place in the healthy atmosphere and was concluded with a vote of thanks to the Chair.

For and behalf of  
 MODEL MIG CO-OP. SOCIETY LTD.

Hon. Secretary



# Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM / MHADB / W-HE / HSG / TC / 11323 / 2001-2002  
D - 33 / 301, MIG Colony, Bandra (East), Mumbai - 400 051.

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Ref. No. :

Date :

## MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD ON 3.12.06 AT MR. SUNIL CHOPKA'S GARDEN AT 10.30 a.m.

### Members Present: 31

Hon. Secretary welcomed the members. He addressed the members and enquired as to whether they had any queries regarding the last SPGM held on 15.10.2006 and on 12.11.2006 to which the members said that the Minutes are accepted without any alterations and hence are confirmed and passed.

The queries sent to M/s. Keystone Realtors and the reply from them were read out and approved by all members. The members applauded at the reply received from M/s. Keystone Realtor.

The Resolutions were then read out as per the Agenda.

1. RESOLVED THAT "The Managing Committee in consultation with the Redevelopment Committee will implement the decisions taken by the General Body."

Proposed by Dr. Subodh Kedia, Seconded by Mr. Kamlesh Sheth.

FURTHER RESOLVED THAT "The Members of Model MIG CHS Ltd. hereby authorize the Managing Committee and the Redevelopment Committee Members to finalize the detailed terms and conditions of the Redevelopment by the Developer by constructing New Buildings by utilizing the entire plot of the society, FSI permissible, TDR etc., and prepare necessary Legal documents, Agreements, MOU, give NOCs pertaining to Redevelopment etc., to be signed by the Hon. Secretary and one of the Office Bearers and One of the Managing Committee Members subject to approval by the General Body."

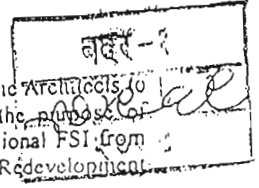
Proposed by Mr. S D Supnekar, Seconded by Dr. Subodh Kedia

Mr. Supnekar said that the Agreement and the MOU copy should be read out in the meeting for which Mr. C G Koyande said that the same will be distributed to all members.

*Signature*  
30/12/06

*Signature*





2. RESOLVED THAT "M/s. MITI be and are hereby appointed as the Architects to submit proposal and to represent the Society before MHADA for the purpose of obtaining sanctions and permissions from MHADA for availing of additional FSI from MHADA and to complete all the formalities required connected with the Redevelopment of Society's property."

Proposed by Mr. Kamlesh Sheth , Seconded by Mr. Ajok Mathur.

It was decided that the consent of the General Body is given to M/s. MITI and the expenses incurred will be paid to M/s. MITI by the Developer.

3. RESOLVED THAT "M/s. Keystone Realtors (P) Ltd. is selected as the Developer of the Society by voting in the SGB Meeting held on 12.11.2006 on the offer dated 28.09.2006. The subsequent discussions and his enhanced offer dated 18.11.2006 and 2.12.2006 is accepted by the Society."

Proposed by Dr. Subodh Kedia, Seconded by Mr. Kamlesh Sheth.

FURTHER RESOLVED THAT "The Hon. Secretary and office bearers be authorized to issue a Letter of Appointment to M/s. Keystone Realtors (P) Ltd. as the developer of the Society."

Proposed by Mr. Suresh Kadam, Seconded by Mr. A N Sheth.

4. RESOLVED THAT "The Managing Committee be and is hereby authorized to execute a Power of Attorney in favour of the Developer authorizing them to submit plans and obtain the requisite sanctions for the Redevelopment of the Society's property."

Proposed by Dr. Subodh Kedia, Seconded by Mr. Kamlesh Sheth.

5. RESOLVED THAT "Each individual member of the Society should execute an Agreement (Tripartite) with M/s. Keystone Realtors (P) Ltd. as may be required for the Redevelopment of the property which shall be confirmed by the Managing Committee and the Redevelopment Committee."

Proposed by Mr. C G Koyande, Seconded by Mr. Ajok Mathur

6. RESOLVED THAT "The members of the Model MIG CHS Ltd. have agreed to receive a Corpus fund of Rs.33.21 Crores from M/s. Keystone Realtors (P) Ltd. being non-refundable sum for allowing the Developer to carry out the Redevelopment of the society's property and the first installment of the same shall be disbursed to members equally."

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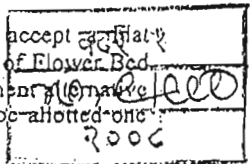


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FURTHER RESOLVED "That each individual member does accept that by admeasuring 937 sq.ft. of Carpet Area and 205 sq.ft. of area in the form of Flower Bed and dry balcony in the new building free of cost as and by way of permanent accommodation, in lieu of his present flat and that each members shall be allotted one covered car parking space free of cost."



Proposed by Mr. Suresh Kadam, Seconded by Mr. Sunil Kulkarni.

7. RESOLVED THAT "The Model MIG CHS Ltd. has agreed to receive an amount of Rs. 3.16 Crores as a subsidy for White goods and furniture and the same shall be disbursed equally to all 64 members."

Proposed by Mr. A G Bhat, Seconded by Mrs. Indira Rao.

8. RESOLVED THAT "The Members of the Society have agreed to receive an amount of Rs. 10,000/- per month payable quarterly as inconvenience/nuisance allowance from Developer till the time of completion of the building for existing 64 members and the proposed sale building and till the completion of the entire project."

Proposed by Mrs. Sangeeta Wali, Seconded by Mr. R A Nayak.

9. RESOLVED THAT "As decided by the SPGM the Services of M/s. Ellora Consultants as the consultants of the Society be and is hereby terminated immediately and Professionals in Tax Management, Architecture/Structural Consultant and Legal Solicitors be appointed by the General Body to Assist the society in the further process of Redevelopment."

Proposed by Mr. Shrikant Wadegaonkar, Seconded by Dr. S R Kokate.

10. RESOLVED THAT "All the existing members of the Society will extend their cooperation from time to time to the Managing Committee and the Redevelopment Committee Members and the Developer for completing the Redevelopment Programme in scheduled time."

Proposed by Mr. R A Nayak, Seconded by Mrs. P Annigeri.

There was a discussion on the Exit Option to be offered by the Developer to the Society's existing members. It was decided that the matter would be solved amicably between the Developer and the concerned Member.

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*Signature*  
*for Mr. R. A. Nayak*





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11. RESOLVED THAT "The Salary of the Manager of the Society Mr. C G Koyande be increased to Rs. 5,000/- per month from the present salary of Rs.1,100/- per month with effect from November 2006."

Proposed by Mr. Suresh Kadam, Seconded by Mr. Govind Kamat and passed unanimously.

12. RESOLVED THAT "A letter be written to M/s Keystone Realtor to provide temporary site office by way of two Porta-cabins one for the use of the Society and the other for the use of the Developer in the Society's compound."

Proposed by Mr. Suresh Kadam, Seconded by Mr. A G Bhat

13. RESOLVED THAT "The Members of the Society do continue to stay in their respective flat till such time as the construction of the new building is completed in a phased manner. The Members will be shifted to the new flat in the new building when it is ready and thereafter the old building be demolished after getting Occupation Certificate (Part-Occupation) for existing Members of the Society."

Proposed by Dr. Subodh Kedia, Seconded by Mr. Ajok Mathur.

Mr. Govind Kamat brought to the notice of the Members that since Mr. K. N Rai has sent his resignation to the Hon. Secretary and is unable to attend to day-to-day work of the Society due to ill health, and ~~also a letter from Mr. K. N Rai to the Hon. Secretary regarding the resignation of Mr. K. N Rai and suggested the names of Mr. Ajok Mathur and Mr. Subodh Kedia to replace them.~~ The Hon. Secretary and the house agreed to the same, and ~~accepted them as Members of the Society.~~

Proposed by Mr. Govind Kamat, Seconded by Mr. C G Koyande and passed unanimously.

The Meeting ended with a Vote of thanks to the Chair.

FOR MODEL MIG C.H.S.LTD.

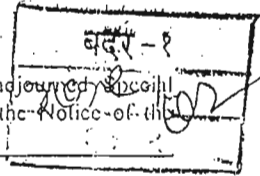
HON. SECRETARY



*Ajok Mathur*  
 20/11/17

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Minutes & Resolutions passed in the  
Adjourned Special General Body Meeting  
Of Model MIG CHS LTD., held on 12/11/2006



The Special General Body Meeting held on 15/10/2006 was adjourned. The adjourned Special General Body Meeting was held on 12/11/2006. The Hon. Secretary circulated the Notice of the adjourned meeting to the Members in time.

The adjourned Special General Body meeting of the Model MIG CHS LTD., was held on 12/11/2006 at Sharda Sangeet Vidyalaya, Bandra (East), Mumbai 400 051 at 10.30 A.M. to conduct the incomplete business of the Meeting held on 15/10/2006 and as usual the General Body authorized one of the Members Dr. S. Kokate to write the Minutes of the Meeting.

No. of Members present as per the attendance register were 50.

The Meeting commenced with the Hon. Secretary welcoming the Members. The Hon. Secretary stated that the resolutions should be first passed as mentioned by him in the Notice.

Mr. Suresh Kadam, Mr. Alok Mathur and Mr. Kamlesh Sheth objected and insisted that first the incomplete business of the adjourned meeting of selecting one of the two Developers by voting should be taken up and then pass the necessary resolutions.

Mr. M.C. Shah came forward and said that the voting can not take place without passing the resolutions as mentioned in the notice. The Members in majority objected and the Hon. Secretary said that passing the resolutions will take only few minutes.

The Hon. Secretary said that the last point discussed in the previous meeting was to write to one of the Developers asking for more details and assured that the Voting will take place today itself. He further said that he would like to apprise members of the difference in the offers of both the short listed developers. The Members again strongly objected to his suggestion and told that all the Members are aware of the offers of both the developers. Therefore the process of voting should be started for which this meeting is called for. The Hon. Secretary said that before voting let us pass two resolutions. The Members agreed to the same.

Thereafter Resolution No.1 RESOLVED THAT "Any legal problems/legal expenses arising out of the final selection will be the responsibility of the selected developer." Proposed by Mr. K. Rai and seconded by Mr. Supnekar.

Resolution No 2 RESOLVED THAT "The General Body will decide the Developer and the responsibility of the selection lies with the Society". Proposed by Mr R.A. Naik, and seconded by Mr Kamlesh Sheth.

Mr. Suresh Kadam said that today's meeting is for the only purpose to select the Developer and the voting should be done for selecting one of the two Developers on the basis of the comparative chart circulated by the Hon. Secretary on 13/10/2006.

He further suggested to pass the following resolution.

Resolution NO. 3 RESOLVED THAT "The Voting will be done for the offer dt. 28/09/2006 of M/s KEYSTONE REALTORS (P) LTD. and the offer dt. 12/10/2006 of M/s Kalpataru Properties Pvt. Ltd."

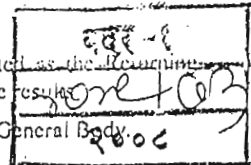
Proposed by Mr. Shyam Wadegaonkar and seconded by Mr. A.N. Sheth and was passed by majority.

After having passed the above resolution Mr. Suresh Kadam suggested that a Returning Officer be appointed for the process of voting, counting and declaring the results.

Continued on page 2

*Handwritten signature and date: 12/11/2006*




  
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Resolution No.4 It was RESOLVED THAT "Mr.Pravin Gajrelwar be appointed as the Returning Officer for the purpose of handling the process of voting, counting and declaring the results. Proposed by Mr.Suresh Kadam and seconded by Dr. S. Kokate and passed by the General Body.

The Hon. Secretary suggested that Mr. Viswas Patil assist the Returning Officer. It was FURTHER RESOLVED THAT "Mr.Viswas Patil be appointed to assist the Returning Officer in the process of voting, counting and declaring the results"

Proposed by Dr. Mukesh Gokhale and seconded by Mr.Govind Kamat and approved by the Members.

Before the voting process the Hon. Secretary announced that the Manager had not intimated the Registrar about this Meeting. Mr.Suresh Kadam answered that the adjourned Special General Body Meeting can be held at 48 hrs Notice and the intimation of the previous Special General Body meeting held on 15/10/2006 had already been given to the Registrar. But the decision taken in the Meeting are to be intimated to the Registrar.

The Hon. Secretary, before the process of voting, asked Dr. Subodh Kedia to count the number of Members present. Dr. Subodh Kedia after verifying the attendance register and counting the heads, informed the Hon. Secretary who announced the presence of 50 Members. He further declared that the voting process will begin with the Members residing in Building No. D-32 followed by Members residing in Bldg. No. D-33, D-34 and D-35.

Thereafter, the voting process by ballot started. The result of the voting after verifying and counting was declared by the returning officer as follows:

Total number of votes polled -50

M/s Keystone Realtors (P) Ltd. got 38 votes

M/s Kalpataru Properties -12 votes.

(One of the Members, Smt. S. B. Gulve hand delivered a sealed envelope casting her vote. The same was opened by the Returning officer who announced that it was in favour of M/s Keystone Realtors (P) Ltd.)


Resolution 5 RESOLVED THAT "As per the result of the ballot voting held in Special General Body meeting held on 12<sup>th</sup> Nov-2006 M/s Keystone Realtors (P) Ltd. receiving 38 votes against M/s Kalpataru Properties Pvt. Ltd. receiving 12 votes, it has been decided by the Society to award the Redevelopment work to M/s Keystone Realtors' (P) Ltd.

Resolution No. 6: RESOLVED THAT "Since M/s Keystone Realtors (P) Ltd. are elected in majority by the Members by voting as the Developers of the Model MIG Co-operative Hsg Society Ltd, the Earnest Money Deposit of Rs 30,00,000/- (Rupees Thirty Lacs only) should be returned by the Hon. Secretary to the Developer M/s Kalpataru Properties Pvt. Ltd. on or before 15<sup>th</sup> of November-2006.

Proposed by Mr. Kamlesh Sheth and seconded by Mr C.G Koyande and accepted, approved and passed by the majority of the Members.

The Hon. Secretary said that since M/s Kalpataru Properties Pvt. Ltd., has not been selected by the members he would write to M/s Keystone Realtors (P) Ltd., asking them to match the offer and further negotiate a better offer. Mr.Suresh Kadam strongly objected to this and said that the word matching the offer and negotiations should not be used or mentioned in the letter and any discussion with M/s Keystone Realtors (P) Ltd. should be done only after returning the Earnest Money Deposit of Rs. 30,00,000/- to M/s Kalpataru. This was supported and accepted by the members in majority.

Resolution No. 7 RESOLVED THAT " After returning the EMD to M/s Kalpataru Properties Pvt. Ltd., the Hon. Secretary shall write to M/s Keystone Realtors (P) Ltd., on or before 15/11/2006 informing them about their appointment and inviting them for further discussions

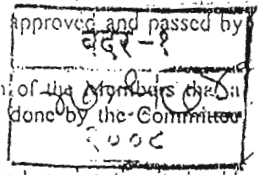

  
 P. S. K.





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Proposed by Mr.Suresh Kadam, Seconded by Mr.Kamlesh Sheth, accepted, approved and passed by the majority.



Mr.Alok Mathur with the permission of the Chair, brought to the attention of the members that the Redevelopment Committee was formed earlier but so far nothing has been done by the Committee and there is no report by the Hon. Secretary about its activity and progress.

Mr. Suresh Kadam said that since the earlier Redevelopment Committee has been inactive it should be dissolved.

Resolution No. 8: RESOLVED THAT "The earlier Redevelopment Committee consisting of 4 Members from each building, D-32, D-33, D-34 and D-35 is hereby dissolved"

Proposed by Alok Mathur and seconded by Mr. Kamlesh Sheth and accepted, approved and passed by majority.

In order to have a larger active participation of the Members in the Redevelopment process it was suggested to constitute the Redevelopment Committee with active Members from 4 buildings who will be incharge of the entire process as far as the Redevelopment process of the Society is concerned with M/s Keystone Realtors (P) Ltd., and pass necessary resolution for the same.

Resolution No. 9: RESOLVED THAT "The General Body constitutes the Redevelopment Committee with active Members from 4 buildings consisting of 16 members 4 representatives of each building D/32,D/33,D/34 & D/35 and the members will elect its convener.

FURTHER RESOLVED THAT "The General Body authorize the Redevelopment Committee to be in charge of the entire process as far as the Redevelopment process of the Society is concerned with M/s Keystone Realtors (P) Ltd immediately after a letter is sent to the Developer by the Hon. Secretary"

Proposed by Mr C G Koyande and seconded by Mr Govind Kamath.

The following members were proposed for the Redevelopment Committee,

- Building D/32 1) Mr Suresh Kadam 2) Mr Alok Mathur 3) Mr Anant Bhat 4) Mr D Jawle.
- Building D/33 1) Dr S.R Kokate 2) Dr Subodh Kedia 3) Mr Sunil Chopra 4) Mr Sunil Kulkarni
- Building D/34 1) Mr Govind Kamath 2) Mr Balasubramaniam 3) Mrs Indira Rao 4) Mrs Roopa Gajrelwar.
- Building D/35 1) Mr Arvind Sheth 2) Mr B.R Hegde 3) Mr Raja Wagh 4) Mr Vasant Kulkarni.

Proposed by Mr.A.N.Sheth, Seconded by Mr. J.T.Parikh and accepted, approved and passed by the majority.

The Hon. Secretary and the Chairman assured their fullest co-operation in implementing the decisions and the resolutions passed in the General Body meeting.

The meeting was held in a peaceful manner and concluded with vote of thanks to the Chair, Hon. Secretary by Mr. Srikant Wadegaonkar and Dr S. Kokate.

for Model MIG Co-op. Hsg. Socy. Ltd.

Hon. Secretary



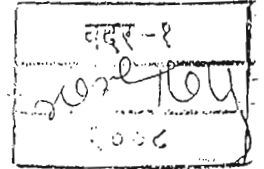
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MINUTES OF THE GENERAL BODY MEETING HELD ON 15.10.2006 AT 10.30 A.M. IN NAVJEEVAN SCHOOL

MEMBERS PRESENT: 52

The Chairman called the meeting to an Order. At the very outset the Chairman announced that one Mr. Basu, Ex.Jt. Registrar will be the Returning Officer for the meeting. However, the members felt that no outsider should be allowed to attend the meeting. When voting was done majority i.e. 22/35 members present at that time were of the opinion that an outsider should not be allowed. Hence with due apology Mr. Basu was asked to leave.

The meeting was then commenced as per the Agenda.

