

Ashwatha Garden Enclave
Co-operative Housing Society Limited
(REG. NO. : MUM/WN/HSG/(T.C.)/10478/2012-13 YEAR 2012)

New Share Certificate no. _____
issued in lieu of
Old Share Certificate no. _____

Share Certificate

Share Certificate No. 10 Member Regn. No.: 10

Flat No. 32 No of shares 10

(Authorised Share Capital of Rs. 1,00,000/- Divided into 2000 Shares of Rs. 50/- each)

This is to certify that Shri / Smt. / M/s. MR. LANCELOT SAVIO TIXEIRA
& MRS. NYOKA LANCELOT TIXEIRA is/are the

Registered Holder/s of Ten fully paid up shares of Rs. 50/- each numbered from 91 to
100 both inclusive, in Ashwatha Garden Enclave C.H.S. Ltd. subject to the Bye-laws
of the said society.

Given under the Common Seal of the said society at Vikhroli (E), Mumbai this 10th day
of September 2015.


Chairman

Secretary


Treasurer



7049 108

P/Adam

Godrej

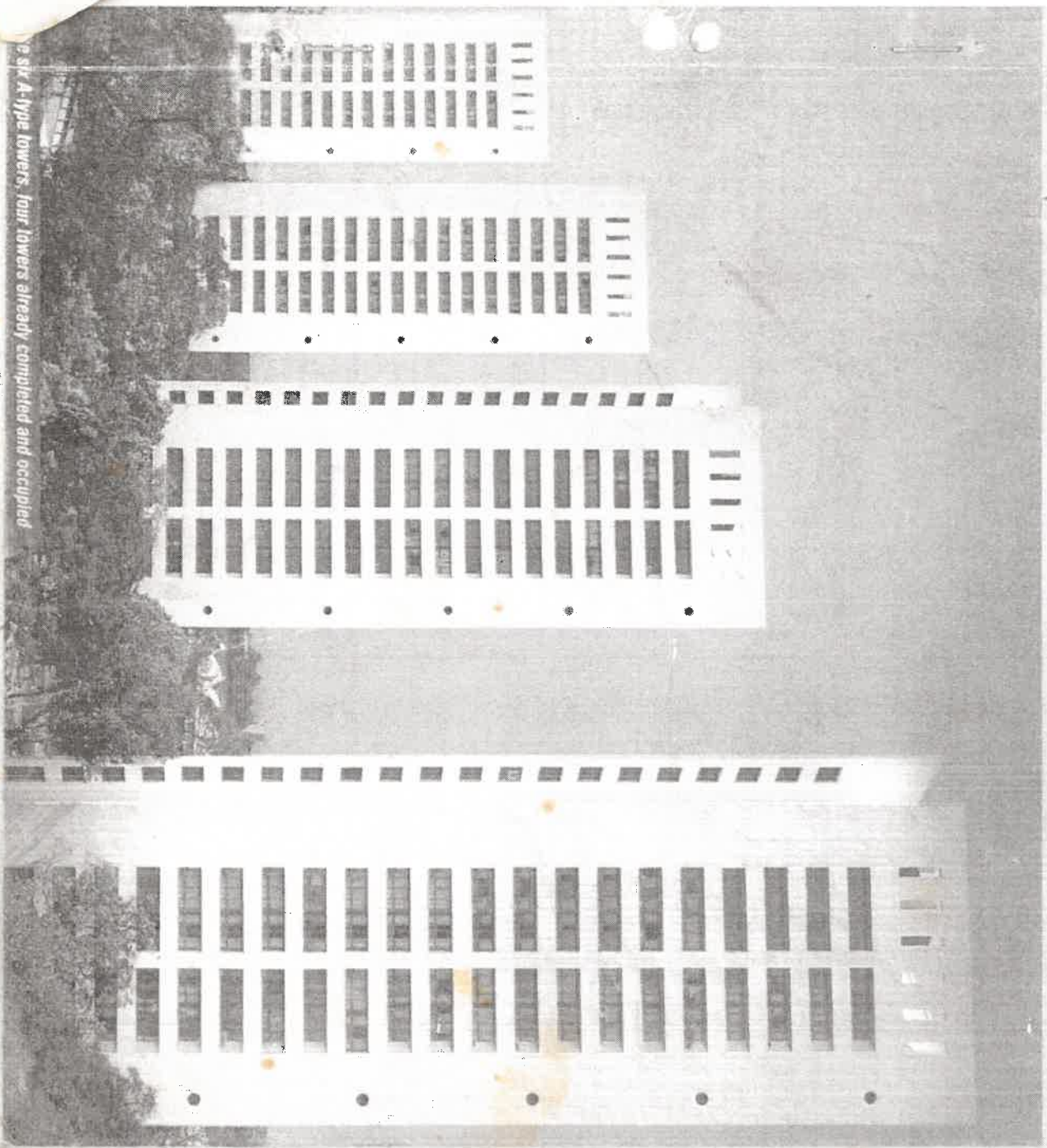


A breathtaking view of natural beauty as seen from Godrej Garden Enclave

AGREEMENT FOR SALE

Godrej Garden Enclave

Residential Apartments



6 six A-type towers, four towers already completed and occupied

AGREEMENT FOR SALE

Between

**GODREJ & BOYCE MANUFACTURING COMPANY
LIMITED**

And

Mr. Kannelet Savio Tirैया

Mrs. Nyoka Kannelet Tirैया

Universal Legal
5th Floor, Kimatrai Building
77 / 79 Maharshi Karve Road
Mumbai - 400 002



Friday, October 24, 2008

1:13:07 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7103

दिनांक 24/10/2008

गावाचे नाव विकोळी

दस्तावेजाचा अनुक्रमांक वदर14 - 07049 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

सादर करण्यासचे नाव:लॅन्सलॉट सावित्री टिक्सेरा

नोंदणी फी

30000.00

नवकल (अ. 11(1)), पुस्तकनाची नवकल (आ. 11(2)),

1080.00

खजानत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (54)

DEMANDER रु.

31080.00

अपणुणस हा दस्त अंदाजे 1:27PM हा वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-कुर्ली 4

बाजार मुल्य: 1766400 रु. मोबदला: 53900000रु.

भरलेले मुद्रांक शुल्क: 252100 रु.

दयकाचा प्रकार : डीडी/धनाकर्षाद्वारे

बँकेचे नाव व पत्ता: एस बी आय मुं. 70;


सी.डी/धनाकर्ष क्रमांक: 123022; रकम: 30000 रु.; दिनांक: 08/10/2008

हा दुय्यम निबंधक कुर्ली क्र. ४,

सहर्ष उपनगर बिळा.

महाशिवरायचंद्रराव राव
DEMANDER

FRANKING DEPOSIT SLIP

		Customer Copy	
Deposit Br.		Date: 14/10/08	
Pay to: ICICI Bank Ltd. A/C Stamp Duty			
Franking Value	Rs. 252100/-	Service Charges	Rs. 10
Total	Rs. 252110/-	Name of Stamp duty paying party:	
LANCELOT SAVIO TIXEIRA		NYOKA LANCELOT TIXEIRA	
Received this amount Rs. 252100/- Payment of Stamp Duty			
DP / Cheque No. 123023-8/10/08			
Drawn on Bank S. B. I. Kerala			
Officer			



252100/-
 2008

For ICICI Bank Ltd.
 Authorised Signatory
 AMIT KHARE
 Officer
 ICICI Bank Ltd

Serial No. 95245 Date: 14/10/08
 Name & address of the Purchaser:
 Lancelot Savio Tixeira
 Vikhroli

ARTICLES OF AGREEMENT made this 24th day of Oct 2008 at Mumbai BETWEEN:

Godrej & Boyce Manufacturing Company Limited, (PAN AAACG1395D) a Joint Stock Company registered under the provisions of the Indian Company's Act VII of 1913 and having its registered office at Pirojshanagar, Vikhroli, Mumbai 400 079, hereinafter referred to as the "Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor/s and assigns) of the **ONE PART**.

AND

Mr./Mrs./Messrs. Lancelot Savio Tixeira (PAN AADPT34329) of Mumbai /

Indian / Inhabitant,

having his/her/their residence/office at 6, Gonzalez Garcia CHS Ltd, Premier, Andhera

Mr./Mrs./Messrs. (PAN AADPT5776D) Nyoka Lancelot Tixeira, of Mumbai /

Indian / Inhabitant,

having his/her/their residence/office at 6, Gonzalez Garcia CHS Ltd, Premier, Andhera

Mr./Mrs./Messrs. (PAN _____) /

Indian / Inhabitant,

having his/her/their residence/office at _____

referred to as the "Purchaser" (which expression shall unless it be repugnant to the meaning thereof shall be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

Rs. Two Lakh Fifty Two thousand One hundred only

Inhabitant,
 of Mumbai /
 Inhabitant,
 of Mumbai /
 Inhabitant,
 of Mumbai /

[Handwritten signatures and initials]

The Purchaser and the Developer are hereinafter collectively referred to as the "Parties" and each a "Party".