1. Confirmation of the Minutes of the Special General meeting held on 21.09.06:

The Secretary read out the entire minutes of the meeting. However, Mrs. Indira Rao felt that the minutes of the meeting were not minuted properly as the points mentioned by Mr. Srikant Wadegaonkar and Mr. Vishwas Patil have not been mentioned in the minutes. The points were in regard to demarcation problem. It was elaborated that this was such a minor problem which should not be hindrance in the selection of a builder. Mr. Srikant Wadegaonkar also added that it is not necessary to select the highest bidder as a builder. This was seconded by Mr. R A Nayak. In this meeting Mr. Srikant pointed out that the procedure for calling for tender is to ask for first bid offer, followed by revised bid offer and then ask for lower bidder to



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match the higher bid. The points were noted and it was decided to make necessary modifications in the minutes. This proposal was seconded by Kamlesh Sheth after which it was unanimously decided that this should be done.

2. Confirmation of the minutes of the Special General Meeting held on 1.10.06

The Secretary read out the Minutes of the special General Body held on 1.10.06. While discussing the points on "Overwhelming Majority" it was felt that the overwhelming majority of votes were received in favour of Keystone only 37/37 votes. In the 2<sup>nd</sup> place the votes were in favour of Kalpataru with 16 votes, RNA got 5 votes and Mayfair got zero votes. It is to be noted here that if we go by valuation Keystone comes first and RNA comes second. However, members felt that it was not only valuation but also the reputation of the builder and other parameters which should be taken into consideration. Hence Keystone was rated as first and Kalpataru was rated as second. ~~It was, therefore, felt that the minutes should be suitable re-worded.~~ It was, therefore, felt that the minutes should be suitable re-worded.

After this, the consultant from Ellora arrived and it was once again pointed out that an outsider should not be allowed in the meeting. The meeting was, therefore, adjourned for sometime to allow the consultant to speak on the technical aspects. After this there was a snack break.

Mr. Suresh Kadam read out the letter received from the Society dated 12.10.06. He pointed out that the first two highest bidders were Keystone

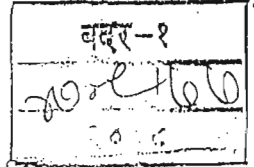
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 Kamlesh Sheth  
 12/10/06

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and RNA. Therefore, he said Keystone is still in the race. The Secretary, however, said that now we cannot match it as the final tenders are already accepted. He said that the revised offers were given in view of shortlisting the final builders

The Secretary read out the offer letter to Keystone, raising points that lots of clarifications were required. He also added that the floor plan was also not given. He asked the members whether they wanted to keep the corpus fund and the members affirmed that they would want the corpus fund to be distributed among the members. The Secretary then read out the Keystone letter dated 12<sup>th</sup> October, 2006. He pointed out that the letter received from Keystone is not right. When he said this, Mr. Kamlesh Shet pointed out that it is not correct to point out these things and consideration should be given for Keystone to match the offer. He also said that if you are mentioning the plus points of Kalpataru then In that case you should also point out the plus points of Keystone .

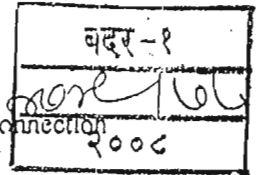
The Secretary asked whether Keystone should be allowed to match the offer for Kalpataru to which the majority felt that a fair chance should be given to Keystone to make the matching offer.

The Chairman questioned the house as to 'What is an offer'? When there was lot of commotion in the meeting hall Mr. Nimish asked the house to maintain decorum of the meeting. The Chairman asked Mr. Kadam to keep quite as he thought he was causing nuisance to which Mr. Kadam said that you cannot talk like this because the General Body is supreme and he had every right to speak in the meeting.

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कक्षा-१, २०.१०.०६



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Mr. Devlekar of Ellora consultants came forward and spoke in connection with the technicalities involved.

Mr. Chairman asked whether all are ready to give equal chance also to Kalpataru for revised offer to which the house emphatically and unanimously said NO.

Mr. Chopra said, a lot of time has already been taken and hence let us atleast put to vote subject to Keystone matching the offer.

Mr. A N Shah said that in the meeting held on 1.10.06 it had unanimously selected M/s. Keystone Realtors with 37 votes at which point of time Kalpataru got 16 votes, RNA got 5 votes and Mayfair got zero votes. He further added that why is this process of selecting the redevelopers being done again when the meeting had already unanimously voted in favour of Keystone.

Mr. Shirish Parkar pointed out that majority seems to be in favour of M/s. Keystone Realtors but in his opinion chance should be given to both the developers. Then the house with overwhelming majority rejected his proposal saying that only Keystone should be allowed to match the offer.

Mr. M C Shah pointed out that there should be a time limit given to Keystone to match the offer.

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It was, therefore unanimously Resolved-

That the meeting is adjourned to give Keystone Realtors a chance to match the offer in respect of the 10 parameters mentioned in the comparative chart dated 13.10.06. It was unanimously decided to give 4 days time to Keystone to match the offer from the date of receipt of letter of our society by them."

It was further decided by the house that the adjourned meeting should be held on 22<sup>nd</sup> October 2006 at 10.30 a.m. provided all the formalities regarding receipt of our letter by Keystone Realtors and submission of match offer by them is circulated to the members well in time.

\*\*\*\*\*

for Model MIG Co-op. Hsg. Socy. Ltd.

Eon. Secretary /

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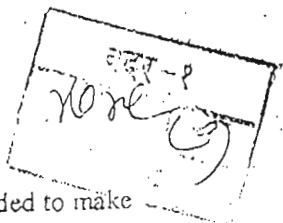
SHRIKANT WADEGAONKAR  
NEEPP ADVOCATE

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for info. on 21/10/06

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match the higher bid. The points were noted and it was decided to make necessary modifications in the minutes. This proposal was seconded by Mr. Kamlesh Sheth after which it was unanimously decided that this should be done.

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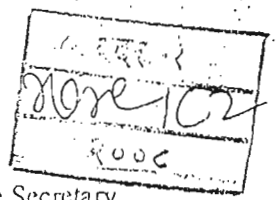
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12/11/2006

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The Secretary read out the offer letter to Keystone, raising points that lots of clarifications were required. He also added that the floor plan was also not given. He asked the members whether they wanted to keep the corpus fund and the members affirmed that they would want the corpus fund to be distributed among the members. The Secretary then read out the Keystone letter dated 12<sup>th</sup> October, 2006. He pointed out that the letter received from Keystone is not right. When he said this, Mr. Kamlesh Sheth pointed out that it is not correct to point out these things and consideration should be given for Keystone to match the offer. He also said that if you are mentioning the plus points of Kalpataru then In that case you should also point out the plus points of Keystone .

The Secretary asked whether Keystone should be allowed to match the offer for Kalpataru to which the majority felt that a fair chance should be given to Keystone to make the matching offer.

The Chairman questioned the house as to 'What is an offer'? When there was lot of conumotion in the meeting hall! Mr. Nimish asked the house to maintain decorum of the meeting. The Chairman asked Mr. Kadam to keep quite as he thought he was causing nuisance to which Mr. Kadam said that you cannot talk like this because the General Body is supreme and he had every right to speak in the meeting.

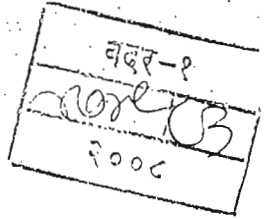
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Mr. Devlekar of Ellora consultants came forward and spoke in connection with the technicalities involved.


Mr. Chairman asked whether all are ready to give equal chance also to Kalpataru for revised offer to which the house emphatically and unanimously said NO.

Mr. Chopra said, a lot of time has already been taken and hence let us atleast put to vote subject to Keystone matching the offer.

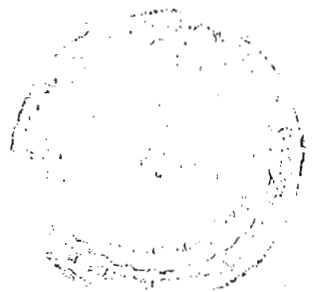
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Mr. Shrish Parkar pointed out that majority seems to be in favour of M/s. Keystone Realtors but in his opinion chance should be given to both the developers. Then the house with overwhelming majority rejected his proposal saying that only Keystone should be allowed to match the offer.

Mr. M C Shah pointed out that there should be a time limit given to Keystone to match the offer.

  
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10/11/08





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It was, therefore unanimously Resolved-

That the meeting is adjourned to give Keystone Realtors a chance to match the offer in respect of the 10 parameters mentioned in the comparative chart dated 13.10.06. It was unanimously decided to give 4 days time to Keystone to match the offer from the date of receipt of letter of our society by them."

It was further decided by the house that the adjourned meeting should be held on 22<sup>nd</sup> October 2006 at 10.30 a.m. provided all the formalities regarding receipt of our letter by Keystone Realtors and submission of match offer by them is circulated to the members well in time.

\*\*\*\*\*

for Model MIG Co-op. Hsg. Scty. Ltd.

Eon. Secretary /

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DIPESH MOHAN GAONKAR  
ADVOCATE

*Signature*  
Date: 21.10.06

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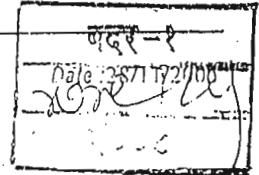
83

**Model MIG Co-op. Housing Society Ltd. (Regd.)**

Regd. No. MUM / MHADB / W-HE / HSG / TC / 11323 / 2001-2002  
D-33 / 301, MIG Colony, Bandra (East), Mumbai 400 051

Ref.No:

**NOTICE**



SPECIAL GENERAL BODY MEETING will be held on SUNDAY 3/12/2006 in the Garden of Mr. Sunil Chopra at D-33/289 at 10.00 A.M. to transact the following business. All the Members are requested to attend.

Notes:

All the Members are aware that M/s Keystone Realtors (P) Ltd., has been selected as the Developer of our Society by voting in the Special General Body Meeting held on 12/11/2006. Thereafter, a Meeting of the M.C. Members and the Redevelopment Committee members with M/s Keystone Realtors (P) Ltd., was held on 17/11/2006. The Developer in this meeting satisfied some of the important queries of the members and handed a letter assuring the same. A copy of his letter has already been circulated to all the Members.

The Redevelopment Committee has proposed to increase Funds for some of the items. Accordingly the Hon. Secretary has written a letter on dt. 25/11/2006 to the Developer. (A copy is attached herewith for your ready reference and the reply from Developer is expected shortly).

In order to regularize the Transfers of flats by MH&ADA and to obtain necessary permissions, sanctions etc., the Managing Committee in consultation with the Redevelopment Committee Members have appointed M/s MITI as the Society's Architect. The paper work on this matter has already commenced and a number of Members have completed the formalities. (To rectify the same by passing necessary resolution as mentioned below)

Considering the heavy load of work and the initiative taken by the Manager Mr. G.C. Koyande it is proposed to increase his salary to Rs. 5,000/- per month. (necessary resolution to this effect is to be passed)

To proceed smoothly in Redevelopment certain resolutions are to be passed by the Members and have to authorize the Managing Committee and the redevelopment Committee Members to implement the same.

**Agenda : REDEVELOPMENT**

a) Welcome address by the Chairman

1. RESOLVED THAT "The Managing Committee in consultation with the Redevelopment Committee will implement the decisions taken by the General Body"

FURTHER RESOLVED THAT "The Members of Model MIG CHS LTD., hereby authorize the Managing Committee and the Redevelopment Committee Members to finalize the detail terms and conditions of the Redevelopment by the Developer by constructing New Buildings by utilizing the entire plot of the Society, FSI permissible, TDR etc., and prepare necessary legal documents, agreements, MOU etc., give NOCs pertaining to Redevelopment etc. to be signed by the Hon. Secretary and one of the Office Bearers and one of the Managing Committee Members"

2. RESOLVED THAT "M/s MITI be and is hereby appointed as the Architects to submit proposal and to represent the Society before MHADA for the purpose of obtaining sanctions and permissions from MHADA for availing of additional FSI from MHADA and to complete all the formalities required connected with the Redevelopment of Society's property"



Chairman  
25/11/2006

84

AFTER CONFIRMATION OF THE MINUTES  
OF THE LAST S.P.G.M. HELD ON 12/11/06

3. RESOLVED THAT "M/s KEYSTONE REALTORS (P) LTD., is selected as the Developer of the Society by voting in the SGB Meeting held on 12/11/2006 on the offer dt. 28/09/2006 and the subsequent discussions and his enhanced offer dt. 18/11/2006 accepted by the Society"

FURTHER RESOLVED THAT "The Hon. Secretary be authorized to issue a power of appointment to M/s KEYSTONE REALTORS (P) LTD. as the Developer of the Society"

4. RESOLVED THAT "The Managing Committee and the Redevelopment Committee Members be and is hereby authorized to execute a Power of Attorney in favour of the Developer authorizing them to submit plans and obtain the requisite sanctions for the Redevelopment of the Society's Property"
5. RESOLVED THAT "Each individual Member of the Society do execute a Agreement with M/s KEYSTONE REALTORS (P) LTD., as may be required for the Redevelopment of the property which shall be confirmed by the Managing Committee and the Redevelopment Committee"
6. RESOLVED THAT "The Model MIG CHS LTD., has agreed to receive a Corpus Fund of Rs. 33.21 cr. From M/s KEYSTONE REALTORS (P) LTD. being non refundable sum for allowing the Developer to carry out the Redevelopment of the Society's property and the same shall be disbursed equally to all the 64 Members".

FURTHER RESOLVED THAT "Each individual member do accept a Flat admeasuring 937 sq. ft carpet area and 205 sq. ft area in form of flower bed and dry balcony in the new building free of cost as and by way of permanent alternative accommodation, in lieu of his present flat and that each member shall be allotted one car parking space free of cost"

7. RESOLVED THAT "The Model MIG CHS LTD., has agreed to receive an amount of Rs. \_\_\_\_\_ cr. As a subsidy for white goods and furniture and the same shall be disbursed equally to all the 64 members." (reply from Developer awaited to our proposal for increasing the funds)
8. RESOLVED THAT "The Members of the Society has agreed to receive an amount of Rs. \_\_\_\_\_ per month as inconvenience allowance from Developer till the time of completion of the building for existing 64 members and the proposed sale building" (reply from Developer to our proposal for increase in funds is awaited)
9. RESOLVED THAT "The services of M/s Ellora Consultants as the Consultants of the Society be and is here by terminated immediately and professionals in Tax Management, Architecture and Legal be appointed to assist the Society in the further process of Redevelopment"
10. RESOLVED THAT "All the existing Members of the Society will extend their co-operation from time to time to the Managing Committee and the Redevelopment Committee members and the Developer for completing the Redevelopment programme in scheduled time"
11. RESOLVED THAT "The salary of the Manager be increased to Rs. 5,000/- per month from the present salary of Rs. \_\_\_\_\_"

For MODEL MIG CHS LTD.

Hon. Secretary



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Minutes of the informal Meeting  
 Held by the Model MIG CHS Ltd.,  
 with M/s Keystone Realtors (P) Ltd.

Dear Members,

This is to inform you that as directed by the General Body Meeting held on 12/11/2006 the Society has returned the Earnest Money deposit to M/s Kalpataru Properties Pvt. Ltd. The Society has also written to M/s Keystone Realtors (P) Ltd., informing them about their selection as the Society's Developer and had invited them to meet for satisfying the queries of the members.

Accordingly the Meeting took place on 17/11/2006 at MIG Cricket Club's Banquet Hall wherein the Managing Committee and the Redevelopment Committee Members and other members were present.

The Meeting commenced with Mr.Chandresh Mehta introducing himself and his team, Capt. Alwyn Saldhana- Vice President, Mr.Satish Master – Associate Vice President and Mr.Suyog Seth- Architect. He then requested to introduce the Members present. Mr. Kunal Sheth introduced all the Members present he further said that the present meeting of the members with the Developers selected is for the purpose of satisfying the queries of the members pertaining redevelopment offer. Before the Members asked their queries, Mr. Chandresh Mehta interrupted stating that he would like to make a small announcement to the house before we commence with the detailed discussion as we apprehend the queries and the doubts which are there in members' mind as far as the offer is concerned. With this apprehension I would like to read out a letter.

Mr. Chandresh Mehta, Director M/s Keystone Realtors (P) Ltd. in his welcome address said that first of all they at Rustomjee would like to thank all the Members of Model MIG CHS for selecting them as the Developer of the Society and said that they would live upto the expectations of the Members. He then explained the Members about the offer given and said that they have enhanced the corpus fund. A letter to that effect was given by him to the Society's Manager, Mr.C.G.Koyande. A copy of the same is attached for your ready reference.

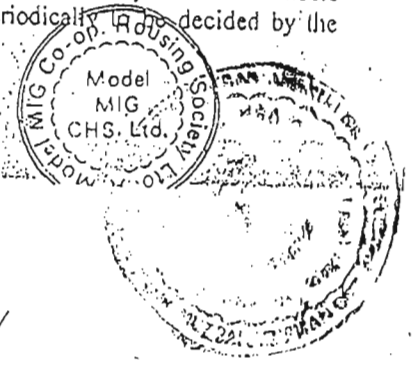
Thereafter, Mr. Mehta invited the queries from the members.

Mr.Suresh Kadam said that there are some important points which needs to be clarified first. He said that the General Body has passed a resolution "Any legal problems/legal expenses arising out of final selection will be the responsibility of the selected Developer" in response Mr.Chandresh Mehta assured the Members that M/s Keystone Realtors (P) Ltd., would take care of this and stated that he would give his assurance in writing.

Mr.Suresh Kadam said that the issue of corpus fund is very sensitive and the members would like to know about the schedule of disbursement. Mr.Mehta said that the normal practice is to disburse 10% at the time of MOU, 15% at the time of approvals, 25% at the commencement of work and balance 50% in installment over entire construction period.

Mr.Suresh Kadam then said that most of the Members of the Society are 70 and above and they have been waiting for this for a long time. Therefore, 50% of corpus should be disbursed to the Members at the time of MOU. Mr.Mehta agreed to disburse 50% of the corpus to the Members at the time of MOU and the balance 50% will be given periodically as decided by the Members and intimated to him.

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*[Handwritten Signature]*  
 24/11/2006

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Mr.Mehta said that in case of any doubt in the minds of the Members about the balance corpus it will be supported by a Bank Guarantee.

Mr. Dilip Gokhale, Mrs. Mathur, Mr. Jaole, Mr.A.N.Sheth inquired about the time and schedule of construction. Mr. Chandresh Mehta said that once the basic formalities are completed as required then they would be able to get the conveyance within 3 weeks. He further stated that very less FSI now is available, therefore quick action is required.