WHEREAS

a) Under a Deed of Conveyance dated July 30, 1948 duly registered with the office of the Sub Registrar of Assurances, Bombay under Serial No. 3050 of 1948 one Naoroji Pirosha assigned and conveyed his right, title and interest as perpetual lessee in respect of the village Vikhroli which he had earlier acquired for and on behalf of and as a nominee of the Developer in favour of the Developer (hereinafter referred to as "the said entire lands").

b) The Developer intends to re-develop part of the said entire lands admeasuring 71306.5 sq. mtrs. hereinafter referred to as "the said larger property" and more particularly as detailed in the First Schedule hereunder written. The Developer intends to construct a residential building and one commercial building on the said larger property. The prospective members of the said building shall form a separate society and all such societies so formed shall be a federal society to manage all the common areas and facilities.

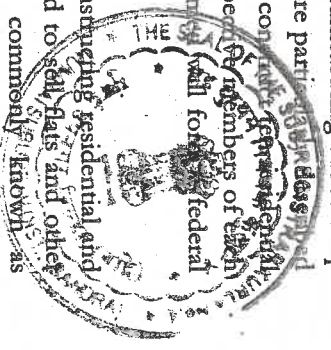
c) The Developer is entitled to develop the said larger property by constructing residential and commercial complex and other allied structures and is also entitled to sell, lease and otherwise premises in the buildings to be constructed thereon what is commonly known as "Ownership basis".

d) The Developer has obtained the Environmental Clearance from the Government of India, Ministry of Environment and Forests (I. A. Division) dated January 22, 2007 bearing number 21 - 184/2006 - IA. III (hereinafter referred to as the "EC Certificate") for construction of Residential & Commercial Project, "Godrej Garden Enclave" at the said larger property. There are certain obligations under the EC Certificate which the Purchaser, the proposed society and the proposed federal society needs to comply with. The obligations have been mentioned hereinafter, which needs to be complied with by the Purchaser, the proposed society and the proposed federal society.

e) The Developer intends to initially develop a residential complex by constructing multi-storied residential buildings on part of the said larger property under the name 'Godrej Garden Enclave'.

f) The Developer has appointed Mr. Maneck H. Engineer, as Architect and Mr. T. Khareghat as Design Architect and has also appointed Mr. Kamal Harkar through his company Sterling Engineering Consultancy Pvt. Ltd. as Structural Engineering Consultant for the preparation of the structural design. The Developer shall avail of the services of the said Architects and R.C.C. Consultant or such other competent Architects and Structural Engineer Consultant till the completion of the proposed building.

g) At present, the Developer through their Architect have submitted building plans for the construction of fifth multi-storied building consisting of silt and 20 upper floors (hereinafter called "the Building") on part of the land bearing CTS No. 8A/1 (part) of Vikhroli. The Municipal Corporation of Greater Mumbai has issued the I.O.D. bearing No. CE/855/BPES/AS dated October 8, 2003 along with an amendment thereto dated November 9, 2005 and September 11, 2007 (Copies whereof is Annexure "A" hereto).



BY

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h) The Municipal Corporation of Greater Mumbai has issued the Commencement Certificate bearing No CE/855/BPES/AS dated April 9, 2007 upto the still level and on December 27, 2007 for the entire building (Copy whereof is Annexure "B" hereto).

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i) In accordance with the sanctioned building plan, the Developer has commenced construction of building A-5 on part of the said larger property more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said property").

j) The Certificate of Title issued by Universal Legal, Advocates of the Developer certifying the title of the Developer in respect of the said property is annexed hereto as Annexure "C". Extract of the Property Register Card showing the nature of title of the Developer in respect of the said property is annexed hereto as Annexure "D".

k) The Purchaser has asked for inspection from the Developer and the Developer has given inspection to the Purchaser of all the documents of title relating to the said property including Indenture dated July 30, 1948, Consent Decree passed in the High Court, O.O.C.J. Suit No. 413 of 1953, plans, designs and specifications prepared by the Developer's Architects as sanctioned by the Corporation, in accordance with the Development Control Rules as well as such other documents as are specified in the Maharashtra Ownership of Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 as well as the Rules made there under (hereinafter referred to as the "said Act").

l) The Purchaser has requested the Developer to allot flat No. 32 on the 3rd floor of the Building No. A-5 in 'Godej Garden Enclave' admeasuring 41.05 sq. mtrs. (522 sq. ft.) (carpet area). The carpet area so calculated is inclusive of skirting, plaster and the ledge walls. The ledge walls have been constructed for concealing the flush tanks and plumbing lines in the bathrooms.

m) Relying upon the statements and declarations made by the Developer as herein contained and on the request of the Purchaser, the Developer has agreed to sell Flat No. 32 on the 3rd floor of the said Building No. A-5 in 'Godej Garden Enclave' having a carpet area of 49.05 sq. mtrs. (528 sq. ft.) (hereinafter referred to as "the said premises") shown on the typical floor plan Annexure "E" as marked and highlighted in red boundary line, at the price and upon the terms and conditions hereinafter appearing.

n) Under the provisions of the said Act, the Developer is required to execute an Agreement for Sale of the said flat and the same is required to be registered under the provisions of the Indian Registration Act, 1908.

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

1. The Developer is well and sufficiently entitled to and have absolute beneficial interest in the said larger property. The Developer is entitled to construct on the said property residential buildings in accordance with the IOD bearing CE/855/BPES/AS dated October 8, 2003 along with an amendment thereto dated November 9, 2005 and September 11, 2007 and Commencement Certificate bearing No. CE/855/BPES/AS dated April 9, 2007 upto the still level and on December 27, 2007 for the entire building (Annexure "A" and "B" hereto) in respect of the Building No. A-5 to be known as 'Godej Garden Enclave'. The Developer is entitled to dispose off the said premises in the Building No. A5 known as 'Tower No. A5 Godej Garden Enclave' and to appropriate to themselves the entire sale

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proceeds on the sale of such premises.

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2. The Developer has accordingly commenced construction of the said buildings to be known as 'Godrej Garden Enclave' on the said property, in accordance with plans, designs and specifications approved and sanctioned by the Municipal Corporation of Greater Mumbai ("MCGM") and which have been seen and approved by the Purchaser. The Developer is at liberty to make such amendments, alterations, modifications and/or variations in the said plans, designs and specifications as the Developer may consider necessary or as may be required to be made by the concerned local authority/ corporation/ government; provided that by reason of such amendments, alterations, modifications and/or variations the area of the said premises agreed to be purchased by the Purchaser shall not be reduced. The common areas and/or limited common areas and facilities as mentioned in the specifications mentioned herein below be substantially affected. The Purchaser hereby gives his consent to the Developer for carrying out the amendments, alterations, modifications and/or variations to the total scheme of development in respect of the said property and/or to the layout plan and/or to the building plans in respect of one or more wings or wings and/or building or buildings to be developed and/or constructed (whether or not envisaged at present). The Purchaser agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Developer for carrying out amendments, alterations, modifications and / or variations as aforesaid.

3. The Developer has informed the Purchaser that the said property is developed by the Developer. It is expressly made clear that the Purchaser shall not claim any rebate or reduction in the purchase price, nor any other benefit from the Developer as a result of such phased development and/or amendments, alterations, modifications and/or variations. The Developer is also entitled to amend the layout as may be permitted by the MCGM and other concerned authorities and the Purchaser hereby agrees and gives consent to the same and covenants not to obstruct and/or raise any objections whatsoever to and/or interfere with the development to be carried out by the Developer in such phased manner, even after the Developer has given the possession of the said premises to the Purchaser.

4. The Developer has given and the Purchaser confirms having notice of the following:-

- (a) that the Developer is entitled to develop the said property and any additional "Transferable Development Rights ("TDR")" under the provisions of the Development Control Regulations. This TDR could be utilised by developing and/or constructing additional storey or storeys and/or wing or wings and/or building or buildings to the said building or by developing and/or constructing independent building or buildings, bungalow or bungalows or row houses on the said property.
- (b) the Developer is entitled to the said TDR and/or any other rights i.e. FSI that may be made available in accordance with the policies framed by the concerned authorities from time to time in lieu of surrender of any reserved lands or any of them or any part or parts thereof and/or to receive and utilise the said TDR or FSI that may be granted in respect of the said reserved lands or any of them or any part or parts thereof as also the rights of development and/or construction on the said property as a receiving plot and/or to consume or fully exploit the said TDR or FSI available from the said reserved lands or any of them or any part or parts thereof or to which the Developer may be entitled by way of development and/or construction on the said property as a receiving plot. The Purchaser is fully aware of this and confirms that at no point of time in future would the Purchaser individually or as a society or association raise any objection to the same.

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(c) The Developer shall be entitled to exploit and/or consume the said TDR and/or FSI either by way of developing and/or constructing additional storey or storeys on the said building and/or wing or wings and/or building or buildings, bungalow or bungalows, row houses and/or any other structure on the said property and the said Developer shall be entitled to sell the flat with or without terrace stilts/ parking spaces/ open/ covered garages and receive and appropriate the entire consideration amount for their own absolute use and benefit. The Purchaser is fully aware of this and confirms that at no point of time in future would the Purchaser individually or as a society or association raises any objection to the same.

(d) The Developer is entitled to consume the entire and further increased FSI that may at any time be granted or made available by reason of any increase in FSI and/or FSI changes in the Development Control Regulations in respect of the said property from time to time. The Purchaser is fully aware of this and confirms that at no point of time in future would the Purchaser individually or as a society or association raises any objection to the same.