He said that he would send a list of information, documents etc., to the Society and the Society should comply with it at the earliest. He said that it is now in the hands of the Members as to how soon the work should begin.

Mr. Chandresh Mehta further requested the M.C Members and the Redevelopment Committee Members to extend their co-operation to speed up the matter. The Members present assured him of their fullest co-operation.

Mr.Mehta was inquired about the floor plans, he said that there would be 2 to 3 options and the members will be given a choice to select one of them.

Mr.Dilip Gokhale asked Mr.Mehta as to whether they would give an Exit Option to the Members. He said that after the completion of new flats the value would be on the higher side and if any Member at present would like to opt for Exit Option then how the valuation would be done. Mr.Mehta replied that they are open for Exit Option and appropriate valuation will be done.

Mr.Kamlesh Sheth raised the point about the transfer fees. He said that the transfer fees of Rs.25,000/- should be given to all the 64 members irrespective of whether their flats are transferred or not. Mr.Mehta agreed to the same.

Dr.Mukesh Gokhale asked about the disbursement of the corpus fund as per the tender document. Mr. Mehta said that this point is already discussed. Dr. Mukesh Gokhale further asked about the time frame of the project. Mr. Mehta said that a Bar Chart will be given which will indicate the time period and other sequences.

Mr.Alok Mathur and Ms. Indira Rao, Mr.Supnekar, Mr. K.M.Rai and others asked a few queries pertaining to the floor plans, cross ventilation, rain water harvesting, solar system, lift tanks, Mr. Mehta assured that utmost care will be taken in this regard.

It was suggested that if any further suggestions, queries the members should address to the Redevelopment Committee and give in writing to Mr.C.G.Koyande, Manager of the Society.

Mr. Mehta then asked the Members to join for the dinner and announced that a Get Together has been organized by KEYSTONE REALTORS (P) LTD., for all the Members, Family & Friends of the Society on 19/11/2006 at MIG Cricket Club's Terrace at 8.00 P.M. and invited all the Members to join.

The Hon.Secretary, Dr. Mukesh Gokhale thanked the Team of M/s Keystone Realtors (P) Ltd. all the members present for their participation.

*Chyi*

Manager  
C.G. Koyande



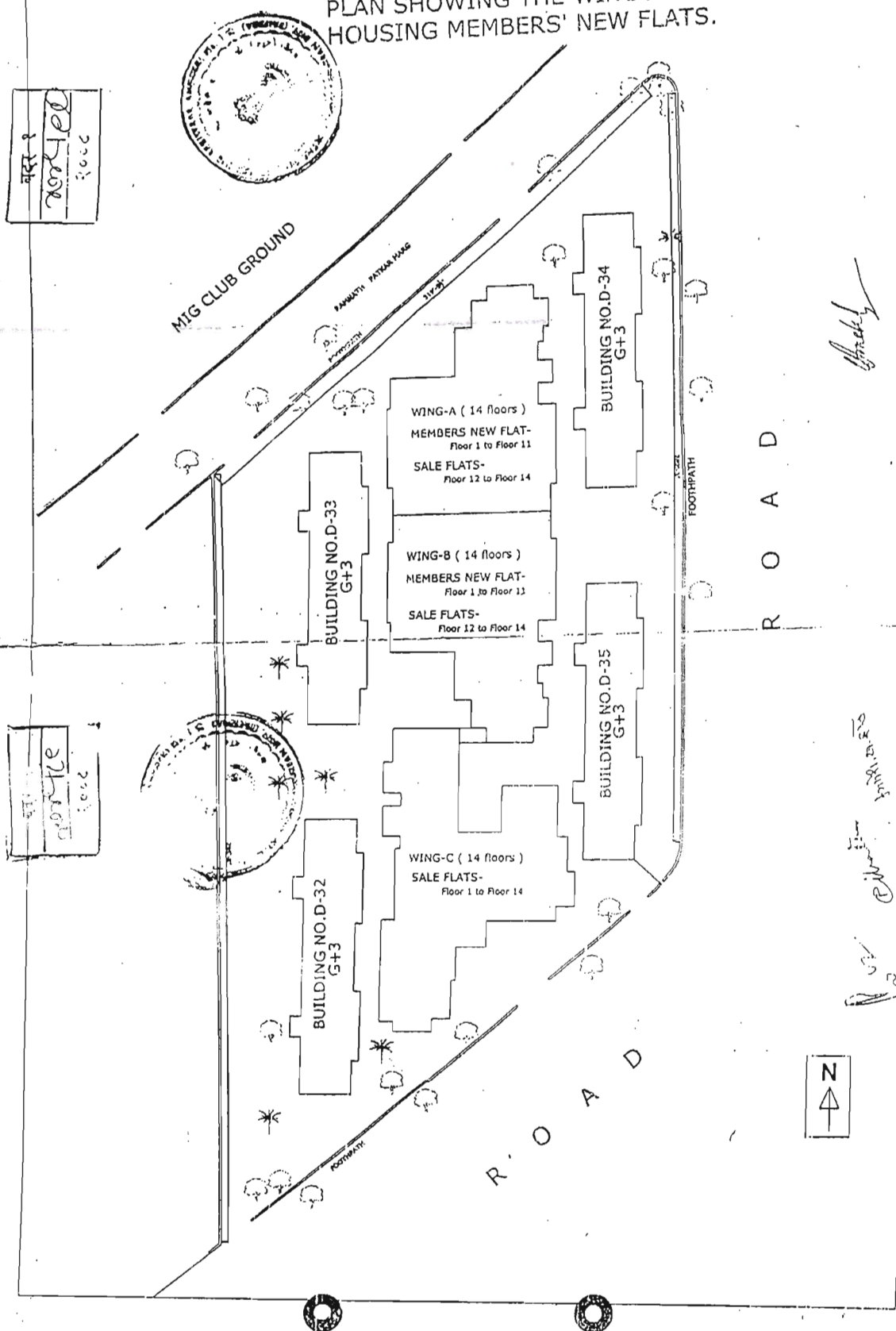
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*P. Mathur*  
Joint Secy

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DIPESH MOHANTY

ANNEXURE - D  
 PLAN SHOWING THE WINGS  
 HOUSING MEMBERS' NEW FLATS.



45

ADDRESS NO. E & F



### Design Features

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गणेश
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#### STRUCTURE

- a. R.C.C. frame structure designed for earthquake resistance as per the current relevant IS code 1893 for Seismic zone III for a safe building design.
- b. Anti termite treatment for all buildings.

#### ELEVATION

An Elegant low maintenance elevation.

#### EXTERNAL FINISH


Sand faced plaster with two coats of external textured paint of Spectrum / Renova / Nitco (Ruff tuff) / Oikos make.

#### WINDOWS AND GRILLS

All windows in the living room, bed rooms, kitchen, toilets and A.C ducts will have sills of marble / granite.

Heavy guage anodized aluminum sliding / open close windows with tinted reflective glass in living room and bed rooms with provision for A.C. and exhaust fan.



TRULY  
  
 DIPESH MOHAN GAONKAR  
 ADVOCATE

  
  
 10/11/2008



46



बदर-१
<i>[Handwritten Signature]</i>
२००८

Anodized aluminum louvered windows with opaque glass in toilets with provision for exhaust fans.

Enamel painted M.S. safety grills will be fitted in all the windows.

**STAIRCASE**

Treads and Risers upto 1<sup>st</sup> floor will be with granite / marble and all other floors will be with polished kotah stone along with required skirting.

Paint above sand faced plaster surface will be coated with acrylic paint.

**FIRE FIGHTING**

We will install all fire fighting equipments including fire escape doors in the staircase area and every other area inside and outside as required by the fire fighting authorities.

**WATER PROOFING**

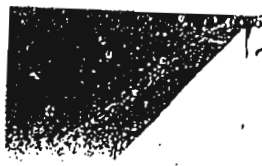
Will be carried out by an approved water proofing agency.

**ELECTRICAL**

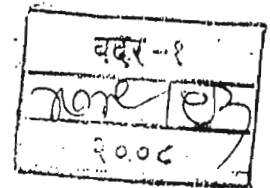
Concealed fire resistant copper wiring of Finolex or equivalent make with separate circuit for each room, with modular switches and all life saving electrical devices like the MCB and ELCB in each flat.



*[Handwritten signatures and notes at the bottom of the page]*



५७



**PLUMBING AND SANITATION THROUGH THE EXTERNAL DUCTS**

- a. C' class G.I. pipes for domestic and flushing water supply fixed on M.S.brackets in shafts
- b. Complete loop of supply pipelines at terrace level with adequate no. of pressure reducing valves in shafts.
- c. Heavy duty PVC pipes for disposal of waste water and soil, fixed on M.S.brackets.

**EXTERNAL AMENITIES**

- 1. The Entrance lobby of the buildings will be spacious well designed and elegant including a ramp entry for the physically challenged.
- 2. The buildings will have Ultra modern automatic high speed elevators of Otis / Kone / Schindler make with digital floor indicators in each wing as per approved plans.
- 3. The buildings will have intelligent security systems with Central Monitoring System and Video Door Phones.
- 4. Automatic level monitoring system for over head and under ground water tanks.
- 5. Fire Fighting arrangements where ever required
- 6. Non skid chequered tiles paving in society compound
- 7. Sewerage Treatment Plant
- 8. Rain Water Harvesting
- 9. Piped Gas Connection
- 10. Bore well
- 11. Garbage Separation Systems.

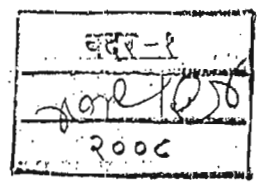


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48



- 12. Swimming Pool
- 13. Children's play area along with benches for senior citizens // Jagers Track.
- 14. Lockers/drop boxes for mail/parcel
- 15. High Security Gates
- 16. Domestic and Drivers toilets
- 17. Security Cabins
- 18. Dish Antenna to the Complex
- 19. Telephone Connections in living and bed rooms.
- 20. Club house with Gymnasium and Health Club (2000 sqft (min))
- 21. Fully equipped Society Office (200 sqft min)
- 22. Storm water drain
- 23. Adequate lighting to compound
- 24. DG set connected to all important areas.



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वर्ग-१
परि-१००
२००८



**INTERNAL AMENITIES**

**Living Room**

- ▲ Vitrified flooring in Living room and Passage area - 24" x 24"
- ▲ P.O.P on walls with decorative cornice on the ceiling
- ▲ Heavy gauge sliding windows with mosquito protective screens
- ▲ Adequate points for Television, Music system and telephone.
- ▲ All walls will be painted with plastic/ luster paint.
- ▲ Tube lights
- ▲ Fans
- ▲ Modular switches of Toyama / Anchor make
- ▲ Locks of reputed make
- ▲ Mild Steel Grill
- ▲ Magnetic Door Stoppers
- ▲ Heavy Duty Latches
- ▲ Wooden door frames with Flush Doors

**Kitchen**

- ▲ Vitrified flooring with full height tiles dado
- ▲ Granite built in kitchen platform supported on kadappa
- ▲ Stainless steel sink
- ▲ UV Water Purifier instead of Central Tank
- ▲ Concealed piping in toilets.
- ▲ Angle stop cock as provision for water purifier
- ▲ Open type sink mixer
- ▲ CP jali on Nahani tap



*P. M. Mathur*  
*for Mr. S. S. S.*

*[Handwritten signature]*



50



557-8  
702 10E  
2000

- ▲ Exhaust Fan
- ▲ Modular kitchen with auxiliary platform, storage platform underneath, wall mounted cabinet, chimney and exhaust fan and cooling gas.
- ▲ 16-A electric power points for Washing Machine, Purifier, Mixer, Microwave etc.
- ▲ Plumbing connection for washing machine / dryer and dish washer.
- ▲ Tube lights
- ▲ Fan
- ▲ Modular switches of Toyama / Anchor make
- ▲ Provision from compound to kitchen for piped gas
- ▲ Locks of reputed make
- ▲ Heavy gauge aluminum frame with tinted float glass, Mosquito net.
- ▲ MS Grill.
- ▲ Magnetic Door Stoppers
- ▲ Heavy Duty Latches
- ▲ Loft
- ▲ Wooden door frames with Flush Door

Bedrooms

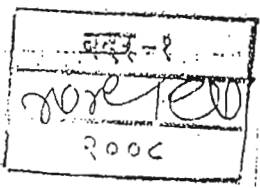
- ▲ Vitrified Flooring
- ▲ Night Lights
- ▲ Two Way Switches
- ▲ P.O.P on walls with cornice on the ceiling
- ▲ Tube lights
- ▲ Fans
- ▲ Internet connection
- ▲ 20 -A power points for A.C. and adequate points
- ▲ Modular switches of Toyama / Anchor make
- ▲ Locks of reputed make
- ▲ Heavy gauge aluminum frame with tinted float glass, Mosquito net
- ▲ MS Grill.
- ▲ Magnetic Door Stoppers
- ▲ Heavy Duty Latches
- ▲ Wooden door frames with Flush Door



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51



**Bathroom**

- ▲ Pre-approved designer tiles on wall / Anti skid flooring tiles of reputed brand
- ▲ Pre approved Jaguar / Mark / equivalent make Fittings
- ▲ Pre approved Sanitary ware
- ▲ Sanitary Tank
- ▲ Storage type water heater
- ▲ Towel Racks and rods
- ▲ Overhead Shower
- ▲ Counter with basin and spout
- ▲ Basin mixer
- ▲ Shower with shower arm
- ▲ Shower mixer
- ▲ Angle stop cock
- ▲ Flush tank
- ▲ Jet sprays (hand sprays)
- ▲ C.P.jali on nahani tap
- ▲ Ball valve as master cock in duct
- ▲ European WC
- ▲ 16-A power points for geyser in bathroom
- ▲ Exhaust fan
- ▲ Modular switches of Toyama / Anchor make
- ▲ Locks of reputed make
- ▲ Heavy gauge aluminum louvers with opaque glass, Mosquito net
- ▲ MS Grill.
- ▲ Heavy Duty Latches
- ▲ FRP door
- ▲ Loft



*Handwritten signature and date: 22/11*

52

एडव-२
<i>मोहन</i>
२००८



**WHITE GOODS .**

As per the tender document Clause no.14(g) we had offered you 3 Air conditioners, 1 Refrigerator, 1 Washing machine , 1 dish washer and 1 drier.

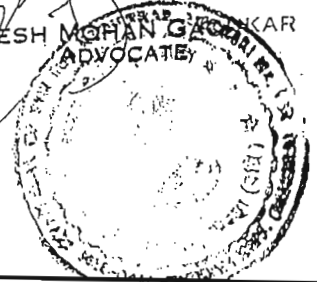
And as per Clause 15(i) we had offered you furniture and fixtures in the form of Wardrobe in Bedroom, Double bed in Bedroom with side table, 6 seater dining table with chairs , Sofa set 3 seater and centre table and console.

OR

Rs.3,16,00,000/- (Rupees Three Crores Sixteen Lakhs Only) to the society as per our letter dated 29<sup>th</sup> November 2006.

TRUE COPY

*[Handwritten Signature]*  
 DIPESH MOHAN GADGARKAR  
 ADVOCATE



*[Handwritten Signature]*  
*[Handwritten Signature]*  
 29/11/2006

87

बही-१
२००६
२००६

NO 205748.004  
 RULED CARD

२०५/३३	५०-२	H-1	
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सन २००५

गाराबट्टा गट्टा - विवाह प्रमाण

२००५	२००५	२००५	२००५	२००५	२००५	२००५	२००५	२००५	२००५
१	२	३	४	५	६	७	८	९	१०
१	२	३	४	५	६	७	८	९	१०
१	२	३	४	५	६	७	८	९	१०
१	२	३	४	५	६	७	८	९	१०
१	२	३	४	५	६	७	८	९	१०
१	२	३	४	५	६	७	८	९	१०
१	२	३	४	५	६	७	८	९	१०
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१	२	३	४	५	६	७	८	९	१०

16 SEP 2005

TRUE COPY

*[Signature]*  
 DIPESH MOHAN GAONKAR  
 ADVOCATE



*[Signature]*  
 १६/०९/२००५



४४

बदर-१
more 9/11
२००८

Y. P. D. No. 107/07-7/2005 (P.A. No. 411)

G. R. B. D. No. 1010/2005 (P.A. No. 411)

RULED CARD

No 20573 R. 334

२०४/३५	५०.४	H-1	
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सन २००५

गणेश गुरु - वि.स.वि. सं.स.

C.C.

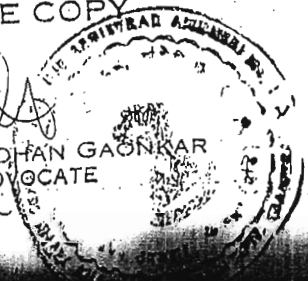
6 SEP 2005

स्वामी प्रसाद

श.प्र. श.स.वि. सं.स., व.प्र.