5. Subject to and with notice of what is stated in these present, the Developer has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Developer, the said premises as more particularly described in of the Third Schedule hereunder written and shown in red colour boundary lines on the typical floor plan annexed hereto and marked Annexure "E" at or for the consideration amount payable by the Purchaser as the stated in Part 'B' of the Fourth Schedule hereunder written. However the consideration amount payable by the Purchaser shall be as stated in Part 'B' of the Fourth Schedule hereunder written. However it is clarified that the purchase price does not include any Service Tax, Value Added Tax, local taxes, water charges, insurance and such other levies, if any, which maybe imposed by the MCGM and /or Government and/or public authority, from time to time. The Purchaser has also agreed to purchase the silt parking space being shown in silt floor plan annexed hereto and marked Annexure "F", for a consideration of Rs. / -.

6. The Purchaser shall pay to the Developer the purchase price in respect of the said premises as more particularly mentioned in Part 'B' of the Fourth Schedule hereto. The said purchase price is inclusive of the consideration payable towards the Common Areas and Facilities and the Limited Common Areas and Facilities of the building in which the said premises are located. The payments to be made are on the basis of the completion status of the entire building and not on the completion status of each individual flat or the said premises. The Purchaser shall pay the said purchase price to the Developer in instalments as more particularly set out in Part 'B' of the Fourth Schedule hereto. The certificate of the architect of the Developer shall be conclusive proof of the stage of development of the said building and the Purchaser shall not dispute the same.

7. The purchase price specified in Part 'B' of the Fourth Schedule hereto is arrived at and mutually agreed upon between the parties hereto on the understanding that any deferment in payment of any of the instalments would result in imposing an interest of 18% simple interest on the delayed payment, the payment of which may be demanded by the Developer at any point of time till the possession of the said premises is handed over to the Purchaser. Upon such demand the Purchaser shall pay the said sum within 15 days. Notwithstanding such interest, all other terms and conditions of this Agreement save and except the payment schedule shall remain the same.

8. This Agreement for Sale shall be registered to comply with the statutory provisions, and to enable the purchaser, if he so desires, to obtain loans for financing the purchase of the said

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premises. The Agreement is for sale of the said premises and not for construction of a flat for or on behalf of the Purchaser. The construction of the building by the Developer is for itself and the right, title and interest in the flat shall remain with the Developer, till the construction of the building is completed, all amounts due towards the purchase of the said premises as agreed herein are paid by the Purchaser and the physical possession of the said flat is handed over to the Purchaser, only thereafter the transfer of property in the said premises shall take place.

9. The transaction covered by this agreement is not understood to be a sale for the purposes of the Sales Tax Laws or the Value Added Tax (VAT) or Service Tax. If however, this transaction is held to be liable to Sales Tax and/or VAT and/or Service Tax or any other tax under any statute, Central or State, either in part or whole then the applicant agrees to pay the same on demand being made by the Developer and/or the government authority in that behalf without raising any dispute or objection in that behalf.

10. The offer for handing over the possession of the said premises to the Purchaser on or before 31st December 2009, shall be given by the Developer provided that all the amounts due by the Purchaser under these presents are fully and effectually paid to the Developer and no breach of any of the conditions of these presents are done by the Purchasers. However, the offer of possession by the Developer is subject to the Developer obtaining occupation certificate from Municipal Corporation. Upon receipt of the occupation certificate the Developer would immediately hand over possession and in any case not later than 15 days to each of the flat owners.

11. The Developer shall not incur any liability if the Developer is unable to offer possession of the said premises by the aforesaid date if the completion of the said buildings is delayed by reason of

- (a) non availability of cement, steel, water or other building materials required for the purpose of construction, or by reason of war, (National or war between other Nations or Groups etc.) civil commotion, strikes or any act of God, such as earthquake, flood or any other natural calamity or
- (b) by reason of any national or international happening or event and the resultant repercussion or effect thereof, directly or indirectly to the date of possession and act, or
- (c) delays on their part of service providers like Mahanagar Gas Ltd, Reliance Energy, Water supplied by MCGM who are independent agencies should not affect the Developer and should not be construed as delays in possession of the flat on part of Developer by the Purchaser or other cause beyond the control of the Developer, or
- (d) any legislation, order rules notice notification of the Government and / or other public or competent body or authority or injunctions stay or prohibitory orders or directions passed by any Court, Tribunal Body or authority, or
- (e) delay in issuing any permission NOC sanction and/or building occupation certificate by the concerned authority, or other causes beyond the control of the Developer.

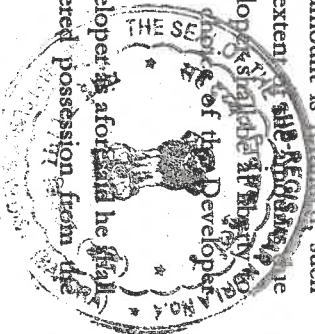
In such event, the Developer shall be entitled to a reasonable extension of time for the date of offering possession of the said premises. It is clarified that the Developer shall not be entitled to give any form of compensation to the Purchaser if there is a delay in handing over

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possession of the said premises to the Purchaser. If the Developer still fails to offer possession of the said premises to the Purchaser on the aforesaid date and/or such further date as may be mutually agreed upon, then it shall be at the option of the Purchaser to terminate this Agreement in which event the Developer shall within 30 days (thirty days) after the receipt of the notice in writing of such termination refund to the Purchaser all the monies paid by the Purchaser to the Developer under this Agreement, together with simple interest at the rate of 9% per annum from the date of the receipt of the respective amounts by the Developer, until the repayment thereof, and until such amount is refunded, such amount and interest shall be a charge on the said premises to the extent of the said amount to the Purchaser. However after receipt of such notice the Developer shall be obliged to sell and dispose of the said premises to any third party of the Developer's choice and without any right, claim and interest of the earlier purchaser.




12. If the flat owners do not take possession when offered by the developer as aforesaid he shall be deemed to have taken possession from the date he is offered possession from the Developer.
13. On and from the date of offering possession by the Developer to the flat owners, the flat owners shall be entirely responsible to bear and to pay all maintenance and incidental charges of whatever nature in respect of the flat and proportionate charges of the building and shall be responsible to the maintenance and upkeep of the flat and of the building and the Developer shall not in any manner be responsible to bear and pay any charges, expenses, taxes and/ or other recoveries to be paid to the municipal corporation or any other statutory body for services rendered in respect of the flat or the building.
14. From the date of giving possession by the Developer or deemed possession, the Developer will not be responsible or liable for any fire, accident or mishap or any other unfortunate event and such liability is of the flat owners.
15. After taking possession from the Developer as aforesaid, the flat owners and /or the society will be entirely responsible for the maintenance, upkeep, repairs in respects of the flat and/or the building and/or the liability of the society either inter se between the flat owners or with outsiders although conveyance of the land and building in favour of the society and / or federal society has not till then been executed by the Developer.
16. From the date of taking possession and/or deemed possession, the flat owners and/or the society of the building shall maintain all common services such as lift, water tank, water pump, fire protection and fire alarm systems, lightning arrestors, D.G. generator, cable TV network, electrical meters, post boxes, approach road, existing building communication and security system installed or to be installed by the society after possession is taken over.
17. Maintenance of parking space allotted to each of the flat owner and common amenities and common usage such as parking space, garden area, entrance lobby, staircase, terrace, passages and refuge areas shall be the responsibility of the flat owner and / or society.
18. It should also be the responsibility of the flat owners/ concerned society to maintain and keep garbage collection system, vermicomposting and disposal arrangement as per Municipal Corporation norms and EC Certificate including containers used for storing garbage and its disposal.

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19. After a period of eight months from the date of handing over possession or deemed possession to the flat owners or to the society, the Developer will not be responsible to carry out repairs or rectification and/or incur expenses in connection with any remedial work including minor cracks detected in the wall surface or painting or any other work whatsoever nature.
20. Similarly for any choke up connected with the bathroom, toilet, kitchen, wash basin and storm water drain pipes etc. developed and / or complained of after a period of this from possession and/or administrative control is handed over by the developer to the owner, the flat owners and /or the society alone will be responsible in relation to the scope and the Developer will not in any way be liable to attend or incur any costs or charges or expenses.
21. The Developer will not, like wise, in any way be liable to carry out rectification or remedial work for any leakage or complaint of flat owner in respect of the building or the flat even due to the misuse by any other flat owner or outsider or the members of society with administrative control is handed over by the developer to the flat owner or the concerned society.
22. It is hereby expressly agreed that the time for payment of each of the aforesaid installments of the purchase price as set out in Part 'B' of the Fourth Schedule hereto shall be the essence of the contract. In the event of the Purchaser making any default in payment of any one of the instalments of the purchase price, and/or upon the breach of any condition of these presents by the Purchaser, the Developer shall be entitled to terminate this Agreement and thereupon all the monies paid until then by the Purchaser shall be forfeited. Further if any Purchaser is creating any nuisance value then the Developer shall have the right to terminate the Agreement and upon termination of such Agreement the Developer shall refund 50% of the monies received by it. Upon the termination of this Agreement as aforesaid, the Developer shall be entitled to sell and/or dispose off the said premises in favour of any third party of the Developer's choice, and the Purchaser shall have no right to object to such sale/ disposal of the said premises by the Developer.
23. Without prejudice to the above and to the other rights available to the Developer under this Agreement and/or in law, the Developer may within 15 days of the date of letter of non-payment of instalments or any part thereof, at their own option accept from the Purchaser the payment of the defaulted instalment/s upon the Purchaser paying to the Developer interest on the defaulted instalment at the rate of 18 % per annum for the period for which the payment may have been delayed after the expiry of 15 days from the due date till outstanding payment or realisation of cheque.
24. The Developer agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the MCGM at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said premises to the Purchaser, obtain from the MCGM the Occupation Certificate in respect of the said premises.
25. It is expressly agreed that the Purchaser shall be entitled to use the Common areas and facilities appurtenant to the said premises, and the nature, extent and description of such Common areas and facilities is set out in the Fifth Schedule hereto.

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26. It is expressly agreed that the Purchaser shall be entitled to use the limited Common areas and facilities appurtenant to the said premises and the extent, nature and description of such limited Common areas and facilities appurtenant to the said premises is set out in the Sixth Schedule hereunder written.
27. The Developer has informed the Purchaser that as per the Scheme envisaged by the Developer:
- (a) They will develop the said entire larger property in a phased manner in a residential complex, hospital, commercial complex and other allied structures.
 - (b) At present, they are developing the residential complex on part of the said larger property. They are constructing building No. A-5 on part of the said larger property bearing C.T.S. 8A/1 (part) of Vilkhroli.
 - (c) The Developer intends to construct one or more buildings on the said larger property.
 - (d) The FSI/TDR consumed in the different buildings may not be in the same ratio as the land area of the property on which they are constructed and as such it may not be possible to sub-divide the said property and the purchaser shall not be entitled to insist upon the sub-division of the said property.
 - (e) The Developer intends to form a separate society in respect of each residential building.
 - (f) The Developer may at their option execute a Conveyance / Deed of Assignment in respect of the land beneath each building as well as land appertaining thereto in favour of the Society comprising of all the flat Purchasers in the said Building and will execute a Conveyance / Deed of Assignment in respect of common areas in favour of the Federal Society of which each such separate society will be a part or the Developer may at their option execute a Conveyance / Deed of Assignment in respect of land bearing C.T.S. No. 8A/1 (part) jointly in favour of the societies formed and registered along with the purchasers of flats / premises in each of the buildings. In such an event, each of the Societies shall have a share in proportion to the F.S.I. consumed in their respective building. However, the Developer shall at its discretion convey or assign the property as mentioned herein in this clause to the Society or the Federal Society as the case maybe only after all the premises in all the buildings on the said larger property have been completed and sold. Until the execution of the conveyance / deeds of assignment, the possession of the said property and the rights to develop and/or construct building on the said larger property as aforesaid shall be of the Developer and the offer of possession and subsequent possession of the said premises, when given to the Purchaser under this Agreement shall be subject to the above and other conditions of these presents and the Purchaser hereby agrees to the same.
 - (g) The Developer has provided an internal road passing through the larger property to approach the railway station as well as the Eastern Express Highway. The internal road has been delineated by grey coloured hatching on the map annexed hereto and marked as Annexure "G". The purchasers / occupants of the flats / premises in the buildings to be constructed on the larger property as well as the remaining property of the Developer shall be entitled to have a right of way on the said internal road but the ownership of the said internal road shall continue to be with the Developer. The purchasers of the flats / premises / or the Societies to be formed in respect of the buildings to be constructed on the said

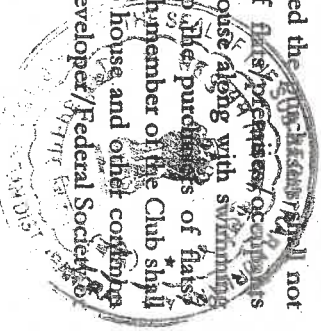
larger property shall pay to the Developer a fee for the right of way which shall be determined by the Developer from time to time.

- (h) Similarly, the Developer intends to make available to the purchasers of flats a Club House along with swimming pool on part of the said larger property for use of the purchasers of flats/premises/occupants of the buildings to construct on the said larger property. The Developer shall have full rights and absolute authority to allow the owner/occupants of the remaining property and other persons than the flat owners to use the said facilities and the flat purchasers shall not raise any objection to the same provided the flat purchasers shall not raise any objection to the same provided the purchasers of flats/premises/occupants become members of the Club which shall manage the Club House along with swimming pool. The membership of the Club shall not be restricted to the purchasers of flats/premises/occupants but shall be open to the public at large. Each member of the Club shall pay the proportionate share of cost of maintenance of the Club house and other common amenities to the manager of the Club which shall either be the Developer/Federal Society or a third party nominated by the Developer.

- (i) Save and except building No. A-5 which is under construction, the plans and user of the remaining buildings to be constructed on the said larger property are only tentative and the Developer shall have unfettered right to change the user location and/or number of buildings to be constructed on the said larger property, including the location of R.G. (recreation ground), Club House and other common areas to be provided on the said larger property and the Purchaser hereby gives his/her irrevocable consent to the Developer to the same.
- (ii) The aforesaid conditions are of the essence of the contract and only upon the Flat purchaser agreeing to the same, the Developer has entered into this Agreement for Sale.

28. Under the EC Certificate, the following obligations need to be complied with the Purchaser and / or the proposed society and / or the proposed federal society. The Purchaser shall ensure the compliance of the following obligations:

- (a) **Purchaser and / or proposed society**
- (i) Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop. Diesel shall not be stored in the premises for operation of D.G set.
- (ii) During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (iii) The solid waste generated should be properly collected and processed for disposal by composting and land filling etc.
- (iv) Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of Maharashtra State Pollution Control Board.
- (v) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.



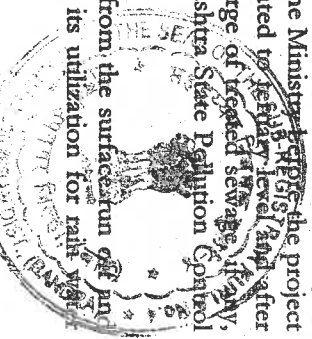
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(b) Proposed Federal Society

- (i) During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (ii) The solid waste generated should be properly collected and processed for disposal by composting and land filling etc.
- (iii) The sewage treatment plant should be certified by an independent expert for efficiency as well as adequacy and should submit a report in this regard to the Minister in charge of the project is commissioned for operation. The wastewater should be treated to primary level. Rain water after treatment reused for flushing of toilets and gardening. Discharge of treated sewage effluent, shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.
- (iv) Oil & Grease trap shall be provided to remove oil & grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rain water harvesting.
- (v) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- (vi) The ground water levels and its quality should be monitored regularly.
- (vii) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
- (viii) 6 monthly monitoring reports should be submitted to the Ministry & its Regional Office.
- (ix) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991.
- (x) Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of Maharashtra State Pollution Control Board.
- (xi) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
29. The Purchaser has satisfied himself/herself about the design of the said premises and the design of the said building in which the said premises are located, as also the specifications and amenities to be provided and in the said premises. The Purchaser however agrees that the Developer reserve the right to change the fixture, fittings and amenities to be provided in circumstances wherein there is an uncertainty about the availability of fixture, fittings or amenities or the materials required to be provided, either in terms of quantity and/or quality and/or delivery and/or for any other reason beyond the control of the Developer. In such circumstances the Developer shall substitute the fixture, fittings and amenities without any approval of the Purchaser, in as much similar specification and/or quality as may be available and required during the stage/ time of the construction in order to enable the Developer to offer possession of the said premises on the stipulated date. The Purchaser agrees not to claim any rebate or discount or concession in the consideration on account of a change or substitution in the fixture, fittings or amenities by the Developer.



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30. Upon the Purchaser taking possession of the said premises the Purchaser shall have no claim against the Developer as regards the quality, quantity of building materials used for construction of the said premises or the building in which the said premises is located or the said building or the nature of construction, or the design or specifications of the said premises or the building in which the said premises is located or the said building and the materials used in construction of the said building or the said premises. Provided that if within a period of three years from the date of offering possession of the said premises to the Purchaser, the Purchaser brings to the notice of the Developer any structural defect in the said premises or the building in which the said premises are located ~~and~~ ^{or} a defect in change by the Developer in construction of the building in which the said premises is situated, then wherever possible such structural defects or unauthorised changes by the Developer shall be rectified by the Developer at their own cost and in case it is not possible to rectify such structural defects or unauthorised changes by the Developer at their own cost then the Purchaser shall be entitled to receive from the Developer a reasonable compensation for such structural defect or change.

31. In the case of a flat the Purchaser shall use the same or any part thereof or permit the same to be used only for the purpose of residence only for such purpose as may be permitted by the Developer or any concerned authorities and bodies and for no other purpose. It is further clarified that no professional including advocates, chartered accountants, doctors etc will be allowed to use the premises for practicing their profession in any manner whatsoever. The Purchaser shall use the garage or parking space, if allotted to the Purchasers only for the purpose of parking the Purchaser's own vehicle. It is expressly agreed that the Purchaser shall not use the ledge or any portion of the façade of the said buildings for drying of clothes, putting flower pots or using it in any manner whatsoever.