TRUE COPY

DIPESH MOHAN GAONKAR  
ADVOCATE



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89

बहर-१
२०५७७ (१६)
२००८

V. P. P. - 200/2000-2005-06 (No. 111)  
 G. R. D. D. No. 19, dated 16/9/05

No. 20577

RULED CARD


२०५७७	५०.९	५०.१
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एतद् रसीद

महाराष्ट्र राज्य सरकार

२०  
 २०/१०/०५  
 २०/१०/०५  
 १६ SEP 2005  
 १  
 २०  
 २

TRUE COPY

*[Signature]*  
 DIPESH MOHAN GAONKAR  
 ADVOCATE  


*[Signature]*  
*[Signature]*  
 २०/१०/०५

90

बदल-१
२०२१/१००
२०१८

V. P. No. - 5,07,000-17 (G.O. 111)  
 G. R. S. D. No. 2018/2019-17

No. 20875 B. 20

RULED CARD

२४२/३२	५०२	४-१	
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२४२/३२

२४२/३२

२४२/३२	५०२	४-१	
१६	११	११	
१६	११	११	
१६	११	११	
१६	११	११	
१६	११	११	

16 SEP 2005

TRUE COPY

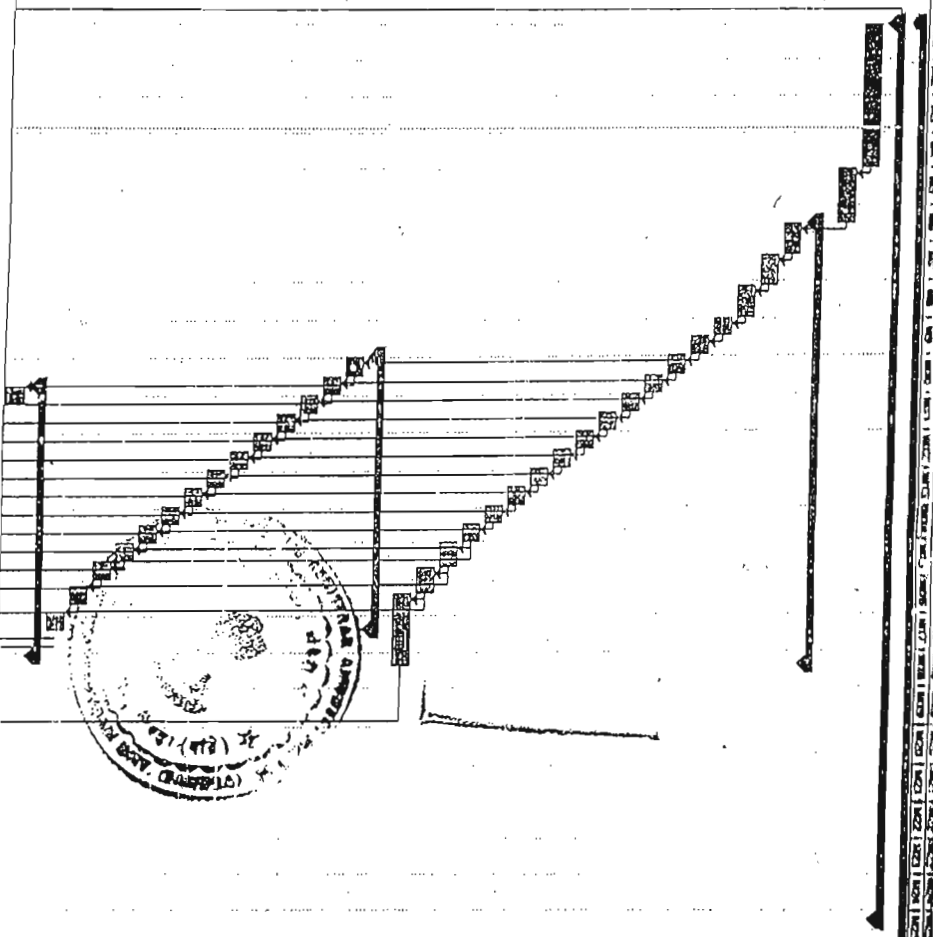
DIPESH MOHAN GAONKAR  
ADVOCATE



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SCHEDULE FOR CONSTRUCTION OF SOCIETY APARTMENT BUILDING

0	MIG model - P2
1	Work A & B
2	Foundation
3	Construction upto plinth
4	RCC works
5	Foundation 1 slab
6	Foundation 2 slab
7	Slab slab(1st slab)
8	2nd slab
9	3rd slab
10	4th slab
11	5th slab
12	6th slab
13	7th slab
14	8th slab
15	9th slab
16	10th slab
17	11th slab
18	12th slab
19	13th slab
20	14th slab
21	Terrace slab
22	ORNT/AMP/Elevation features
23	Masonry works
24	1st floor
25	2nd floor
26	3rd floor
27	4th floor
28	5th floor
29	6th floor
30	7th floor
31	8th floor
32	9th floor
33	10th floor
34	11th floor
35	12th floor
36	13th floor
37	14th floor
38	Internal plaster
39	1st floor



Project: MIG model - P2.mpp  
 Date: Thu 27/03/08

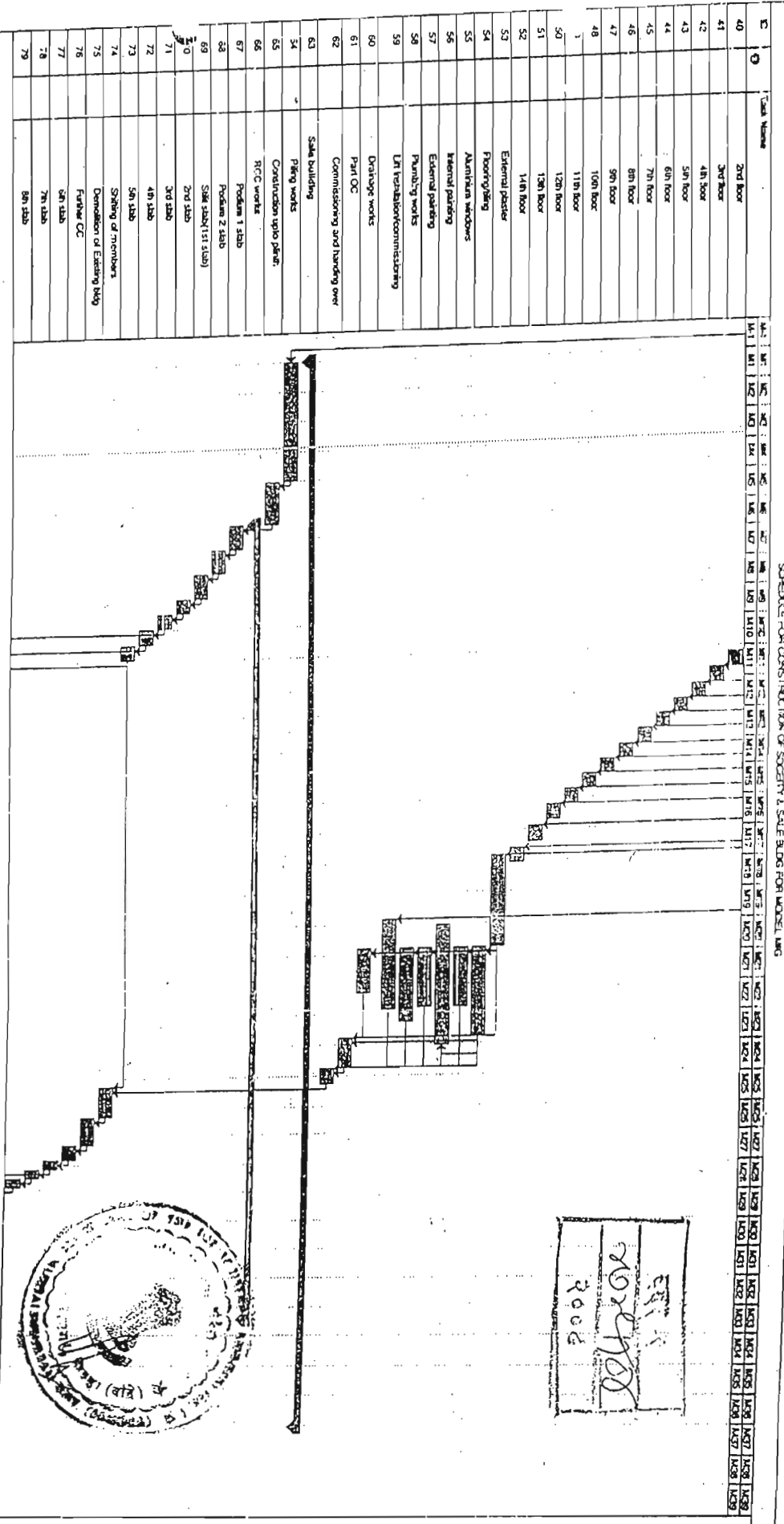
Task Spd Progress Milestone Summary Project Summary External Tasks Dependencies

*Handwritten signature and notes:*  
 Dipesh Mohan Gaonkar  
 27/03/08

TRUE COPY  
 DIPESH MOHAN GAONKAR  
 ADVOCATE

*Handwritten mark:*





Task	Start	End	Progress	Summary	External Tasks	Deadline
Task	Start	End	Progress	Summary	External Tasks	Deadline

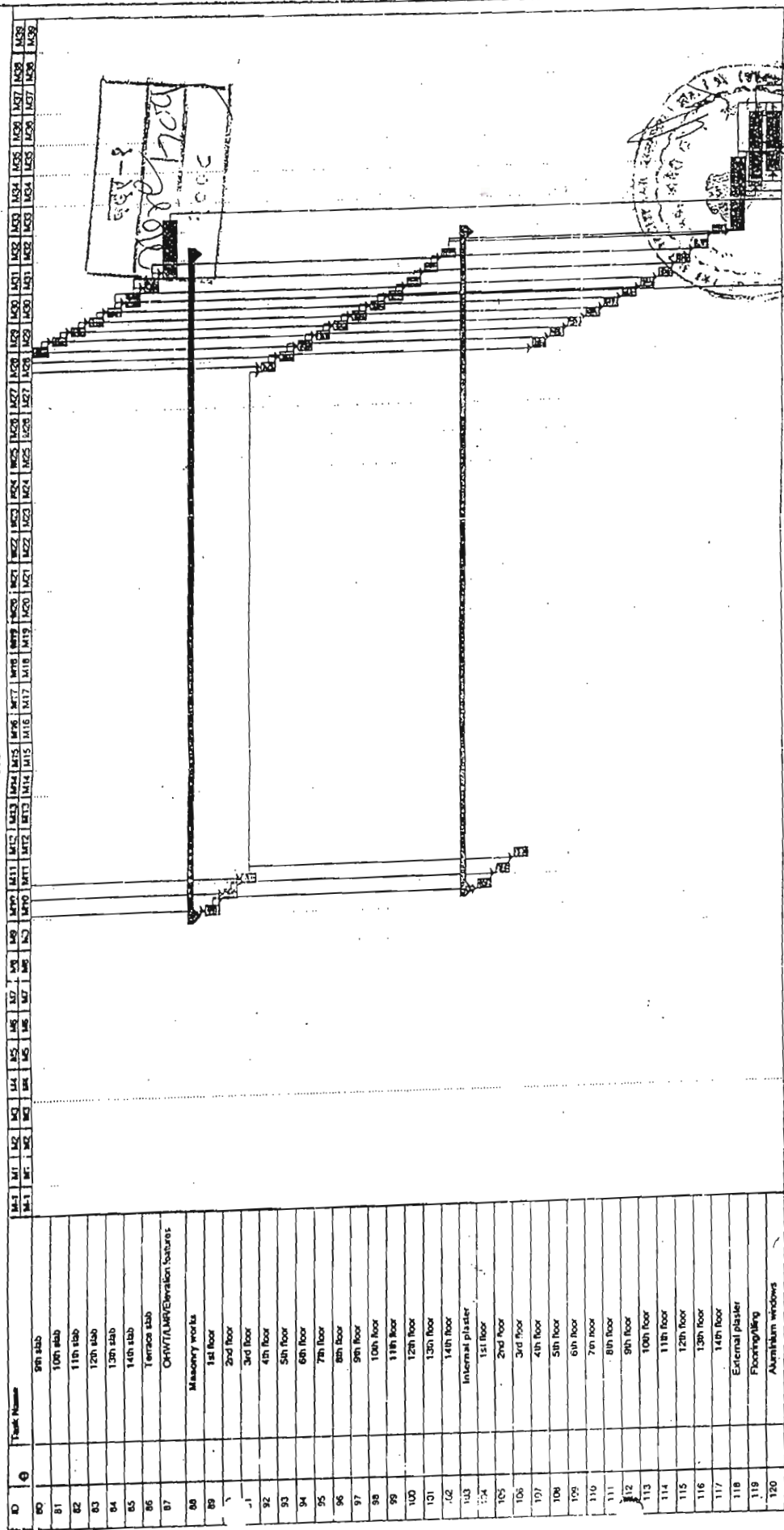
Project: M&S model - R2.mpp  
Date: Thu 2/1/2006

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f... on 2/1



*Handwritten signature*  
2006

SCHEDULE FOR CONSTRUCTION OF SOCIETY & SALE BLDG FOR MODEL 146



ID	Task Name	M4-1	M4-2	M4-3	M4-4	M4-5	M4-6	M4-7	M4-8	M4-9	M4-10	M4-11	M4-12	M4-13	M4-14	M4-15	M4-16	M4-17	M4-18	M4-19	M4-20	M4-21	M4-22	M4-23	M4-24	M4-25	M4-26	M4-27	M4-28	M4-29	M4-30	M4-31	M4-32	M4-33	M4-34	M4-35	M4-36	M4-37	M4-38	M4-39	M4-40
----	-----------	------	------	------	------	------	------	------	------	------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

Project: MIG model - R2.mpp  
 Date: Thu 27/03/08

Task: S/A

Progress: [Progress bar]

Milestone: [Milestone bar]

Summary: [Summary bar]

Project Summary: [Project Summary bar]

External Tasks: [External Tasks bar]

External Milestone: [External Milestone bar]

Deadline: [Deadline bar]

*Handwritten signature and date:*  
 27/3/08

SCHEDULE FOR CONSTRUCTION OF SOCIETY & SALE BLDG FOR MODEL LMS

ID	Task Name	Start	End	Duration	Progress
120	Internal gardening				
122	External parking				
123	Painting works				
124	Un installation/commissioning				
125	External Drainage works				
126	Paving at site and around building				
127	Compound wall gate				
128	Painting SDC works				
129	Stakepinning pool, Club house - finishing				
130	Podium gardening				
131	Commissioning and handing over				

Project: M/G model - Re.mpp  
 Date: Thu 27/03/08

Task: Split

Progress: Milestones

Summary: Project Summary

External Tasks: External Milestones

Deadline: [ ]

*Pravin*  
 27/03/08

2008-03-27  
 2008-03-27

TRUE COPY

*Pravin*  
 DINESH MOHAN GAONKAR  
 ADVOCATE



RECEIPT NO.: 0276624

**BRIHANMUMBAI MAHANAGARPALIKA**  
H/EAST WARD

Assessment and Collection Dept.

WARD H/E CFC

Assessee's Name : ESTATE MANAGER WEST MAHARASHTRA HOUSING BOARD,  
SECY MIG COOP HSG SCC GROUP

Window Ref. No.: COUNTER 2  
Receipt No.: 2007ACR00023531-0  
Date: 14-06-2007  
Prop. No.: 00212965  
SAC No.: HE-21-0731-00-0-0000

बदर-२  
1980/490  
२००८

Receipts

Sl. No.	Bill Date	Tax Amt.	Total Amt. Due	Chq. Dt.	Chq. No.	MICR Code	Cash/Chq Amt.
01/03/07-469	01-03-2007	5697	5697	13/06/2007	904449	490090005	5697

Words : Five Thousand Six Hundred Ninety-Seven Only

Total Receipt Full Payment

बदर-२  
16247-30  
14/06/07

Remark :

CRC : harshid.pant  
Printed on : 14/06/2007 12.12 PM

Subject to Realisation.

RECEIPT NO.: 0276622

**BRIHANMUMBAI MAHANAGARPALIKA**  
H/EAST WARD

Assessment and Collection Dept.

WARD H/E CFC

Assessee's Name : MAHARASHTRA HOUSING BOARD WEST  
SECY MODEL MIG COLONY COOP

Window Ref. No.: COUNTER 2  
Receipt No.: 2007ACR00023573  
Date: 14-06-2007  
Prop. No.: 00212967  
SAC No.: HE-21-0733-00-0-0000

Receipts

Sl. No.	Bill Date	Tax Amt.	Total Amt. Due	Chq. Dt.	Chq. No.	MICR Code	Cash/Chq Amt.
01/03/07-473	01-03-2007	5697	5697			90086005	5697

ARBITRARY  
MUMBAI  
14/06/07

Remark :

Total Receipt Full Payment  
CRC : harshid.pant  
Printed on : 14/06/2007 12.09 PM

RECEIVED  
MUMBAI  
14/06/07



RECEIPT NO.: 021002

# BRIHANMUMBAI MAHANAGARPALIKA

H/EAST WARD

997-2

*none pd*

Assessment and Collection Dept.

WARD H/E CFC 006

Assessee's Name : MAHARASHTRA HOUSING BOARD WEST  
SECRETARY MODEL M/G COLON

Window Ref. No. : COUNTER 2  
Receipt No. : 2007ACR00023507  
Date : 14-06-2007  
Prop. No. : 00212966  
SAC No. : HE-21-0732-00-6-0000

1 of 1 Receipts

Bill No.	Bill Date	Tax Amt.	Total Amt.	Chq. Dt.	Chq. No.	MICR Code	Cash/Chq Amt.
1997100103301471	01-04-2007	5697	5697	13/06/2007	904449	400356305	5697

5697-139  
2007

Total : 5697 5697 Total Receipt : 5697  
In Words : Five Thousand Six Hundred Ninety-Seven Only Full Payment

Remark :

CRC : harshla.pokle  
Printed on : 14/06/2007 12.10 PM

ived Subject to Realisation.

RECEIPT NO.: 0276621

# BRIHANMUMBAI MAHANAGARPALIKA

H/EAST WARD

Assessment and Collection Dept.

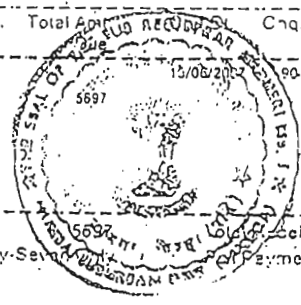
WARD H/E CFC

Assessee's Name : MAHARASHTRA HOUSING BOARD WEST  
SECRETARY MODEL M/G COLON

Window Ref. No. : COUNTER 2  
Receipt No. : 2007ACRC0023434  
Date : 14-06-2007  
Prop. No. : 00212969  
SAC No. : HE-21-0734/00-9-0000

1 of 1 Receipts

Bill No.	Bill Date	Tax Amt.	Total Amt.	Chq. No.	MICR Code	Cash/Chq Amt.
1997100103301475	01-04-2007	5697	5697	13/06/2007	904449	400356305



Total : 5697 5697 Total Receipt : 5697  
In Words : Five Thousand Six Hundred Ninety-Seven Only Full Payment

Remark :

CRC : harshla.pokle  
Printed on : 14/06/2007 12.07 PM





**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलनखाते**  
 तळ मजला, मुख्य इमारत, मलपालिका नार्ग, मु. ४०० ००१.  
 संकेतस्थळ : www.mcgm.gov.in  
**मालमत्ता कराचे देयक**

वदर-१  
 २०१२-११०  
 २००८

क्रमांक (नवीन)	लेखा क्रमांक	वार्ड क्रमांक	मालमत्ता क्रमांक
00212967	ME2102310120000		2007-2008

ये नाव व पत्ता : (रपात वाचता वेज्ज)  
 MODEL MIG COLONY COOP  
 0/32/274,GANDHI, NAGAR BANDRA, (EAST) MUM-51.