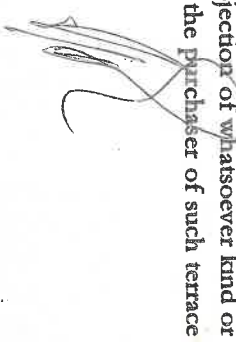
32. Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser any right whatsoever in respect of the said property and/or the said building and/or on the additional Floor Space Index and/or TDR that may be available for use on the said property or the said property or the building under construction and the rights of the Purchaser shall be limited to the said premises hereby agreed to be sold.

33. It is hereby expressly agreed that the Developer shall always be entitled to sell all the units in the said building being constructed on the said property and the proposed buildings on the remaining portion of the said property for the purpose of using the same as guest houses, dispensaries, nursing homes, maternity homes, shops for residential or residential user, consulting rooms, banks, coaching classes, training centres, community halls, stalls, temples or for any other non-residential user as may be permitted by the concerned authorities and/or for any other use that may be permitted by the said authorities and the purchasers thereof shall be entitled to use the units purchased by them accordingly and similarly the Purchaser shall not object to the use of the said units in the said buildings for the aforesaid purposes by the respective purchasers thereof.

34. The Purchaser hereby agrees that -

- (a) The Developer shall be entitled to develop and/or construct additional storey or storeys with or without terrace, garden houses, along with one or more terraces and/or garden houses, pent houses with or without open spaces attached thereto and shall be entitled to sell the exclusive use of same and/or otherwise dispose of the same at the discretion of the Developer. The Purchaser shall not be entitled to raise any objection of whatsoever kind or nature in respect of the use of such terrace or open space by the purchaser of such terrace

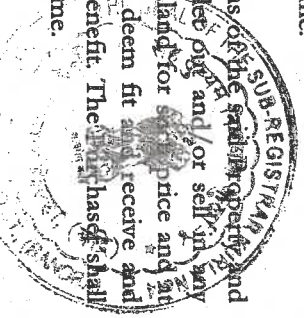
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houses/ pent houses/ garden houses and shall not be entitled to ~~use~~ of the same. The purchaser of such terrace houses pent houses/ and garden houses shall be exclusively entitled to the use of the terraces or open spaces sold and / or allotted to him.

(b) The Developer shall be entitled to transfer, assign, dispose of let out and/or sell in any manner they deem fit or proper, the terraces of the said building for such price and at such rate and on such terms and conditions as the Developer deem fit and receive and appropriate the rent or the sale proceeds to their own use and benefit. The Purchaser shall not raise or be entitled to raise any objection whatsoever to the same.

(c) The Developer is also constructing and developing other portions of the said property and the Developer shall be entitled to transfer, assign, dispose of let out and/or sell in any manner they deem fit or proper, the other portions of the said land for such price and at such rate and on such terms and conditions as the Developer deem fit and receive and appropriate the rent or the sale proceeds to their own use and benefit. The Purchaser shall not raise or be entitled to raise any objection whatsoever to the same.



(d) The Purchaser undertakes not to object to the construction and development on the said Property. Further the Purchaser shall not object or obstruct the Developer in fulfilling their contractual or statutory obligations vis - a - vis the said lands in any manner whatsoever. Pursuant to the said development in the other portions of the said lands the Developer is at liberty to make such amendments, alterations, modifications and/or variations in the said plans, designs and specifications as the Developer may consider necessary or as may be required to be made by the concerned local authority/ corporation/ government; provided that by reason of such amendments, alterations, modifications and/or variations the area of the said premises agreed to be purchased by the Purchaser shall not be reduced nor shall the common areas and/or limited common areas and facilities as mentioned in the Fifth and Sixth Schedule mentioned herein below be substantially affected. The Purchaser hereto agrees and gives his/her consent to the Developer for carrying out the amendments, alterations, modifications and/or variations to the total scheme of development in respect of the said Property and/or to the layout plan and/or to the building plans in respect of one or more wing or wings and/or building or buildings to be developed and/or constructed (whether or not envisaged at present). The Purchaser agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Developer for carrying out amendments, alterations, modifications and / or variations as aforesaid.

(e) In case of any alterations or repairing works inside the adjoining flats, any other attached common area or anywhere in the building, the Purchaser shall raise no objection to the repairing and the maintenance work and agrees to provide access to the maintenance team from the Developer immediately if the nature of work is urgent and within 48 hours for other kind of works.

(f) The Purchaser agrees not to put the outlet for discharge of the split air conditioner in the ducts / voids etc or any of the common areas.

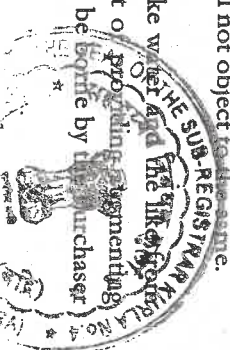
(g) The Purchaser agrees that the operation of the common area will be done as per the discretion of the Developer only and the Developer will not entertain any objection in the day to day activities of operation and maintaining the common areas from the Purchaser.

(h) The Purchaser hereby confirms that the Purchaser shall not use the refuge area demarcated in any manner whatsoever including for usage of storage, drying clothes, sleeping area for

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domestic help and for any personal usage.

- (i) The Purchaser hereby agrees that the Developer is just facilitating the management of the said building till the society and the federal society is formed as contemplated under this Agreement. The Purchaser agrees that the Developer shall not be held responsible for theft, damage caused in the Purchaser's flat and or personal property. During such facilitation, when the society is not being formed and the management of the said building is with the Developer, any hike in maintenance charges due to rise in costs, inflation, taxes, change in the costing structure etc. will be borne by the Purchaser, who shall not object to the same.
- (j) If there is any unavoidable delay in the supply of basic needs like water and the government agencies like MCGM and others, then the cost of providing (supplying) these e.g. like water from other mediums like water tankers has to be borne by the purchaser only.
- (k) The Purchaser hereby agrees to that the Developer shall have sole and exclusive right to collect such reasonable amount or charge for parking spaces, stilt and open space, allotted or provided to the Purchaser in the building and the Purchaser shall not object to the same.
- (l) The Purchaser agrees that the Purchaser shall not alter, shift or change the design of the windows and / or grills.
- (m) The Purchaser hereby agrees that in the event the Purchaser instructs the Developer not to execute any works inside the flat then the Purchaser shall not be given any rebate for the works not done by the Developer on his / her instructions in the flat. The Purchaser shall also be required to sign the handing over checklist before taking possession of the flat and carrying out the work as required by him / her.
- (n) The Purchaser/s hereby agrees that the Purchaser shall not have the right to make any modifications to the flat or interior works inside the flat. If the Purchaser requires to make any modifications in the interior works inside the Purchaser's flat, the Purchaser shall get the same done through the Developer for an additional cost. Accordingly, the possession of the flat to be given to the Purchaser shall be extended. The Purchaser hereby confirms and agrees to the said delay and additional costs and shall not raise any objections or make a claim as a consequent of this.
- (o) The Purchaser may make alterations to the flat at the Purchaser's risk and costs after taking possession of the flat and after taking prior written permission from the Developer.
- (p) When the Purchaser/s executes any alterations then the Purchaser would be required to indemnify the Developer / Society from any damage to the building or any other flat.
- (q) In case of any damages or defects in the said building or any other flats in the said building, the Developer shall have the right to enter upon the Purchaser's flat even after giving possession, but after giving prior notice, to rectify the said damage or defects.
- (r) However, the Purchaser agrees that in case the Developer provides a different variant of the tiles, paints and / or sanitary wares, the Purchaser shall not have any objection to the same. The Purchaser agrees that the Purchaser shall not withhold any payments to the Developer on this ground. The Purchaser hereby agrees and understands that the right given to the Developer under this clause is to protect the structure of the said building and to prevent



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any damages to the building in the future.

(s) The Purchaser/s shall duly check the flat and sign the handing over checklist before taking the possession of the flat. If the Purchaser/s occupies the flat and satisfies himself on completion of all works, and after doing so the Purchaser complains, then the complaints which are not functional in nature shall not be entertained by the Developer.

(t) The Purchaser shall not park any vehicle in any part of the said larger property and / or said property except in the car parking specifically provided by the Developer for the Purchaser.

35. The Developer shall have a first lien and charge in respect of the said premises in favour of the Developer as the Purchaser has made full and complete payment of all the amounts mentioned in this Agreement.

a) The Purchaser hereby agrees to and shall pay to the Developer the amounts mentioned in Part 'C' of the Fourth Schedule within a period of 15 days from the date of notice and in any event before possession of the said premises. The said amounts are over and above the purchase price.


b) The Purchaser also agrees to pay the proportional contribution towards the outgoings more particularly described in Part 'D' of the Fourth Schedule hereto in respect of the units in the said building.


c) The Purchaser shall from the date of the notice of offer of possession of the said premises regularly pay every month (irrespective of whether or not possession is taken) such provisional amount as may be determined by the Developer for items as more particularly described in Part 'D' of the Fourth Schedule hereunder written.

36. The Purchaser shall allow the Developer and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said premises or any part thereof for the purpose of making, maintaining, repairing, improving, replacing, re-building, cleaning, lighting and keeping in order and good condition the said infrastructural facilities as also services, drains, pipes, cables, water connections, electric connections, wires, part structures and other conveniences belonging to or serving the said premises or the building in which the said premises are located and for the purpose of laying down maintaining, repairing and testing drainage lines, water pipes and electric wires and for similar purposes.