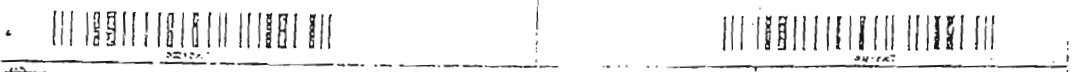
मालमत्ता करनिर्धारक व संकलक  
 74 East Ward, Municipal Office Building, Plot No. 137, TPS, V Prabhai Colony, Santacruz (E), Mumbai 400 051

को अकर, इमारतीचे माल / कि.मी.सी.एल.अ. / कांठ क. भावचं नाव, भागं क., भागाचं नाव, टिपण,  
 मालमत्ता क्रमांक :  
 XXIV MIG HOSG BRO BANDRA EAST HOUSE, MUMBAI  
 HOUSING BOARD WEST DIV.

वदर-१  
 634243  
 २००९

प्रथम करनिर्धारण दिनांक	01-04-1961	३१/०३/२००९ रोजीची घनत्वकी	5697
एकूण करपात्र मूल्य रु	13645	गोटीत शुल्क	0
करमाफी दिलेले मूल्य रु	0	जप्ती शुल्क	0
निवारी करपात्र मूल्य रु	13645	महागतिमय दंड	0
अनिवारी करपात्र मूल्य रु	0	शासकीय दंड	0
एकूण वार्षिक देय कर	11394	सूचना : धारिक देयक सधमाही हप्त्यांगी आगाऊ इत आहे.	

कर / Tax	निवारी / अनिवारी / NR	%	देयक रक्कम
2047 सर्वसाधारण कर / General Tax	निवारी / R	30	2047
0 पाणीपट्टी / Water Tax	अनिवारी / NR	65	0
0 अतसाभकण Water Benefit Tax	निवारी / R	130	0
853 अतसाभकण Water Benefit Tax	अनिवारी / NR	12.5	853
0 मलनिःसारण कर / Sewerage Tax	निवारी / R	25	0
0 मलनिःसारण कर / Sewerage Tax	अनिवारी / NR	39	0
512 मलनिःसारण लाभ कर / Sewerage Benefit Tax	निवारी / R	7.8	512
0 मलनिःसारण लाभ कर / Sewerage Benefit Tax	अनिवारी / NR	7.5	0
819 म. न. पा. शिक्षण उपकर / Mun. Edu. Cess	निवारी / R	15	819
409 राज्य शिक्षण उपकर / State Education Cess	निवारी / R	12	409
0 राज्य शिक्षण उपकर / State Education Cess	अनिवारी / NR	6	0
0 रोजगार हमी उपकर / Emp. Gua. Cess	अनिवारी / NR	12	0
74 वृक्ष उपकर / Tree Cess	अनिवारी / NR	3	74
1027 वपकर / Sweet Tax	अनिवारी / NR	0.5	1027
5697		15	5697
15/05/2007			15/05/2007



- संदेहा:
- अधिकृत नहापालिकाक सुट्ट्यादी कारण / निवृत्तपणे आरंभ.
  - मुदाल पत्रव्यवहारासाठी मालमत्ता करणी अतसाभकण करणी.
  - तलाक व वदर मुदाला अतसाभकण करणी अतसाभकण करणी.
  - बृहन्मुंबई महानगरपालिका आयतनांतिल मालमत्ता करणी.



उचना व अपेक नविर्ताती करुण नां पदत.  
 The billing system is under upgradation. Reconciliation of many transactions during upgradation is in progress. Please bear with data errors if any.



महाराष्ट्र नगरपालिका  
 कारनिर्धारण-सं. संकलनखाते  
 तळ मजला, मुख्य इमारत, महापालिका मार्ग, पु. ४०० ००१.  
 संकेतांक : www.mcgm.gov.in  
 मालमत्ता कराचे देयक

वदर-१  
 २००८

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता फार्लप	साह्यायक कारनिर्धारण व त्रिस्तक
00212968	HE2107340090000		2007/2008	
पराकारणे नाव व पत्ता : SECRETARY MODEL MIG COLON Y CO-OP HSG SOC D/32/274, GANDHI NAGAR BANDRA (EAST), MUMBAI 400051				1/4 East Ward, Municipal Office Building, Plot No. 137, TPS, V Prabhakar Colony, 52-100001 (E), Mumbai 400 051

मालमत्ता क्रमांक: मजलाचा क्रमांक, इमारतीचे नाव / विंग, वॉ.टी.एर.नं. / फ्लोर नं. यावरचे नाव, मार्ग क्र., नाव व पत्ता, कारनिर्धारण संकेत :  
 H-6417(105) D-XXXV MIG HOSG BRD BANDRA EAST HOUSE, MUMBAI  
 MAHARASHTRA HOUSING BOARD WEST DIV.

वदर-१  
 २००७

प्रथम कारनिर्धारण दिनांक	01-04-1961	३१/०३/२००७ रोजीची वकामती	5087
एकूण करापर मूल्य रु	13645	नोटीस मूल्य	0
करपायी दिलेले मूल्य रु	0	जरी मूल्य	0
निवासी करापर मूल्य रु	13645	महापालिका दंड	0
अनिवासी करापर मूल्य रु	0	शासकीय दंड	0
एकूण वार्षिक देय कर	11394	सूचना : वार्षिक देयक जलाभास हप्त्यांनी आगाऊ देव आणे.	

200710B/L03301476 01-APR-07 to 30-SEP-07	देयक क्र.	200720B/L03301476 01-OCT-07 to 31-MAR-08
कर / Tax	निवासी / अनिवासी / NR	%
2017 सर्वसाधारण कर / General Tax	निवासी / R	30
0 वाणीपट्टी / Water Tax	अनिवासी / NR	65
0 जललाभकर / Water Benefit Tax	निवासी / R	130
0 मलनिःसारण कर / Sewerage Tax	अनिवासी / NR	25
0 मलनिःसारण लाभ कर / Sewerage Benefit Tax	निवासी / R	39
512 म. न. पा. शिक्षण उपकर / Mun. Edu. Cess	अनिवासी / NR	7.8
0 राज्य शिक्षण उपकर / State Education Cess	निवासी / R	7.5
0 रोजगार हमी उपकर / Emp. Gus. Cess	अनिवासी / NR	15
0 ट्रान्झिअर उपकर / Trans Tax	निवासी / R	12
1023	अनिवासी / NR	8
5597	अनिवासी / NR	12
15062007	अनिवासी / NR	3
		0.5
		15
		1023
		5697
		15062007

तुम्हाला व अधिक माहितीसाठी कृपया भागे रहावे.  
 The billing system is under upgradation. Reconciliation of monthly bill with previous period is in progress. There may be data errors if any.

तुम्हाला व अधिक माहितीसाठी कृपया भागे रहावे.  
 The billing system is under upgradation. Reconciliation of monthly bill with previous period is in progress. There may be data errors if any.

कारनिर्धारण व त्रिस्तक



**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलन खाते**  
 तला मजला, मुख्य इमारत, महापालिका मार्ग, मु. ४०० ००१.  
 संकेतांक : www.mcgm.gov.in  
**मालमत्ता कराचे देयक**

**वदर-१**  
*(Signature)*  
**२००८**

मालमत्ता क्रमांक (नवीन)	सेवा क्रमांक	वॉर्ड क्रमांक	मालमत्ता कालखंड
00212965	HE210Z31000000		2007-2008

प्राप्तग्राहचे नाव व पत्ता : (रहात दाखला भेजणे)  
**SECY MIG COOP HSG SOC GROUP**  
**NO 11 MIG COLONY RESIDENTS, ASSOCIATION GANDHI NAGAR NE, AR POST OFFICE**  
**BANDRA EAST/MI/BAI 400051**

राहातग्राहक कार्यालय - संकलन  
 'E' East Ward, Municipal Office Building, P. II  
 No. 137, T.P.S., V Prabhakar Colony, Santacruz  
 (E), Mumbai 400 051

मालमत्ता क्रमांक, वार देका क्रमांक, इमारतीचे नाव / मिन.सं.सं.प्रा.सं. / वदर क्र. गावठी नाव, गाव क्र., गावीचे नाव, तालुका  
 मालमत्ता देणेची वर्षाने, फार दाखवाची नावे :  
**H-6417(102) O/32, MIG COLONY PHASE/HOUSE, MUMBAI**

ESTATE MANAGER WEST MAHARASHTR A HOUSING BOARD.

**वदर-१**  
**७३५२३५**  
**२००७**

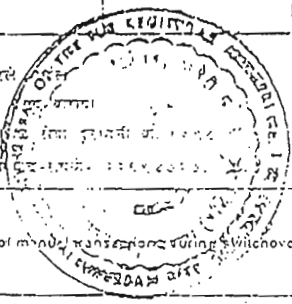
प्रथम करनिर्धारण दिनांक	01-04-1961	३१/०३/२००७ रोजीची एकदाकी	२००७
एकूण करपाय मूल्य रु	13645	गोदीस शुल्क	80
करपाची दिलेले मूल्य रु	0	जमीनी शुल्क	0
निवारी करपाय मूल्य रु	13645	महापालिका दंड	0
अनिवारी करपाय मूल्य रु	0	शासकीय दंड	0
एकूण वार्षिक देय कर	11394	सूचना : वार्षिक देयक सहामाही हप्त्यांनी जागाऊ देय गाई.	

200710BIL03301469 01-APR-07 to 30-SEP-07	देयक क्र.			200720BIL03301471 01-OCT-07 to 31-MAR-08
	कर / Tax	निवारी / अनिवारी / NR	%	
2047	सर्वसाधारण कर / General Tax		30	7047
0	पाणीपट्टी / Water Tax	निवारी / R	65	0
0		अनिवारी / NR	130	0
853	जलदापकट / Water Benefit Tax	निवारी / R	12.5	853
0		अनिवारी / NR	25	0
0	पलनिःसारण वार / Sewerage Tax	निवारी / R	39	0
0		अनिवारी / NR	78	0
512	पलनिःसारण लाभ कर / Sewerage Benefit Tax	निवारी / R	7.5	512
0		अनिवारी / NR	15	0
819	म. न. पा. शिक्षण उपकर / Mun. Edu. Cess		12	819
409	राज्य शिक्षण उपकर / State Education Cess	निवारी / R	6	409
0		अनिवारी / NR	12	0
0	रोजगार हानी उपकर / Emp Gua. Cess	अनिवारी / NR	3	0
34	पुडू उपकर / Tree Cess		0.5	34
1023	पथकर / Street Tax		15	1023
5597	देयक एकूण			5597
15/05/2007	देय दिनांक (Due Date)			15/05/2007

**तसेच:**  
 1) अपघटन महापालिकाकडे कुठल्याही कंत्राट / विविधते  
 2) पुर्वीत घडणूकसहसाराठी मालमत्तेचा मर्यादा ठरवित  
 3) शालन व वारतू मुळाव्या परतनासाठी ०.०१% हातूत  
 4) बृहन्मुंबई महानगरपालिका आपत्कालीन संचारधरण  
 वदर-१, मज. १, मुख्य इमारत, महापालिका मार्ग, मु. ४०० ००१.

मि. सं. उंदराजे  
 करनिर्धारक व संकलक (प.)

सूचना व अधिक माहितीसाठी कृपया सगो पहावे.  
 The billing system is under upgradation. Reconciliation of month's billings is in progress. Please bear with data errors if any.







**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलनाखाते**  
 तळ गजला, मुख्य इमारत, महापालिका मार्ग, पुं. ४०० ००१.  
 संकेतस्थळ : [www.mcgm.gov.in](http://www.mcgm.gov.in)  
**मालमत्ता कराचे देयक**

**वदर-१**  
 २०१२/११  
 २००८

पालमत्ता क्रमांक (नदीन)	सेवा क्रमांक	वर्ड क्रमांक	पालमत्ता करपत्र
00212966	HE210732006000		2007-2008
पत्रकाराचे नाव व पत्ता : SECRETARY MODEL M I G COLON Y CO-OP HSG SCC D/32/274, GANDHI NAGAR BANDRA(EAST), MUMBAI -00051 (एवात वाफत वेजिन)			

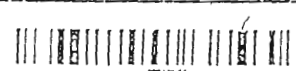
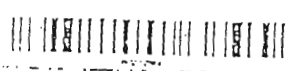
14/East Ward, Municipal Office Building, 4th Floor, No. 137, T.P.S., / Prabhakar Colony, Sanjay Park (E), Mumbai 400 051

पालमत्ता क्रमांक, तसेच कोणता कोणता, इमारतीचे नाव / विंग, री.टी.एन.क. / एअर से. वाचये भाग, मार्ग क्र., पत्रकाराचे नाव, शहर, पालमत्तेचे वर्ग, कार्यालयाची माहिती :  
 H-6417(103) D:XXIII M I G HOSG BRD BANDRA EAST HOUSE, MUMBAI  
 MAHARASHTRA HOUSING BOARD WEST DIV.

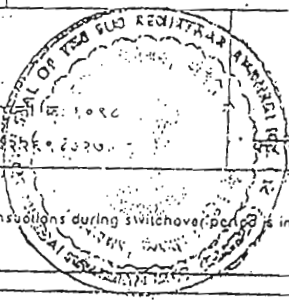
**वदर-१**  
 ७९५२/३४  
 २००७

प्रथम करनिर्धारण दिनांक	01-04-1961	३१/०३/२००७ रोजीची परगणाची	5607
एफूण करपात्र मूल्य रु	13645	नोटीस शुल्क	0
करपात्री दिलेले मूल्य रु	0	जमीनी शुल्क	0
निवासी करपात्र मूल्य रु	13645	महापालिका वंद	0
अनिवासी करपात्र मूल्य रु	0	शासकीय वंद	0
एफूण वार्षिक देय कर	11394	सूचना : वार्षिक देयक सहामाही हप्त्यांनी आगाऊ देव आठ.	

कर / Tax	निवासी / अनिवासी INR	%	देयक रक्कम
2017 सर्वसाधारण कर / General Tax		30	2017
0 पाणीपट्टी / Water Tax	निवासी / R अनिवासी / INR	65	0
2 जलसाभकट Water Benefit Tax	निवासी / R अनिवासी / INR	12.5	0
253 मलनिःसारण कर / Sewerage Tax	निवासी / R अनिवासी / INR	25	0
0 मलनिःसारण लाभ कर / Sewerage Benefit Tax	निवासी / R अनिवासी / INR	7.8	0
512 म. न. पा. शिक्षण उपकर / Mun. Edu. Cess	निवासी / R अनिवासी / INR	7.5	112
819 राज्य शिक्षण उपकर / State Education Cess	निवासी / R अनिवासी / INR	12	112
409 रोजगार हमी उपकर / Emp. Guv. Cess	अनिवासी / INR	5	409
0 वृक्ष उपकर / Tree Cess	अनिवासी / INR	12	0
32 पथकर / Street Tax	अनिवासी / INR	3	0
1021		0.5	14
5607		15	5607
154082007			5607



१. पालिका अकाउंटिंग प्रणाली सुधारण्यासाठी केंद्रावर विचारात आणिलेले आहे.  
 २. यानिमित्त पालिका अकाउंटिंग प्रणाली मधील काही त्रुटी सुधारण्यात येतील.  
 ३. यानिमित्त पालिका अकाउंटिंग प्रणाली मधील काही त्रुटी सुधारण्यात येतील.  
 ४. यानिमित्त पालिका अकाउंटिंग प्रणाली मधील काही त्रुटी सुधारण्यात येतील.  
 ५. यानिमित्त पालिका अकाउंटिंग प्रणाली मधील काही त्रुटी सुधारण्यात येतील.



नि. सं. उदरजे  
 करनिर्धारक व संकलक (२)

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.



POA - CHM → CRM/1

रकम	₹ 2000
दिनांक	28/06/2006

Wednesday, June 28, 2006  
3:32:47 PM

Original  
नो. 39  
मार्च 09

पावती

पावती क्र. : 4644

पावाचे नाव      दहिस्त      दिनांक      28/06/2006

दरतऐवजाचा अनुक्रमांक      वदर2 - 04630 - 2006

दरता ऐवजाचा प्रकार      गुजव्यारनाम

सादर करणाराचे नाव: चंद्रेश दिनेश मेहता

नोंदणी जी	100.00
नष्कत (अ. 11(1)), घुटांकनाची नष्कत (अ. 11(2)),	120.00
रुजवात (अ. 12) व छायाचित्रण (अ. 15) -> एकत्रित फी (6)	
एकूण      रु.	220.00

आपणार हा दरत अंदाजे 3:53PM ह्या वेळेत मिळेल

DELIVERED

*(Signature)*  
दुष्यम निबंधक  
फारीयली 1 (नालाड)

याजार मुल्य: 1 रु.      नोंददला: 0 रु.      लक्ष दुष्यम निबंधक फारीयली 1  
भरलेले मुद्रांक शुल्क: 100 रु.      मुंबई उपनगर लिब्रा.

DELIVERED



MIDDLE INCOME GROUP CO-OPERATIVE HOUSING SOCIETY GROUP II LIMITED

Gandhi Nagar, Bandra East, MUMBAI-400 051. (Regd. No. BOM/MSG/5732 dated 25th January 1979)

2000

Our Ref. No. \_\_\_\_\_

C-22/200, M/G COLONY, MUMBAI-400 051.

Date : 31st March, 1997.

The Estate Manager, B.H. & A.D. BOARD, Grihanicman Bhavan, Mumbai, - 400 051.

वदर-? 6342 2000

Dear Sir,

Sub : Payment of outstanding dues. Ref : Your letter No. RM(5)4-3/928 dtd.14.1.97

Further to our letter dated 10.3.97 enclosing therewith our cheque No. 405728 drawn on N.K.G.S.B Co - Operative Bank Ltd. Bandra (East) Branch, for Rs. 1,45,200/- (Rupees One Forty Five Thousand Two Hundred Only) being the amount of increase cost and arrears of instalments. We now enclose herewith our cheque bearing No. 405730 drawn on N.K.G.S.B. Co - operative bank Ltd. for Rs. 1,93,637/- on account of following dues upto 31st March, 1997. Kindly reconcile the same with the N.A. charges & Lease Rent.

[Handwritten signature]

- a) Management charges Rs. 37,840.00
- b) Lease Rent Rs. 1,13,244.00
- c) N.A. Assessment Rs. 42,553.00

Since all your dues are now paid, we request you to issue us NO DUES CERTIFICATE to enable us to approach the conveyance department for completing the formalities.