37. The Purchaser shall not be entitled to let or sublet or sell or transfer or sub lease or mortgage and/or charge or in any way encumber or deal with or dispose off or part with possession of the said premises or any part thereof and/or assign, under-let, sublet, or part with his right title or interest under this Agreement or the benefit of this Agreement without the prior consent in writing of the Developer provided however that the Purchaser shall be entitled to mortgage the said premises in favour of any bank or financial institution for the purpose of securing loan to acquire the said premises after taking prior permission of the Developer.

38. If the Purchaser desires to sell or transfer his/her interest in the said premises or wishes to transfer or give the benefit of this Agreement to anyone else, the Purchaser can only do so with prior consent and approval in writing of the Developer. The Purchaser shall not be entitled to sell or transfer his/her interest in the said premises without consent of the

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Developer and the Developer shall not be bound or liable to give consent to such transfer. Further the Developer is not obliged to consent to such transfer even if the Purchaser is willing to agree on terms and conditions as stated therein, till such time the Society is formed by the Developer. The Purchaser agrees that in case the Purchaser is desirous of transferring the said flat, before the Occupation Certificate is received by the Developer, the Purchaser shall pay all the monies due to the Developer under this Agreement and the Developer shall be entitled to charge a transfer fee for the same which shall be 2.5% of the total consideration payable under this Agreement. The Purchaser further agrees that the Purchaser is desirous of transferring the said flat, after the Occupation Certificate is received by the Developer, the Purchaser shall pay the entire monies payable under this Agreement and the Developer shall and the Developer shall be entitled to charge a transfer fee for the same as per the society's bye laws.



39. The Purchaser and the persons to whom the other units in the said building are sold or are agreed to be sold hereby agree to sign and execute all papers, documents and for all other things as the Developer shall require him/her to do and execute from whatever time or effectively enforcing this Agreement and/or for safeguarding the interest of the Developer and all persons acquiring the remaining units in the said building constructed on the said Property.

40. The Purchaser shall, at his/her own cost, maintain the said premises in the same condition, state and order in which it is delivered to him/her and shall abide by all the bye-laws, rules and regulations of the Government, MCGM, Maharashtra State Electricity Board / Reliance Energy and of the Society and shall attend to, answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions and covenants contained in this Agreement. The Purchaser agrees that the Developer shall not be held responsible if the Government, MCGM, Maharashtra State Electricity Board / Reliance Energy, Mahanagar Gas Limited fails to provide any service like the supply of water, proper electricity supply etc to the flat or the said building, as these services are beyond the control of the Developer.

41. The Purchaser agrees and undertakes that in the event the Developer form a Co-operative Society, or Limited Company or Association of Apartment owners (hereinafter referred to as the "Society") to be known as "Godrej Garden Enclave" or such other name as the Developer may decide and for this purpose also from time to time, sign, execute necessary applications and other papers and documents necessary for the formation and registration of the Society and/or membership thereof including the bye-laws or memorandum of the Society within ten days' of the intimation by the Developer. The Purchaser shall be bound from time to time to sign all the papers and documents and all other deeds as the Developer may require him to do for safeguarding the interest of the Developer and the purchasers of the other units in the said building and bear and pay all necessary costs and charges for formation thereof.

42. The Flat Purchasers including the Purchaser are aware that the common amenities and facilities like club house, swimming pool, tennis court, jogging track, children play area etc will be common for the entire complex and no individual buildings will claim the exclusive right on the same. However, it is expressly agreed and understood by and between the parties that the decisions with regards to all such matters related to amenities and facilities like club house, swimming pool, tennis court, jogging track, children playing area would be taken by the Developer until and unless they form a Federation. The Purchaser agree and confirm that they shall be paying for all (club house, swimming pool, tennis court, jogging



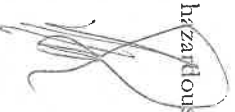
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track, children the playing area) facilities which the Developer has provided. The Purchaser agrees and confirm that all the Purchasers including the said Purchaser. And the Purchasers agree and confirm that the Developer can give the membership of the clubhouse to the persons of their choice for which the Purchaser has no objection.

43. Any delay or indulgence by the Developer in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser shall not be considered as waiver by the Developer of any breach or non-compliance by the Purchaser of any of the terms and conditions of this Agreement, nor shall the same in any manner prejudice the remedies of the Developer.
44. The Purchaser shall not do or permit to be done or cause to be done or allow to be done or may render void or voidable any insurance of the said premises or any part thereof or the said Building or cause any increased premium to be payable in respect thereof for which they or is likely to cause nuisance or annoyance to users and occupiers of the said premises or the said building.
45. Until such time as the development is completed and the possession of the said building delivered to the Society, the Developer shall be entitled at their discretion, to control the management of the said Building and to realise the outgoings and to disburse the payments to be made as per actuals. The Developer shall utilise the said sum of Rs. 5.75/- per sq. ft. of carpet area per month (which is indicative only and not the actual expense) paid by the Purchaser for the expenses as set out in the **Fourth Schedule** and shall keep separate account thereof.
46. The Purchaser is aware that he has a right of way to the common roads which leads to his respective building. The ownership of the common road will at all times remain with the Developer.
47. The Purchaser shall lodge this Agreement with the proper registration office of Sub-Registrar of Assurances and intimate to the Developer, who shall admit the execution thereof, within 15 days after such lodging, the number and the Sub-Registry in which the Agreement is lodged for registration within the time limit prescribed by the Registration Act. Stamp Duty and Registration of this Agreement charges are to be borne wholly by the Purchaser.
48. All letters, circulars, receipts and / or notices issued by the Developer despatched to the address of the Purchaser given herein below shall be sufficient proof of the receipt of the same by the Purchaser and shall completely and effectually discharge the Developer in respect of the same. For this purpose, the Purchaser has given the address set out in the **Third Schedule** hereto.
49. The Purchaser himself/herself with the intention to bind all persons into whose hands the said premises may come, doth do hereby covenant with the Developer as follows:-
- (a) to maintain the said premises at his/her own cost in goods, tenantable repair and condition from the date of possession of the said premises and shall not do or suffer anything to be done in or to the said building or any part thereof in contravention of the rules, regulations or bye-laws of the MCGM or Society or local or other authority or change/ alter or make additions in or to the said building and/or to the said premises or any part thereof.
- (b) Not to store in the said premises any goods which are of a hazardous, combustible or



dangerous nature or are heavy as to damage the construction or structure of the building in which the said premises are situated, or store goods objected to by the Society or MCGM or any local or other authority and not to carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passages lifts or any other structure of the said Building in which the said premises are situated, including entrances of the building in which the said premises are situated and in case any damage is caused to the said premises or to the said Building in which the said premises are situated as a result of negligence or default of the Purchaser, the Purchaser shall be liable for all the consequences of such breach.

(c) Without the prior written permission of the Developer which permission may be withheld for whatsoever reason not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make and to keep the sewers, drains, pipes and the said premises and appurtenances thereto in good, tenantable repair and condition, and in particular to support shelter and protect the said building in which the said premises are situated and not to cause any damage to the columns, beams, walls, slabs, or R.C.C. Pardeis or other structural members in the said premises.

(d) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound of the said Building in which the said premises are situated.

(e) The Purchaser/s hereby agrees that while carrying out modification or alteration inside the flat the Purchaser/s or their appointed agencies that carry out alterations and modifications in the flat shall not damage the concealed copper pipes and concealed electrical wiring. If the pipes are damaged, then the Purchaser shall bear the cost of repairs and damage done to the other flats or any other building property. Purchaser shall consult Developer's Engineer before starting any such work and ask for the general layout drawings of such pipelines before carrying out these modifications.

(f) Not to do or permit to be done any act or things which may render void or voidable any insurance effected on the said land and the Building in which the said premises are situated or any part thereof whereby any increased premium shall become payable in respect of the insurance.

(g) Pay to the Developer in advance his/her share of security deposit as may be demanded by any authority or Government for giving water, electricity or any other service connection to the Building in which the said premises is situated. To bear and pay all local taxes, water charges, insurance and such other levies, if any, which are imposed by the MCGM and/or Government and/or public authority, from time to time.

(h) The Purchaser shall not let, sub-let, transfer, assign or part with the possession of the said premises or any part thereof nor assign his interest and benefit under this Agreement until all the dues payable by him to the Developer under this Agreement are fully paid up and only if the Purchaser have not been guilty or breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has obtained prior permission in writing of the Developer for the purpose. Such transfer shall only be in favour of a transferee who may be approved by the Developer in writing.

(i) To observe and perform all the rules and regulations of the Society may adopt and the additions, alterations, or amendments thereto made from time to time for the protection and



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maintenance of the said Building and the said premises therein. The Purchaser shall also pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement. To observe and perform all the terms, conditions and covenants to be observed and performed by the Purchaser as set out in this Agreement.