Thanking you,

Yours faithfully,

Encl: Cheque. [Handwritten notes and signatures]

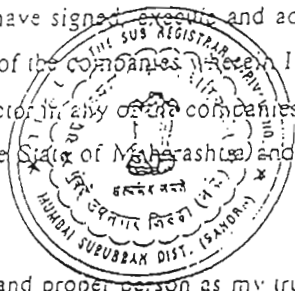


बंदर-२  
२०२ १९९

- (6) M/s. Rustomjee Landmark Construction Pvt. Ltd. (Registration No.11-108008)
- (7) M/s. Prism Realty Pvt. Ltd., (Registration No.V70100 MH 2003 PTC-1413E0)
- (8) M/s. Ircon Engineering Pvt. Ltd., (Registration No.11-127835)
- (9) M/s. West Wood Realtors Pvt. Ltd.,

WHEREAS I am likely to be Director in many more companies to be formed and registered either in the State of Maharashtra and elsewhere in India.

WHEREAS due to exigencies of meeting the schedules I am not in a position to attend personally to various assignments including the lodging, admission, registration and collecting Original Agreement for Sale duly registered at the office of the Sub - Registrar, Bandra, Fort Mumbai, Borivali, Goregaon, Kurla, chembur and any other Sub - Registrar of Assurances in India as the case may be in respect of the various and singular Agreement for Sales, Deed of Confirmation, Affidavits and undertaking as may be required wherein I have signed, executed and admit the execution of the Documents as Director of the companies. I am presents as the Director or I may be the Director in any of the companies to be formed, incorporated and registered in the State of Maharashtra and in any other State in India.



WHEREAS I am desirous of appointing a fit and proper person as my true and lawful attorney to act and do all or any other following things, matters, deeds and acts and as more fully and particularly setout herein below and I hereby appoint, nominated, constitute authorized MRS. GEETA MANOHAR MONDKAR, aged about 51 years, daughter of Shri Bhagwan Damodar Mestry and wife of Dr. Manohar G. Mondkar, having her permanent residence and address for correspondence at Flat No.1301 Building No.2, Rustomjee Regency, Ideal Farm, Rustomjee Acers. R. I. Marg, Dahisar (W), Mumbai - 400 068, whose signatures I have attested hereunder for proper any easy identification and whose photographs is also affixed hereto as a mark of identification as my true and lawful attorney to do all or any things, matters, deeds and acts, in my name and on my behalf, as hereinafter appearing.

*(Handwritten signatures)*

बंदर-२ IV  
२६३०





40835  
 4517195  
 JUN 09, 2006  
 85359

RECEIVED WITH THANKS  
 PAYMENT OF  
 DEPOSIT OF

DD / Cheque No. Cash  
 Drawn on Bank \_\_\_\_\_  
 (For Bank's Use only)  
 Trans ID \_\_\_\_\_  
 Branch No. \_\_\_\_\_  
 Officer \_\_\_\_\_

40835

**ICICI Bank**  
 Customer Copy  
 Date: 09/06/06  
 Pay to: ICICI Bank Ltd. A/C Stamp Duty  
 Franking Value Rs. 100/-  
 Service Charges Rs. 10/-  
 Total Rs. 110/-  
 Name of Stamp duty paying party:  
Mr. Chandresh Dinesh Mehta

FRANKING DEPOSIT SLIP



GENERAL POWER OF ATTORNEY

NOW ALL MEN BY THESE PRESENT I CHANDRESH DINESH MEHTA aged about 37 years, adults, Indian Inhabitant, having my permanent residence and address for correspondence Rustomjee Acers, Rustom Irani Marg, Dahisar (West), Mumbai - 400068, hereby SEND GREETING

WHEREAS I am the Director in various companies namely:

- (1) M/s. Keystone Realtors Pvt. Ltd., (Registration No.11-9420S)
- (2) M/s. Brickwork Trading Pvt. Ltd., (Registration No.11-116403)
- (3) M/s. Credence Property Developers Pvt. Ltd., (Registration No.11-96712)
- (4) M/s. Ashray Dwellers Pvt. Ltd., (Registration No.11-0898)
- (5) M/s. Rustomjee Developments Pvt. Ltd., (Registration No. MH 2001 PTC-132977)

बंदर-२ IV  
 ४५३० ९  
 २००६



[Handwritten signatures and initials on the left side of the document.]

बंदर-१  
२००८

8. I have lodged this General Power of Attorney for due registration at the office of the Sub - Registrar Bandra, Mumbai, Borivari, Goregaon, Kurla, chembur.

MR. CHANDRESH DINESH MEHTA



MRS. GEETA MANOHAR MONDKAR



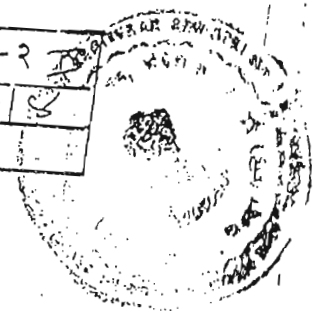
(Speciman Signature of Attorney attested by me)

ATTEE SHARMASHIKARI

Identified by us.

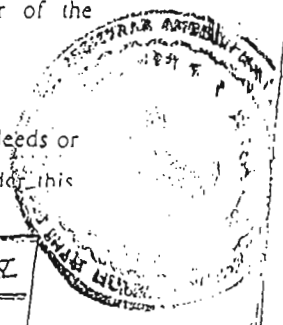


बंदर-२  
२००६



बंदर-२  
१०/११/१०  
२००८

1. To execute and admit execution before the Sub-Registrar, the Agreement to be executed by me as the Director of any one of the company specify above and or as director of any one of the companies to be formed and incorporated and registered in India.
2. To appear before the Sub-Registrar of Assurances, Bandra, Fort Mumbai, Borivali, Goregaon, Kurla, chembur and or any other Sub-Registrar concerned and to admit execution of the Agreement for Sale for and on my behalf as the Director of the Companies specified above and or as the Director of the Companies to be formed and registered in the State of Maharashtra or elsewhere in India.
3. To apply for and receive certified copies of the documents, Index II certificate and receive back the duly registered Original Documents for and on my behalf and to give effectual discharge or acknowledgement to receipt of such documents and or copies.
4. To apply for and to receive refund of Stamp Duty and or any other charges due and payable on account of Refund of Stamp Duty and Charges in respect of the Agreement/s submitted for cancellation and refund of Stamp Duty thereof.
5. To apply for and get the documents duly adjudicated by the Superintendent of Stamps, Mumbai and Collector of Stamps, and receive back the Originals of adjudicated documents and give effective receipt/acknowledgement thereof.
6. To complete every formality for registration of any document or agreement or indenture wherein I sign as the Director of the Company.
7. I hereby undertake to ratify each and every one of the acts, deeds or things which the Attorney may do or cause to be done under this powers herein granted.



बंदर-२ II  
१०/११/१०

*[Handwritten signatures]*

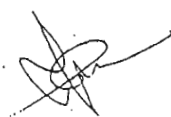
Registration

घोषणापत्र

पद  
2078-10/29  
१००८

मी ..श्री.ता. २१/१२/२१..... याद्वारे घोषित करतो की, दुय्याम  
निबंधक अश्विनी यांचे कार्यालयात ..... या शिष्यकाचा दरत  
नोंदणीसाठी सादर करण्यात आला आहे. श्री ये.के.ए. को.द.रा. १ व इ यांनी  
दि..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीत  
सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणारा  
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही  
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही.  
सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस  
मी पात्र राहिन याची मला जाणीव आहे.

दिनांक :-

  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही









बंदर-२  
 नोटेस  
 ००६  
 बंदर

25/05/2006 दुय्यम निबंधक  
 3:39:54 pm योरीपती 1 (नालाड)

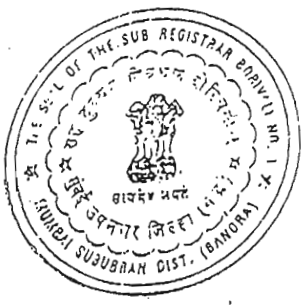
दस्त गोषवारा भाग-1

दस्त नं 4630/2006

दस्त क्रमांक : 4630/2006  
 दस्ताचा प्रकार : मुखत्याराना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा
1	नाव: मद्रा विनास महता पत्ता: घर/एलेंट नं: जल्लनजी एल्ले गाव/सत्ता: कल्लन इराणी गाव ईमारातीचे नाव: ईमारात नं: पंच/सत्ताता: मंशर/गाव: कल्लितर प गावजुमा: दिना: 65 पंच नमबर:	लिहून देणार वय 37 नही		
2	नाव: गिता मन्नेहर मंडकर पत्ता: घर/एलेंट नं: जल्लनजी रंजती, जल्लनजी एल्ले गाव/सत्ता: कल्लनजी इराणी गाव ईमारातीचे नाव: ईमारात नं: पंच/सत्ताता: मंशर/गाव: कल्लितर गावजुमा: दिना: 63	लिहून देणार वय 51 नही		

बंदर-२ IV  
 4630 07  
 २००६





08/05/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

3:08:21 pm







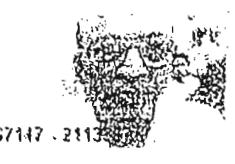

अंधेरी : (बांद्रा)

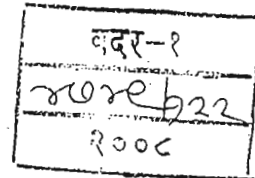
वदर1

दस्त क्र 4749/2008

दस्त क्रमांक : 4749/2008

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख दिनाः करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छाप
1	<p>नाम: रेतीलेन्त रिअल्टी प्रा लि. संचालक केंद्र  महला तर्फे मुखत्यार गीता मांडकर  पत्ता: घर/फ्लॅट नं: जेएमसी हाऊस, 3रा मजला,  धिसलेरी कंपाऊंड, वेस्टर्न एक्सप्रेस हायवे, अंधेरी (प) मु  9</p>	<p>लिहून देणार  वय 52  सही</p>	 67147-211327	
2	<p>नाम: मॉडेल फो ऑप हो सोसा लि चे सेक्टरने गुरुदा  मोडले  पत्ता: घर/फ्लॅट नं:  गल्ली/रस्ता:  ईमारतीचे नाव: एम आय जी कॉलनी  ईमारत नं:  पेट/वसाहत: गांधी नगर  शहर/गाव: बांद्रा (पु)  न</p>	<p>लिहून देणार  वय 48  सही</p>	 67147-211327	
3	<p>नाम: मॉडेल फो ऑप हो सोसा लि चे सेक्टरने वाशिंग्टन  नंबर अलोक माथूर  पत्ता: घर/फ्लॅट नं: वरीलप्रमाण  गल्ली/रस्ता:  ईमारतीचे नाव:  ईमारत नं:  पेट/वसाहत:  शहर/गाव:  तालुका:  पिन:</p>	<p>लिहून देणार  वय 46  सही</p>	 67147-211327	
4	<p>नाम: मॉडेल फो ऑप हो सोसा लि चे सेक्टरने कमलेषी  नंबर कमलेषी रोड  पत्ता: घर/फ्लॅट नं: वरीलप्रमाण  गल्ली/रस्ता:  ईमारतीचे नाव:  ईमारत नं:  पेट/वसाहत:  शहर/गाव:  तालुका:  पिन:</p>	<p>लिहून देणार  वय 58  सही</p>	 67147-211327	



5

4

# Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM / MHADB / W-HE / TC / 11323 / 2001-2002  
D- 33/301, MIG Colony, Bandra (East), Mumbai – 400 051.

## TO WHOMSOEVER IT MAY CONCERN

**Sub: Notification from Society Certifying Change in Flat No & Bldg No (Address) of its Member Smt CHANDRA SACHETI & its family members.**

This is to certify that Smt CHANDRA SACHETI is a bonafide member holding five fully paid up shares bearing distinctive Nos. 191 to 195 issued under Share Certificate No. 39, of our **MODEL MIG Co-operative Housing Society Ltd** situated at MIG Colony, Gandhi Nagar, Bandra East, Mumbai 400051.

The Society and all its members underwent redevelopment of their Bldgs & Flats a couple of years ago for which all 4 Bldgs comprising of total of 64 old flats were demolished. The details of Old Bldgs. /Flats which were demolished is as follows,

Bldg D/32 Flat Nos. 273 to 288, Bldg D/33 Flat Nos. 289 to 304, Bldg D/34 Flat Nos. 305 to 320 & Bldg D/35 Flat Nos. 321 to 336.

**The Redevelopment program of all the above stated flats is COMPLETE by constructing New Building having 64 new flats in lieu of old bldgs / flats.**

Smt CHANDRA SACHETI, as per the records of the society in lieu of her old & demolished Flat No 311 Bldg D-34 is allotted NEW Flat bearing number 1803 on floor 18 at the Wing 'A' of the new building named ORIANA.

The above referred member/s reside along with their family members whose names and details are listed below,

Name of Family Member: & Relationship with Bonafide Member

- i) ALOK SACHETI - (SON)
- ii) MEENU SACHETI - (DAUGHTER-IN-LAW)
- iii) APURVA SACHETI - (GRANDSON)
- iv) AANCHAL SACHETI - (GRAND DAUGHTER)

all reside at the said New Address i.e Flat No 1803 Floor No 18 Wing A, Bldg ORIANA, Model MIG C.H.S Ltd, Bandra East Mumbai 400051.

Disclaimer: The above Notification & Certification issued by the Society & its use is restricted and limited for the specific & only purpose of notifying the change in bldg/flat/floor number of the address of the above named members.

Verification, Confirmation & Other Due Diligences in the matter shall be the sole responsibility of the Recipient of this letter and society shall not be responsible or liable for whatsoever matter anytime.

FOR MODEL MIG CHS. LTD. (REGD.),  
Model MIG CHS Ltd

HON. SECRETARY.



From:

Mrs. Chandra Sacheti  
24, Kavi Apartments,  
R.G.Thadani Marg,  
Worli – Mumbai 400 018

Date: 4<sup>th</sup> June, 2016

To  
The Deputy General Manager  
State Bank of Patiala  
Commercial Branch, Atlanta Building  
Nariman Point, Mumbai 400 022

**Sub: Equitable Mortgage of House Property of Chandra Sacheti as Collateral Security for sanction of credit facilities by the Bank to Ziqitza Health Care Limited.**

Dear Sir,

Please be informed that Mrs. Chandra Sacheti, owner of flat no 1803 Oriana Building Opp. MIG Cub, Bandra (E), Mumbai, has offered to mortgage the property as security for the credit facilities to be sanctioned by the Bank. However, one of the agreement i.e. PAAA (Permanent Alternate Accommodation Agreement) was not entered into as required, and the members of the society are in the process of doing the same which will be completed very shortly.

In the meantime, at our request the society has confirmed that the process will be completed within a period of six months.

We request you to kindly note the same and accept the property as collateral security for the credit facilities to be sanctioned by the Bank to the Company.

Thanking You

Yours Faithfully,

*Chandra Sacheti*

Chandra Sacheti.



# Model MIG Co-operative Housing Society Ltd. (Regd)

Regd. No. MUM/MHADB/W-HE/HSG/TC/11323/2001-2002  
D-33/301, MIG Colony, Bandra (East), Mumbai 400 051

Date : 08.06.2016

To ,  
The Deputy General Manager  
State Bank of Patiala  
Commercial Branch, Atlanta Building  
Nariman Point, Mumbai 400022

**Sub: Equitable Mortgage of House Property of Mrs. Chandra Sacheti as Collateral Security for sanction of credit facilities by the Bank to Ziqitza Health Care Limited.**

Dear sir,

We refer to the letter dated 06.06.2016 submitted by Mrs. Chandra Sacheti regarding offering her House Property as collateral security for the credit facilities to be sanctioned by the Bank to Ziqitza Health Care Limited.

In this connection, we are in the process and we ensure that as soon as the PAAA process is complete in the near future, we will intimate to you accordingly so that the creation of mortgage security on the property offered is complete in all respects.

However, Please also intimate us once sanction for the mortgage security of the said property is done at your end.

Thanking You,

Yours Faithfully

**FOR MODEL MIG CHS. LTD. (REGD.),**

  
**NON. SECRETARY.**

CC Mrs. Chandra Sacheti

A-1803, Oriana  
Opp. M.I.G Club  
Bandra East  
Mumbai - 400051

Date: 6th June, 2016

From:

Mrs. Chandra Sacheti  
24, Kavi Apartments,  
R.G.Thadani Marg,  
Worli – Mumbai 400018

To,

The HON SECRETARY  
ORIANA BUILDING WING A,  
OPP MIG CLUB,  
BANDRA EAST, Mumbai 400051

**Sub: Equitable Mortgage of House Property of Chandra Sacheti as Collateral Security for sanction of credit facilities by the Bank to Ziqitza Health Care Limited.**

Dear Sir,

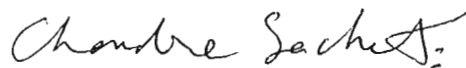
Please be informed that I, Mrs.Chandra Sacheti, owner of flat no 1803 Oriana Building Opp. MIG Club, Bandra (E), Mumbai, has offered to mortgage the property as security for the credit facilities to be sanctioned by the Bank i.e. STATE BANK OF PATIALA, COMMERCIAL BRANCH, ATLANTA BUILDING, NARIMAN POINT, MUMBAI 400022

However, one of the agreement i.e. PAAA (Permanent Alternate Accommodation Agreement) was not entered into as required, and have informed to the Bank that the members of the society are in the process of doing the same and which will be completed shortly in the near future.

In the meantime, I humbly request the society to give a comfort level to the Bank by confirming them that no sooner the process is completed the same will be intimated to the Bank.

Thanking You,

Yours Faithfully,



**(Chandra Sacheti)**

A-1803 , Oriana  
Opp. M.I.G Club ,  
Bandra East  
Mumbai - 400051

Date: 8<sup>th</sup> December, 2017

To  
Deputy General Manager,  
State Bank of India  
Industrial Finance Branch,  
B-wing, 2<sup>nd</sup> Floor, Parinee Crescenzo  
Bandra Kurla Complex, Bandra (E)  
Mumbai 400 051

**Sub: Share Certificate No 39 for Flat No 1803 of Model MIG Co Op HSG Ltd, Bandra**

Dear Sir,

Please find enclosed herewith the request letter from Mrs. Chandra Sacheti seeking replacement of old temporary share certificate no 39 of flat no 1803 of Model MIG Co op HSG with the new share certificate from society and complete the process of registration of Permanent Alternate Accomodation Agreement (PAAA) with society.

We request you to kindly do the needful at the earliest in this regard.