(j) If the Purchaser for any reason whatsoever neglects, omits or fails to pay the Developer any part of the amount due and payable to the Developer under the terms and conditions of this Agreement (whether before or after the delivery of possession of the said premises) and if the time herein specified or if the Purchaser shall, in any other manner whatsoever, fail to perform or observe any of the covenants and stipulations herein contained or if in the opinion of the Developer may cause trouble in any manner whatsoever in the other purchasers, the Developer shall be entitled to re-enter upon and resume possession of the said premises as also this Agreement shall stand terminated. The Purchaser agrees that upon accrual of the Developer right to re-enter the said premises as aforesaid, all the Purchasers right, title and interest of and under this Agreement shall cease and Purchaser shall be liable for immediate ejection as a trespasser. The Purchaser shall thereupon cease to have any right or title or interest in the said premises.

(k) Till a conveyance or any other deed for transferring the land and building in which the said premises are situated is executed, to permit the Developer and their Surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building and the said premises or any part thereof to view and examine the state and condition thereof or to carry out additional conservation or any other works.

50. All costs, charges and expenses in connection with preparing, engrossing, stamping and registering this Agreement as also the Conveyances/ Transfers and/or any other documents required to be executed in pursuance of this Agreement, the stamp and registration charges in respect of such documents transferring the said Building in favour of the Federation of the buildings that will be formed at a later point of time of the said premises, as well as the entire professional cost of the Advocates of the Developer in preparing and/or approving all such documents shall be borne and paid by the Purchaser or where applicable, the Society. In the latter case, the Purchaser shall on demand pay the Developer his/her proportionate share in respect to the above. The amount payable under this clause is in addition to the amount mentioned and payable elsewhere under this Agreement.

51. It is hereby agreed and covenant by the Parties that the possession of the flats in the said Building shall be solely with Developer unless and until all the instalments and other amounts payable by the flat purchasers are paid to the Developer and the same have been received by the Developer.

52. This Agreement may be executed in any number of originals or counterparts, each in the like form and all of which when taken together shall constitute one and the same document, and any Party may execute this Agreement by signing any or more of such originals or counterparts.

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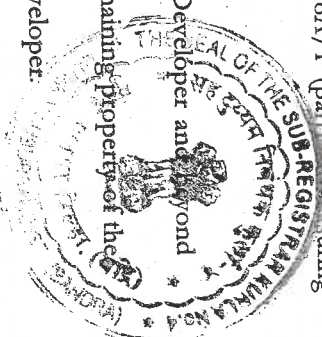
SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said larger property)

All that piece or parcel of land situated lying and being at village Vikhroli, 7^N Ward Pirojsha Nagar, Vikhroli, Mumbai Suburban District Kurla Taluka bearing C.T.S. No. 8A/1 (part) admeasuring 71306.5 sq. mtrs and bounded as under:

On or towards the East	D.P.Road
On or towards the West	Remaining property belongs to the Developer and beyond the Central Railway Line
On or towards the North	Partly by D.P. Road and partly by remaining property of the Developer
On or towards the South	Remaining property belong to the Developer.



THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said property)

The building "A-5" of Garden Enclave Project to be situated at village Vikhroli 7^N Ward, Pirojshanagar, Vikhroli in Mumbai in the Registration District and Sub-District of Mumbai Suburban District, Kurla Taluka bearing survey No.1A pt (8A/1 (part) admeasuring 3834 sq. mtrs.) together with the development rights thereinafter demolition of the standing structures thereof, which land is bounded as under:

On or towards the East	12 mtrs. wide internal road & land belong to Godrej & Boyce Mfg. Co. Ltd.
On or towards the West	Central Railway Line
On or towards the North	Land belonging to Godrej & Boyce Mfg. Co. Ltd.
On or towards the South	Land belonging to Godrej & Boyce Mfg. Co. Ltd.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the said premises)

Residential flat No. 32 on the 3rd floor admeasuring carpet area of 49.05 sq. mtrs. (529 sq.ft.) of the R.C.C. building "A-5" situated at village Vikhroli 7^N Ward, Pirojshanagar, Vikhroli in Mumbai in the Registration District and Sub-District of Mumbai Suburban District, Kurla Taluka bearing survey No.1A pt. (8A/1 (part) admeasuring 3834 sq. mts) together with the development rights thereinafter demolition of the standing structures thereof, which land is bounded as under:

On or towards the East	12 mtrs. wide internal road & land belong to Godrej & Boyce Mfg. Ltd.
On or towards the West	Central Railway Line
On or towards the North	Land belonging to Godrej & Boyce Mfg. Co. Ltd.
On or towards the South	Land belonging to Godrej & Boyce Mfg. Co. Ltd.

BY

And further details of which are as under:

1	Year of Completion of Construction	2009
2	Carpet Area of Flat	44.25 sq.mtrs. (52.2 sq.ft.)
3	No. of floor of building	Stilt + 20 floors with lifts
4	Municipal Ward No	"N" Ward
5	C. T. S. No	8A/1 (part)

THE FOURTH SCHEDULE ABOVE REFERRED TO:

Name of the Purchaser/s	MR. Lancelot Savio TIXELINA MRS. Nyoka Lancelot TIXELINA
Address	G, Gonzalez Garcia CHS LTD, Premier Culto Road, Church Road, Lavelle Mumbai - 400 070



PART - "A"

(Description of the flat/ parking space/ open garage in the building No. A5 known as "GODREJ GARDEN ENCLAVE");

Particulars of premises	Flat No. <u>32</u> admeasuring <u>49.05</u> sq mtrs. (<u>52.2</u>) sq. ft. of carpet area, on <u>3rd</u> floor, and Parking space under the stilt being number _____.
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BASIC LIST OF SPECIFICATIONS, FIXTURES AND FITTINGS

LIVING, DINING AND BEDROOMS	Composite marble flooring and skirting. Gypsum plastered walls with premium quality paint finish.
KITCHEN	Floor - Composite marble; Wall clad with premium quality tiles upto 7 ft. height. Modular Kitchen Unit - Floor & Wall Mounted with electrical chimney, built-in hob and stainless steel sink. Provision for Aqua guard. Piped Natural Gas Connection from Mahanagar Gas Limited.
DRY BALCONY	Granite Flooring.
BATHROOMS/TOILETS	Granite Flooring. Composite marble on the walls. Storage Geyser, Mirror. Concealed copper plumbing. Glass Shower Enclosure with premium C.P. fittings, sanitary ware and false ceiling.
BEDROOM AND KITCHEN DOORS	Hard Core Marine Flush Door with Laminate finish and cylindrical lock.

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Handwritten notes in a box: 8A-18, 6082, 09, 2006


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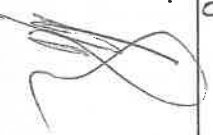
BATHROOM DOORS	Hard Core Marine Folding Flush Door with Laminate finish and baby latch.
WINDOWS	Premium Quality Bronze anodized aluminium glazed windows with fix and sliding panels, and MS Safety Grills.
ELECTRICAL SWITCHES	Concealed copper wiring, provision for telephone and cable TV, Internet and adequate electrical points. Premium Quality Switches. Intercom System and Door Video Phone
HARDWARE	Branded Hardware.
Aesthetically designed entrance foyer at stilt level with premium finishes.	
Composite marble/Granite flooring, and tile dado upto 7 feet height in the lobbies from 1 st to 20 th floor.	
Kota stone in staircase flights and mid landings.	

**PART "B":****(Details of payment of consideration amount)**

Aggregate Consideration: Rs. ₹ 3,90,000 (Rupees Fifty three lacs ninety thousand Only) payable as under:

- (1) Part Earnest Money: Rs. ₹ 39,000/- (Rupees Five lacs thirty nine thousand only) being 10% of the aggregate consideration.
- (2) Balance Earnest Amount: Rs. ₹ 4,85,100 (Rupees four lacs eighty five thousand one hundred only) being 9% of the aggregate consideration and costs of Stilt Parking allotment and legal charges on the issuance of the Allotment Letter.
- (3) Rs. ₹ 92,900 (Rupees five lacs ninety two thousand nine hundred only) being 11% of the aggregate consideration and costs of open parking allotment on completion of plinth.
- (4) Rs. ₹ 88,500 (Rupees Eight lacs eight thousand five hundred only) being 15% aggregate consideration on the start of the 5th slab.
- (5) Rs. ₹ 80,500 (Rupees Eight lacs eight thousand five hundred only) being 15% aggregate consideration on the start of the 10th slab.
- (6) Rs. ₹ 80,500 (Rupees Eight lacs eight thousand five hundred only) being 15% aggregate consideration on the start of the 15th slab.
- (7) Rs. ₹ 39,000 (Rupees five lacs thirty nine thousand only) being 10% aggregate consideration on the start of the 20th slab.

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(8) Rs. 539000/- (Rupees Five Lacs thirty nine thousand only) being 10% aggregate consideration on the start of the External Painting

(9) Rs. 269500/- (Rupees Two Lacs Sixty nine thousand only) being 5% aggregate consideration and all other costs as mentioned in this Agreement on the Occupation

**PART "C":
OTHER EXPENSES**

Estimated payments towards outgoings incl. maintenance & Property taxes (36 months in advance)
 Rs. 5.75/- per sq. ft. of the carpet area per month

Share Capital & Entrance Fee
 Rs. 600/- (Rupees Six Hundred Only)

Estimated payments towards maintenance of common facilities in the complex & taxes thereto (36 months in advance)
 Rs. 2/- per sq. ft. of the carpet area per month

Electricity meter and water deposit
 Rs. 3/- per sq. ft. of the carpet area

Legal Cost
 Rs. 10/- per sq. ft. of carpet area

Expenses for formation and registration of the Society
 Rs. 7/- per sq. ft. of carpet area



**PART "D":
LIST OF OUTGOINGS:**

1. Insurance premium in respect of the property.
2. All municipal taxes, deposits, imposition, levies and cesses imposed by local authorities including the electrical charges and deposits, water charges and taxes, and other charges.
3. Expenses for the day to day maintenance, housekeeping and management of the building such as lights on the staircases, passages, common terraces, common areas, and lifts including garden in the building premises, service charges and salaries of security watchmen and other staff.
4. Costs of cleaning and lighting the passages, landings, staircases, terraces and other parts of the building as enjoyed or used by the party of the other part in common as aforesaid.