Thanking You

Yours Faithfully

**For Ziqitza Health Care Limited**



**Authorised Signatory.**



**Ziqitza Health Care Limited**

Registered Office: 401 B, 4th Floor, Niranjana Building, 99 Marine Drive, Mumbai - 400 002, Maharashtra, India. • Tel : +91 22 2281 0779

Correspondence Office: Sunshine Tower, 23rd Floor, Senapati Bapat Marg, Dadar (W), Mumbai - 400 013, Maharashtra, India. • CIN : U85110MH2002PLC138005

Tel : +91 22 6178 5000 • Fax : +91 22 6178 5097 • www.zhl.org.in • contactus@zhl.in

AMBULANC

DIAL  
1298

EMERGENC

DIAL  
108

AMBULANC

DIAL  
102

MEDICAL HELPLINE

DIAL  
104

EMERGENCY

DIAL  
1033

PUNJAB POLICE

24x7  
181

YOUR CALL  
OUR COMMITMENT



Date: 7<sup>th</sup> December, 2017

From:

Mrs. Chandra Sacheti  
1803, A-Wing, Oriana Model MIG CHS Ltd  
Opp. MIG Club, Gandhi Nagar, Bandra (E)  
Mumbai 400 018

To

Deputy General Manager,  
State Bank of India  
Industrial Finance Branch,  
B-wing, 2<sup>nd</sup> Floor, Parinee Crescenzo  
Bandra Kurla Complex, Bandra (E)  
Mumbai 400 051

**Sub: Share Certificate No 39 for Flat No 1803 of Model MIG Co Op HSG Ltd, Bandra**

Dear Sir,

Please refer to the letter dated 6<sup>th</sup> June, 2016 and letter from society dated 8<sup>th</sup> June, 2016 and 14<sup>th</sup> September, 2016 addressed to the Bank and also to the Bank's letter dated 14<sup>th</sup> September, 2016 regarding hypothecation of the flat no 1803 as Collateral Security to the Bank. I have submitted temporary share certificate No 39 issued to me by the Society to the Bank at the time of mortgage of the Society.

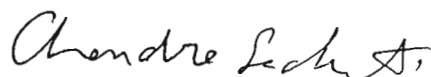
Presently, the Society has issued new share certificate to its members and the same needs to be replaced with the old temporary share certificate No 39 held by the Bank and for completion of Permanent Alternate Accomodation Agreement (PAAA) registration.

I request you to kindly write to the Society for replacing the earlier share certificate no 39 with new share certificate which will also enable the society to complete the process of PAAA registration.

Request you to kindly do the needful at the earliest in this regard.

Thanking You

Yours Faithfully



Chandra Sacheti.



8

The Secretary.  
Model MIG Co-operative Housing Society Limited (Reg.),  
D-33/301, MIG Colony, Bandra (East),  
Mumbai 400 051

IFBM:2018-19:AMT-V:RR:696

02.07.2018

Dear Sir,

PAAA in respect of Flat no. 1803 owned by Chandra Sacheti

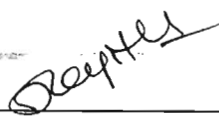
Please refer to your letter dated 08.06.2016 intimating us that the society is in the process of execution of the PAAA (Permanent Alternate Accommodation Agreement) and letter dated 14.09.2016 issuing No objection certificate for creation of Mortgage and confirming marking of the lien in our favour, as a collateral security to the loan advanced to M/s. Ziqitza Healthcare Limited for the below mentioned flat in your society.

Flat no. 1803 (Owned by Mrs. Chandra H Sacheti (wife of Mr. Hemchand Sacheti) ,  
8<sup>th</sup> Floor, 'A' Wing, Rustumjee Oriana Building,  
Model MIG Colony, Gandhi Nagar, CTS No. 646(part),  
Village Bandra (E), Mumbai 400051.


The creation of mortgage security on the property offered has been completed on 14.09.2016 by the bank. The owner Mrs. Chandra Sachety has informed us that the Society has now completed the PAAA process in respect of the above flat.

We are deputing our official, Mrs. Rajitha Rajagopalan, Deputy Manager for collection of the PAAA, in respect of the above owner.

Mrs. Rajitha Rajagopalan signs as under:



Yours faithfully,



Relationship Manager V

9



भारतीय स्टेट बँक  
भारतीय स्टेट बैंक  
STATE BANK OF INDIA

The Secretary,  
Model MIG Co-operative Housing Society Limited (Reg.),  
D-33/301, MIG Colony, Bandra (East),  
Mumbai 400 051

IFBM: 2017-18: AMT-V: RR: 1745

18-12-2017

Dear Sir,

Replacement of share certificate no. 39 in respect of Flat no. 1803 owned by Chandra Sacheti

Please refer to your letter dated 14.09.2016 issuing No objection certificate for creation of Mortgage and confirming marking of the lien in our favour, as a collateral security to the loan advanced to M/s. Ziqitza Healthcare Limited for the below mentioned flat in your society.

Flat no. 1803 (Owned by Mrs. Chandra H Sacheti (wife of Mr. Hemchand Sacheti) ,  
8<sup>th</sup> Floor, 'A' Wing, Rustumjee Oriana Building,  
Model MIG Colony, Gandhi Nagar, CTS No. 646(part),  
Village Bandra (E), Mumbai 400051.

The owner Mrs. Chandra Sachety has informed us that the Society is issuing new share certificate to its members and the same needs to be replaced with the old share certificate no. 39 held by the Bank and for the process of completion of Permanent Alternate Accommodation Agreement registration.

We are deputing our official, Mrs. Rajitha Rajagopalan, Deputy Manager to hand over the old share certificate no. 39 to you and simultaneous collection of the new share certificate issued by your society, in respect of the above owner.

Mrs. Rajitha Rajagopalan signs as under:

Yours faithfully,

Relationship Manager V

The Secretary.  
Model MIG Co-operative Housing Society Limited (Reg.),  
D-33/301, MIG Colony, Bandra (East),  
Mumbai 400 051

IFBm: 2017-18 : AMT-V : RR: 1745

18.12.2017

Dear Sir,

Replacement of share certificate no. 39 in respect of Flat no. 1803 owned by Chandra Sacheti

Please refer to your letter dated 14.09.2016 issuing No objection certificate for creation of Mortgage and confirming marking of the lien in our favour, as a collateral security to the loan advanced to M/s. Ziqitza Healthcare Limited for the below mentioned flat in your society.

Flat no. 1803 (Owned by Mrs. Chandra H Sacheti (wife of Mr. Hemchand Sacheti) ,  
8<sup>th</sup> Floor, 'A' Wing, Rustumjee Oriana Building,  
Model MIG Colony, Gandhi Nagar, CTS No. 646(part),  
Village Bandra (E), Mumbai 400051.


The owner Mrs. Chandra Sachety has informed us that the Society is issuing new share certificate to its members and the same needs to be replaced with the old share certificate no. 39 held by the Bank and for the process of completion of Permanent Alternate Accommodation Agreement registration.

We are deputing our official, Mrs. Rajitha Rajagopalan, Deputy Manager to hand over the old share certificate no. 39 to you and simultaneous collection of the new share certificate issued by your society, in respect of the above owner.

Mrs. Rajitha Rajagopalan signs as under:



Yours faithfully,



Relationship Manager V

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*we may depute Mrs. Rajitha for completing this transaction.*  
*[Signature]*  
*18/12/17*

RM Sir,

Ziqitza Healthcare Ltd(ZHL):  
Equitable Mortgage of House property of Chandra Sacheti as Collateral Security -  
Replacement of share certificate

The following property is mortgaged in favour of our Bank as collateral security for the credit facilities availed by the captioned company.

Flat no. 1803 (Owned by Mrs. Chandra H Sacheti (wife of Mr. Hemchand Sacheti) ,  
18<sup>th</sup> Floor, 'A' Wing, Rustomjee Oriana Building,  
Model MIG Colony, Gandhi Nagar, CTS No. 646(part),  
Village Bandra (E), Mumbai 400051.

However, the process of registration of PAAA (Permanent Alternate Accommodation Agreement) agreement was pending by the society. Now the Society is issuing new share certificate to its members and the same needs to be replaced with the old share certificate no. 39 held by the Bank and for completion of PAAA registration.

Mrs. Chandra H Sacheti has now requested to write to the Society for replacing the earlier share certificate no. 39 with new share certificate which will enable the society to complete the process of PAAA registration.

We recommend that we depute an officer of SBI to hand over the original Share Certificate no. 39 in respect of the above property to the Secretary of the society and collect the new Share Certificate issued by the Society in respect of the same.

Submitted for approval.

*[Signature]*

Rajitha  
Service Officer I  
AMT V  
18.12.2017



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The Secretary.  
Model MIG Co-operative Housing Society Limited (Reg.),  
D-33/301, MIG Colony, Bandra (East),  
Mumbai 400 051

IFBM:2018-19:AMT-V:RR:696

04.07.2018

Dear Sir,

PAAA & Share Certificate in respect of Flat no. 1803 owned by Mrs. Chandra Sacheti

We acknowledge receipt of the following original documents in respect of Flat 1803 owned by Mrs. Chandra Sacheti at 8<sup>th</sup> Floor, 'A' Wing, Rustomjee Oriana Building, Model MIG Colony, Gandhi Nagar, CTS No. 646(part), Village Bandra (E), Mumbai 400051.

1. PAAA agreement dated 28.12.2017 Regn no. 18/316/2018 along with Sub Registrar Andheri receipt no. 339 dated 10.01.2018.
2. Share Certificate no.39 in the name of Mrs. Chandra Hemchand Sacheti holding 10 shares numbered from 191 to 195 & 511 to 515 issued on 24.09.2017 by Model MIG Co-operative Housing Society Ltd.

Yours faithfully,

Sd/-  
Relationship Manager V

Copy to: Mrs. Chandra Sacheti, 8<sup>th</sup> Floor, A Wing, Rustomjee Oriana Building, Model MIG Colony, Gandhi Nagar, Bandra, Mumbai 400051

  
Relationship Manager V

L



The Secretary,  
Model MIG Co-operative Housing Society Limited (Reg.),  
D-33/301, MIG Colony, Bandra (East),  
Mumbai 400 051

IFBM:2018-19:AMT-V:RR:696  
Dear Sir,

02.07.2018

PAAA in respect of Flat no. 1803 owned by Chandra Sacheti

Please refer to your letter dated 08.06.2016 intimating us that the society is in the process of execution of the PAAA (Permanent Alternate Accommodation Agreement) and letter dated 14.09.2016 issuing No objection certificate for creation of Mortgage and confirming marking of the lien in our favour, as a collateral security to the loan advanced to M/s. Ziqitza Healthcare Limited for the below mentioned flat in your society.

Flat no. 1803 (Owned by Mrs. Chandra H Sacheti (wife of Mr. Hemchand Sacheti) ,  
8<sup>th</sup> Floor, 'A' Wing, Rustumjee Oriana Building,  
Model MIG Colony, Gandhi Nagar, CTS No. 646(part),  
Village Bandra (E), Mumbai 400051.

The creation of mortgage security on the property offered has been completed on 14.09.2016 by the bank. The owner Mrs. Chandra Sachety has informed us that the Society has now completed the PAAA process in respect of the above flat.

We are deputing our official, Mrs. Rajitha Rajagopalan, Deputy Manager for collection of the PAAA, in respect of the above owner.

Mrs. Rajitha Rajagopalan signs as under:

Yours faithfully,

Relationship Manager V

bank.sbi

+91 22 2653 0147

+91 22 2653 0141 / 45

sbi.08965@sbi.co.in

IFSC Code: SBIN 0008965

औद्योगिक वित्त शाखा, मुंबई  
बी-202, विंग-बी, 2 रा मजला,  
परिनी क्रैसॅन्डो, प्लॉट नं. सी-38 व सी-39,  
जी-ब्लॉक, बान्द्रा कुर्ला कॉम्प्लेक्स,  
बान्द्रा (पूर्व), मुंबई - 400 051.

औद्योगिक वित्त शाखा, मुंबई  
बी-202, विंग-बी, 2 रा मजला,  
परिनी क्रैसॅन्डो, प्लॉट नं. सी-38 एवं सी-39,  
जी-ब्लॉक, बान्द्रा कुर्ला कॉम्प्लेक्स,  
बान्द्रा (पूर्व), मुंबई - 400 051.

Industrial Finance Branch, Mumbai  
B-202, Wing-B, 2nd Floor,  
Parinee Crescenzo, Plot No.C-38 & C-39,  
G-Block, Bandra Kurla Complex,  
Bandra (E), Mumbai - 400 051.

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# Model MIG Co-operative Housing Society Ltd. (Regd)

Regd. No. MUM/MHADB/W-HE/HSG/TC/11323/2001-2002  
D-33/301, MIG Colony, Bandra (East), Mumbai 400 051

Date : 08.06.2016

To ,  
The Deputy Genera Manager  
State Bank of Patiala  
Commercial Branch, Atlanta Building  
Nariman Point, Mumbai 400022

**Sub:Equitable Mortgage of House Property of Mrs. Chandra Sacheti as Collateral Security for sanction of credit facilities by the Bank to Ziqitza Health Care Limited.**

Dear sir,

We refer to the letter dated 06.06.2016 submitted by Mrs.Chandra Sacheti regarding offering her House Property as collateral security for the credit facilities to be sanctioned by the Bank to Ziqitza Health Care Limited.

In this connection, we are in the process and we ensure that as soon as the PAAA process is complete in the near future, we will intimate to you accordingly so that the creation of mortgage security on the property offered is complete in all respects.

However, Please also intimate us once sanction for the mortgage security of the said property is done at your end.

Thanking You,

Yours Faithfully

FOR MODEL MIG CHS. LTD. (REGD.),

  
HON. SECRETARY.

CC Mrs. Chandra Sacheti

A-1803 , Oriana  
Opp. M.I.G Club  
Bandra East  
Mumbai - 400051

Date: 6th June, 2016

From:

Mrs. Chandra Sacheti  
24, Kavi Apartments,  
R.G.Thadani Marg,  
Worli – Mumbai 400018

To,

The HON SECRETARY  
ORIANA BUILDING WING A,  
OPP MIG CLUB,  
BANDRA EAST, Mumbai 400051

**Sub: Equitable Mortgage of House Property of Chandra Sacheti as Collateral Security for sanction of credit facilities by the Bank to Zigitza Health Care Limited.**

Dear Sir,

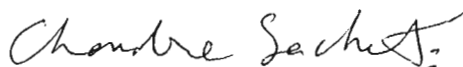
Please be informed that I, Mrs.Chandra Sacheti, owner of flat no 1803 Oriana Building Opp. MIG Club, Bandra (E), Mumbai, has offered to mortgage the property as security for the credit facilities to be sanctioned by the Bank i.e. STATE BANK OF PATIALA, COMMERCIAL BRANCH, ATLANTA BUILDING, NARIMAN POINT, MUMBAI 400022

However, one of the agreement i.e. PAAA (Permanent Alternate Accommodation Agreement) was not entered into as required, and have informed to the Bank that the members of the society are in the process of doing the same and which will be completed shortly in the near future.

In the meantime, I humbly request the society to give a comfort level to the Bank by confirming them that no sooner the process is completed the same will be intimated to the Bank.

Thanking You,

Yours Faithfully,



**(Chandra Sacheti)**

A-1803 , Oriana  
Opp. M.I.G Club ,  
Bandra East  
Mumbai - 400051



From:

Mrs. Chandra Sacheti  
24, Kavi Apartments,  
R.G.Thadani Marg,  
Worli – Mumbai 400 018

Date: 4<sup>th</sup> June, 2016

To  
The Deputy General Manager  
State Bank of Patiala  
Commercial Branch, Atlanta Building  
Nariman Point, Mumbai 400 022

**Sub: Equitable Mortgage of House Property of Chandra Sacheti as Collateral Security for sanction of credit facilities by the Bank to Ziqitza Health Care Limited.**

Dear Sir,

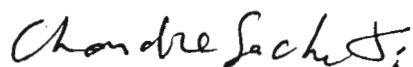
Please be informed that Mrs. Chandra Sacheti, owner of flat no 1803 Oriana Building Opp. MIG Cub, Bandra (E), Mumbai, has offered to mortgage the property as security for the credit facilities to be sanctioned by the Bank. However, one of the agreement i.e. PAAA (Permanent Alternate Accommodation Agreement) was not entered into as required, and the members of the society are in the process of doing the same which will be completed very shortly.

In the meantime, at our request the society has confirmed that the process will be completed within a period of six months.

We request you to kindly note the same and accept the property as collateral security for the credit facilities to be sanctioned by the Bank to the Company.

Thanking You

Yours Faithfully,



Chandra Sacheti.

Commercial Branch, Atlanta,  
First Floor, Nariman Point,  
Mumbai - 400 021.



**State Bank of Patiala**  
**स्टेट बैंक ऑफ पटियाला**

वाणिज्यिक शाखा, अटलांटा  
प्रथममंजल, नरिमान पॉइंट,  
मुंबई - 400 021.

No. CBM:AMT-7 221  
Dated: 14th September, 2016

The Secretary  
Model MIG Co-operative Housing Society Limited (Reg.)  
D-33/301, MIG Colony, Bandra East  
Mumbai-400 051

Dear Sir

Issuance of NOC/marketing lien in the books of Society

Please refer to your letter dated 08.06.2016 on the subject.

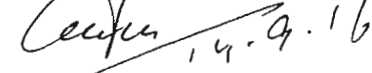
We inform you that our Bank has financed facility to the Ziqitza health care Limited against which the following property is mortgaged in favour of the Bank as a collateral security to the said loan:

Flat No.1803(Owned by Mrs. Chandra H. Sacheti (Wife of Mr. Hemchand Sacheti) 18<sup>th</sup> Floor, 'A' Wing, Rustomjee Oriana Building, Model MIG Colony, Gandhi Nagar, CTS No.646 (part),Village Bandra (E) Mumbai-400051

Documentation for the same has been executed on 14.09.2016 at the Sub-Registrar Office at BKC, Bandra (East). We therefore request for issuance of NOC from the Society duly signed by the authorized signatory.

Kindly mark lien in our favour as referred above and advise us in this regard.

Yours faithfully

  
Assistant General Manager



# Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM / MHADB / W-HE / HSG / TC / 11323 / 2001-2002

D - 33 / 301, MIG Colony, Bandra (East), Mumbai - 400 051.

Date: 14<sup>th</sup> September, 2016

To,  
Assistant General Manager  
State Bank of Patiala  
Commercial Branch, Mumbai  
1<sup>st</sup> Floor, Atlanta Building,  
Nariman Point, Mumbai - 400 022

**Sub: Issuance of NOC and marking lien in the books of the society.**

Dear Sir,

We are in receipt of your letter Ref No CBM/AMT-7 dated 14<sup>th</sup> September, 2016. In this connection, please note that we have No objection for creation of Mortgage in favour of the Bank as a collateral security to the Loan advanced to M/s. Ziqitza Health Care Limited for the property listed below.

Flat No 1803, Owned by Mrs. Chandra Sacheti (Wife of Late Mr. Hemchand Sacheti), 18<sup>th</sup> Floor, 'A' Wing, Rustumjee Oriana Building, Model MIG Colony, Gandhi Nagar, CTS No 646(part), Village Bandra, Bandra (E), Mumbai 400 051.

We hereby confirm marking of the lien in your favour for the said property in our books.

Thanking You,

Yours Faithfully

For Model MIG Co Op HSG Ltd

Honorary secretary

for Model MIG Co-op. Hsg. Scty. Ltd

*P. S.*

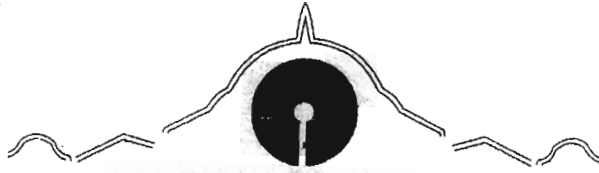
*Chatur*

Hon. Secretary / Hon. Treasurer / Chairm.



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Commercial Branch, Atlanta,  
First Floor, Nariman Point,  
Mumbai - 400 021.



**State Bank of Patiala**  
**स्टेट बैंक ऑफ पटियाला**

वाणिज्यिक शाखा, अटल  
प्रथमतल, नरिमान पॉइंट,  
मुंबई - 400 021.

No. CBM/AMT-7 221  
Dated: 14th September, 2016

The Secretary  
Model MIG Co-operative Housing Society Limited (Reg.)  
D-33/301, MIG Colony, Bandra East  
Mumbai-400 051

Dear Sir

Issuance of NOC/marking lien in the books of Society

Please refer to your letter dated 08.06.2016 on the subject.

We inform you that our Bank has financed facility to the Ziqitza health care Limited against which the following property is mortgaged in favour of the Bank as a collateral security to the said loan:

Flat No.1803(Owned by Mrs. Chandra H. Sacheti (Wife of Mr. Hemchand Sacheti) 18<sup>th</sup> Floor, 'A' Wing, Rustomjee Oriana Building, Model MIG Colony, Gandhi Nagar, CT5 No.646 (part), Village Bandra (E) Mumbai-400051

Documentation for the same has been executed on 14.09.2016 at the Sub-Registrar Office at BKC, Bandra (East). We therefore request for issuance of NOC from the Society duly signed by the authorized signatory.

Kindly mark lien in our favour as referred above and advise us in this regard.

Yours faithfully

*[Signature]*  
14.9.16  
Assistant General Manager





# Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM / MHADB / W-HE / HSG / TC / 11323 / 2001-2002  
D - 33 / 301, MIG Colony, Bandra (East), Mumbai - 400 051.

Date: 14<sup>th</sup> September, 2016

To,  
Assistant General Manager  
State Bank of Patiala  
Commercial Branch, Mumbai  
1<sup>st</sup> Floor, Atlanta Building,  
Nariman Point, Mumbai - 400 022

**Sub: Issuance of NOC and marking lien in the books of the society.**

Dear Sir,

We are in receipt of your letter Ref No CBM/AMT-7 dated 14<sup>th</sup> September, 2016. In this connection, please note that we have No objection for creation of Mortgage in favour of the Bank as a collateral security to the Loan advanced to M/s. Ziqitza Health Care Limited for the property listed below.

Flat No 1803, Owned by Mrs. Chandra Sacheti (Wife of Late Mr. Hemchand Sacheti), 18<sup>th</sup> Floor, 'A' Wing, Rustumjee Oriana Building, Model MIG Colony, Gandhi Nagar, CTS No 646(part), Village Bandra, Bandra (E), Mumbai 400 051.

We hereby confirm marking of the lien in your favour for the said property in our books.

Thanking You,

Yours Faithfully

For Model MIG Co Op HSG Ltd

Honorary secretary

for Model MIG Co-op. Hsg. Scty. Lt

*Pos* *Mathur*

Hon. Secretary / Hon. Treasurer / Chairm.





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## Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM / MHADB / W-HE / TC / 11323 / 2001-2002  
D- 33/301, MIG Colony, Bandra (East), Mumbai – 400 051.

19-03-2013. LETTER OF ALLOTMENT OF FLAT

To,  
Mrs. CHANDRA. H. SACHETI  
MODEL M.I.G C.H.S Ltd;  
MIG Colony Bandra East,  
Mumbai 400 051.

Mrs Chandra H Sacheti, member & owner of Flat No. 311 on the third floor of Building No. D-34, holding five fully paid up shares bearing distinctive Nos. 191 to 195 issued under Share Certificate No. 01, of The Model M.I.G. Co-op. Housing Society Ltd, D-33/301, MIG Colony, Bandra (East), Mumbai – 400051, whose above referred flat at present is demolished under the redevelopment program of the society as per the terms and conditions as mentioned in the Development Agreement dated 05-08-2008 and Supplementary Agreement dated 01-12-2010 and various other ancillary documents related to the redevelopment project, is herewith issued a **LETTER OF ALLOTMENT OF NEW FLAT**.

Mrs.Chandra H Sacheti, you have been allotted a New Flat numbered 1803 on the 18<sup>th</sup> Floor, flat admeasuring 937 sqft carpet area in the Wing "A" of the new building being constructed named "ORIANA" in lieu of your above referred demolished flat.

A copy of the approved layout plan of the flat allotted to you is enclosed herewith for your reference and record.

You were allotted the said flat, through the computerized lottery allotment of flats process, as selected, approved and implemented by the General Body to allot flats to each of the 64 members of our Society, at the 10<sup>th</sup> Annual General Body Meeting of Society, held on Thursday, 6<sup>th</sup> Oct 2011, the confirmation & acceptance of both 1) The Computerized Lottery Allotment process & 2) The flat allotted to you, is granted by you, vide the Consent Letter signed and executed by you addressed to the society.

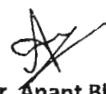
The Society confirms the allotment of above referred flat to you and shall hand over to you the vacant & peaceful possession of said flat, on Society receiving the same from our Developer, M/s Keystone Realtors Pvt Ltd; Rustomjee.

For,  
MODEL M.I.G Co-operative Housing Society Ltd;

  
Mr. Nimish Shah  
Hon Chairman

  
Dr. Mukesh Gokhale  
Hon Secretary

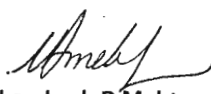


  
Mr. Anant Bhat  
M.C Member/Convener R.D.C

### Confirming Party: KEYSTONE REALTORS Pvt Ltd;

I/We for and on behalf of M/s Keystone Realtors Pvt Ltd; Rustomjee, acknowledge & confirm the following 1) Allotment of flat done by Society to Mrs Chandra Sacheti as referred above. 2) Guarantee & Undertake to complete the redevelopment work of society and promise to hand over the vacant and peaceful possession of the aforesaid new flat to the Society as per the terms & conditions of the Development Agreement dated. 8-5-2008, Supplementary Development Agreement dated 1-12-2010 & all other ancillary documents, letters & offers related to redevelopment given by us to society.

For Keystone Realtors Pvt Ltd; (RUSTOMJEE)

  
Mr. Chandresh D Mehta  
Director

Company Seal:

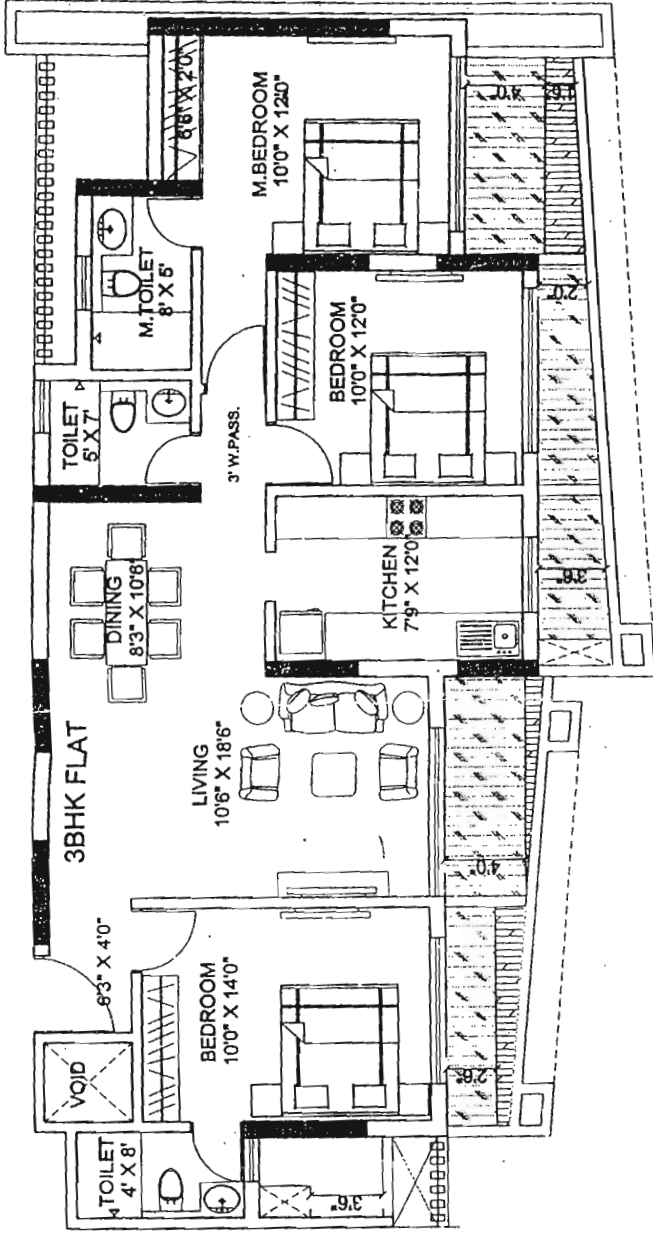


I, Mrs Chandra Sacheti acknowledge and confirm the acceptance and receipt of this **LETTER OF ALLOTMENT OF FLAT**.

Members Signature:

Floor No. - EAST FACING  
 Flat No. - LAYOUT PLAN - FLAT NO.3

FLAT NO.3 : 3BHK FLAT		
ROOMS	CARPET DIMENSIONS	AREA IN SQ.FT
LIVING ROOM	10'-8" X 18'-6"	194.25
DINING	8'-3" X 10'-6"	86.63
KITCHEN	7'-9" X 12'-0"	93.00
BEDROOM-1	10'-0" X 12'-0"	120.00
COMM. TOILET	5'-0" X 7'-0"	35.00
BEDROOM-2	10'-0" X 14'-0"	140.00
TOILET-2	4'-0" X 8'-0"	32.00
M. BEDROOM	10'-0" X 12'-0"	120.00
	6'-6" X 2'-0"	13.00
	6'-0" X 3'-0"	18.00
M. TOILET	8'-0" X 5'-0"	40.00
ENT. LOBBY	6'-3" X 4'-0"	25.00
PASSAGE	5'-0" X 3'-0"	15.00
ENT. DR. JAMB	3'-6" X 0'-9"	2.63
KIT. DR. JAMB	3'-0" X 0'-6"	1.50
BRM DR. JAMB	3'(3'-0" X 0'-6")	4.50
TOI. DR. JAMB	3(2'-6" X 0'-6")	3.75



CARPET AREA - 937 SQ. FT.



PROPOSED PLAN  
 PROPOSED REDEVELOPMENT OF MODEL MIG, BANPRA (E)

DATE : 04/03/10

NOTE - ALL PLANS SUBJECT TO APPROVALS FROM MHADA / P.A.S.

I, Mrs Chandra Sacheti acknowledge and confirm the acceptance and receipt of this LETTER OF ALLOTMENT OF FLAT.  
 Members Signature:

Mr. Chandresh D Mehta  
 Director

Company Seal:





Share Certificate No. 135

Register Folio : 9

**Middle Income Group Co-op. Housing Society Group II Ltd.**  
Gandhi Nagar, Bandra (East), Bombay-400 051.

Registration No. BOM/HSG/5732 of 25-1-1979  
(Registered under the Maharashtra Co-operative Societies Act, 1960)

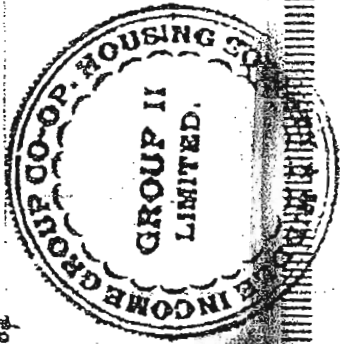
Authorised Capital Rs. 3,00,000 Divided into 6,000 Shares of Rs. 50/- each.

This is to Certify that Shri/Smt. HEMCHAND RATANCHAND  
SACHETI of Building No. D-34 Flat No. 311

is the Registered Holder of 5 ( FIVE ) shares of Rupees fifty each  
Numbered 671 to 675 (both inclusive) in.

**Middle Income Group Co-operative Housing Society Group II Ltd.**  
subject to the Bye-Laws of the said Society and that the sum of Rupees **Fifty**  
has been paid upon each of the said Shares.

Given under the Common Seal of the said Society at BOMBAY this 24<sup>th</sup>  
day of MARCH 1979



[Signature]  
Hon. Secretary

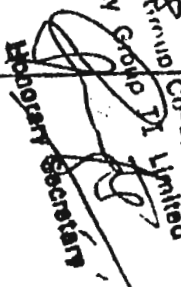
[Signature]  
Chairman

DUPLICATE

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2

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Share Reg. No. (Old)	To whom transferred	Share Reg. No. (New)	Signature of Hon. Secretary
<del>158</del> 31.3.2000	168	135	Smt. Chandrabai Sacheti  for Nilgiri Income Society Horsing	328 Nilgiri Co-operative Society	 Honorary Secretary

# Model MIG Co-op. Housing Society Ltd. (Regd.)

Regd. No. MUM/MHADB/W-HE/HSG/(TC)/11323/2001-2002

No. 351

Date: 30/3/07

Received with thanks from Shri/Smt. C. H. Sacheti  
of Bldg. No. D 34 Flat No. 311 of the Society.  
The sum of Rs. Three thousand eight hundred nine only,  
by cash/Cheque No. 135649 dt. 30/3/07 drawn on HDFC Bank  
towards.

- 1) Instalment for the month of Oct 06 to March 07 Rs. 3809-00
- 2) Interest ending \_\_\_\_\_ Rs. \_\_\_\_\_  
+ Interest
- 3) Other charges \_\_\_\_\_ Rs. \_\_\_\_\_

Hon. Secretary [Signature]  
Rs. 3809/-  
(Subject to realisation of cheque)

[Signature]  
Member

# MODEL MIG CO-OP. HSG. SOC. LTD.

## BILL

Regd. No. MUM/MHADB/W-H/HSG/TQ/M/223/2001-2002

Bandra (East), Mumbai - 400 055

No. **432**

Bill for the month of **April May June 200**  
 Paid 5 APR 2007

Smt/Smt./Mrs. **C. H. Sachet**

Building No. **D34** Flat No. **311**

Particulars	Amount	Rs	P.
1. Loan Instalment	2100	-	
2. Interest on Loan			
3. Sinking Fund			
4. Repairs Fund			
5. Municipal Taxes			
6. Water Charges			
7. Electricity Charges			
8. Insurance			
9. Service Charges			
10. Interest on defaulted dues			
11. Parking Charges			
12.			
13.			
TOTAL	2100	-	
Add: Previous dues			
Less: Adjustments			
Grand TOTAL	2100	-	

1. Loan Instalment
2. Interest on Loan
3. Sinking Fund
4. Repairs Fund
5. Municipal Taxes
6. Water Charges
7. Electricity Charges
8. Insurance
9. Service Charges
10. Interest on defaulted dues
11. Parking Charges
- 12.
- 13.

Particulars	Amount	Rs	P.
1. Loan Instalment	2100	-	
2. Interest on Loan			
3. Sinking Fund			
4. Repairs Fund			
5. Municipal Taxes			
6. Water Charges			
7. Electricity Charges			
8. Insurance			
9. Service Charges			
10. Interest on defaulted dues			
11. Parking Charges			
12.			
13.			
TOTAL	2100	-	
Add: Previous dues			
Less: Adjustments			
Grand TOTAL	2100	-	

NOTE : 1. If payment is not made within 30 days from the date of this Bill interest will be charged on the entire amount of bill till the payment.  
 2. Please issue crossed cheque in the name of the Society.

E. & O. E.

Hon. Secretary / Treasurer



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MUNICIPAL CORPORATION OF GREATER MUMBAI  
No. CHA. 429/2009/II/337(NEW)

FULL OCCUPATION CERTIFICATE

7 NOV 2015

M/s. [Name],  
[Address],  
[Address],  
[Address]

Reference:

The full development work of residential building comprising of 2 wings in basement and split + 3 podiums for car parking + 4<sup>th</sup> to 21<sup>st</sup> upper floors of Wing 'A' & 'B' on plot bearing C.T.S. No- 646(p1) of village number 18, Ganeshi Nagar, Bandra (E), Mumbai, is completed under the supervision of Smt. Sanjita S. Shet, Architect, Licence No. CA/20/2016, Licensed Site Surveyor, Shri Ravindra Chavan, Licence No. 2/53/SS-1 and Shri Achyut H. Watwe, R.C.C. Consultant, Licence No. 118/W/010 and as per completion certificate issued by C.F.O. with No. CR/R-III/26 dated 05.05.2015 and as per Development Completion Certificate submitted by Architect, the same may be occupied on the following condition

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Yours faithfully,

*[Signature]*  
Executive Engineer  
(Bldg. Proposals) W.S. (H Ward)



Share Certificate No. 39 Member's Register No. 39 No. of Shares 5

### SHARE CERTIFICATE

## Model MIG Co-Operative Housing Society Limited (Regd.)

(Registered under Maharashtra Co-operative Societies Act, 1960)

Registration No. MUM/MHADB/W-HE/HSG/(TC)/11323/2001-2002 dated 7th August 2001

*This is to certify that Smt/Smt/Ms* Chandra H. Sacheti

is the Registered Holder of 65 FULLY PAID UP SHARES of Rs. **FIFTY** each numbered from 191 to 195 both inclusive, in MODEL MIG CO-OPERATIVE HOUSING SOCIETY LTD., Gandhinagar, Bandra (East), Mumbai 400 051 subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at MUMBAI this Seventh day of March 2002

Seal of Model MIG CHS



Ch. Rao  
M. C. Member

Ch. J. K. Kulkarni  
Secretary  
Chairman

This certificate is given in exchange for Certificate No. 135

Distinctive No. from 671 to 675 both inclusive, issued by MIG CHS Group II Ltd.

Dated 24.3.1979

(P.T.O.)