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5. Salaries of Manager, clerks, bill collectors, chowkidars, sweepers, gardeners, etc.
6. Costs of operation and maintenance/ charges of Annual Maintenance Contract of water and fire pumps, and lights and service charges.
7. The charges for the use of the internal road.
8. Cost of decorating/painting the exterior of the building.
9. Fire equipment operation and maintenance.
10. Towards operation and maintenance of Sewage treatment plant and
11. One time charges towards share capital and entrance fees.
12. Collection of one time security deposit for electricity meter and
13. Sinking and other funds as may be determined by the builders.
14. Such other expenses and outgoings as may become necessary to be recovered from the in the sole discretion of the Builders.
15. Lease Rent and unearned income or any other payments as levied by the Collector

THE FIFTH SCHEDULE ABOVE REFERRED TO:

Common Area and Facilities:

1. Common areas shall include lobbies, lift lobbies, staircase, stair walls, staircase cabins, staircase passages, lifts, lift machine rooms, pump houses, watchman cabins, society office, electrical meter rooms, entrance lobbies, entrance foyers, lobbies at stilt floor level, gardens, filtration plant, sewage treatment plot, roads, storm water drainages or any other areas that are being used or will be used by all flat purchasers of the building/buildings in the compound of the proposed Towers.
2. Common facilities in the buildings include :
 - (i) 2 High Speed Elevators
 - (ii) Overhead water tank/lift machine rooms, water pipes and meters
 - (iii) Electrical Common board wiring and switches
 - (iv) Common area lighting & meters or any other facilities that are being used or will be used by all flat purchasers of the building/buildings in the compound of the proposed Towers
 - (v) Refuge floors
3. Internal driveway, Compound Wall & Gate.
4. Landscaped spaces.
5. Storm water drains and Rain water harvesting system.
6. Common water main lines, water pumps and water tanks.



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THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Limited Common areas and facilities)

1. Club House including:
 - (a) Pool Table
 - (b) Card Room
 - (c) Swimming Pool
 - (d) Table Tennis
 - (e) Gymnasium
 - (f) Cafeteria
2. Gardens with children play area.
3. Jogging track.
4. Tennis Court.

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


Signed, Sealed and Delivered by the within named Developer Godrej & Boyce Mfg. Co. Ltd. through its authorised signatory Mr. Mawene H. Engwene

In the presence of Witness (Senior V.P. Construction)

Signed and Delivered by the within named Purchaser Mr./Mrs. Lancelet Sawio Tixena


2/ Mrs. Mykel lancelet Tixena

in the presence of ...



Lancelet Sawio Tixena

Mykel Tixena



Tixena

Mykel





Witness

Received from the within named Purchaser the sum of Rs. 10,24,100/-

(Rupees Ten Lacs Twenty four thousand one hundred only)

being the earnest or deposit paid by the Purchaser by cash / cheque No. 2468229

dated 07/11/07 drawn on ICI CI Bank

Witness:

Witness

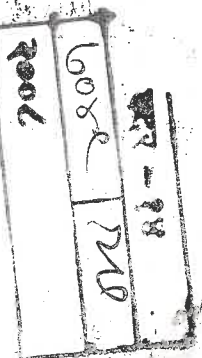


We say received

Mawene H. Engwene

For Godrej & Boyce Mfg. Co. Ltd.
Developer
(Authorised Signatory)

ANNEXURE - A



PP-2184-2002-15,000 Farms.

File I. O. D. is issued subject to compliance of
 Provision of U.L. (C&R) Act, 1979.

EC-43

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in replying please quote No.

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and date of this letter.

Intimation of Disapproval under Section 346 of the Municipal Corporation Act, as amended up to date

No. E.B./CE/ 855

BS/AS

8 OCT 2003



MEMORANDUM

Owner : M/s. Godrej Boyce Mfg. Co.Ltd.,

With reference to your Notice, letter No. 000801 dated 6. JULY. 02. and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Prop. Residential bldg. no. A-5, Plot No. 1, CTS No. 101, situated at 18/29/56, Corridor (1st), 90/20/81, VITIGS, VIKRVA 1. ne under your letter, dated 200. I have to inform you that I cannot approve of the building work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK/
 BEFORE PLINTH C.C.**

That the commencement certificate under Sec.44/69(1)(a) of the M.R.& T.P. Act will not be obtained before starting the proposed work.

That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).

That the low lying plot will not be filled upto reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side before starting the work.

That the specifications for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C./Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.

That the Licensed Structural Engineer will not be appointed and his supervision memo as per appendix XI Regulation 5(3)(ix) will not be submitted by him.

That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos. 1893 & 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.

That the regular/sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P./D.I.L.R. before applying for C.C.

That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.

ANNEXURE - A

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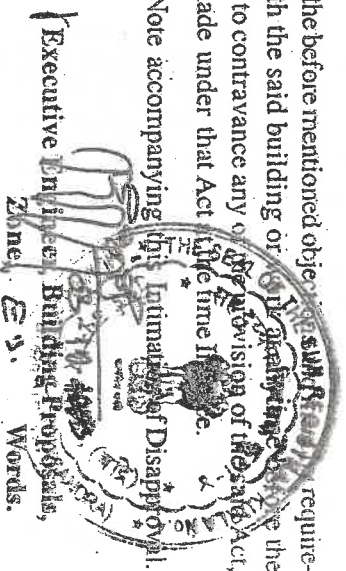
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() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objection, you are hereby permitted to proceed with the said building or alterations, but not otherwise you will be at liberty to proceed with the said building or alterations, but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act.

Your attention is drawn to the Special Instructions and Note accompanying the Intimation.



SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The Non agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder

ANNEXURE - A

MUNICIPAL CORPORATION OF GREATER MUMBAI
No: CE/35/EPPES/AS

8 OCT 2003

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9. That the agreement with existing tenants for proposed demolition / additions / alterations in their tenement will not be submitted before C.C.
10. That the indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting of work.
11. That the existing structure proposed to be demolished will not be demolished before C.C./starting of work. The programme with agreement will not be submitted and got approved before C.C. and the requirements of N.O.C. of M/s. Tata Hydro Electric Co. will not be obtained before C.C. if any, will not be completed with before occupation certificate/B.C.C.
12. That the requirements of N.O.C. of M/s. Tata Hydro Electric Co. will not be obtained before C.C. and the requirements of N.O.C. of M/s. Tata Hydro Electric Co. will not be obtained before C.C. if any, will not be completed with before occupation certificate/B.C.C.
13. That the qualified/registered site supervisor through architect/structural engineer will make application before applying for C.C. & his name and licence No. duly validated will not be submitted before C.C.
14. That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, before C.C.
15. That the tree copy of sanctioned layout/sub-division/amalgamation approved under No. CE/25/EPPES/10N-5 dated 25.8.2003 alongwith the terms & conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
16. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
17. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & NOC from Tree Authority will not be obtained.
18. That the notice under Sec.34(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
19. That this office will not be intimated in prescribed proforma for checking the open spaces & building dimensions as soon as the work upto plinth is completed.
20. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
21. That the requirement of bye law 4(G) will not be complied with before starting the drainage work & in case Municipal sewer is not laid, the drainage work will not be carried out as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
22. That the copy of intimation of Disapproval conditions & other layout or sub-division conditions imposed by the Corporation in connection with the development at site shall not be given to the would be purchaser and also displayed at site.
23. That the N.A. permission from the Collector of Bombay shall not be submitted.
24. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out before starting the work and will not be renewed during the continuation of work.
25. That the development charges as per M.R.T.P. (Amendment) Act 1992 will not be paid.
26. That the entrance clearance shall not be provided before starting the work.
27. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
28. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
29. That the documentary evidence regarding ownership, area & boundaries of holding is not produced by way of extracts from the District Inspector of I. and Records, extracts from City Survey Record and conveyance deed etc.
30. That separate P.P. Cards for each sub-divided plots, road, etc. exhibiting area in words & figures will not be submitted.
31. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
32. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.



Executive Engineer Building Proposals
Eastern Suburbs.

03-10-2003

ANNEXURE - A

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MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/85/BPES/AS 8 OCT 2006

33. That the registered undertaking agreeing to form Co-op. Housing Society will not be submitted before starting the work.
 34. That the society will not be formed & got registered and true copy of the registration of the society will not be submitted.
 35. That the proposal for amended layout/sub-division shall not be submitted and got approved before starting the work and terms and conditions thereof will not be complied with.
 36. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
 37. That the remarks from Asst. Engineer, Water Works regarding location, size, capacity of the retention tank overhead storage tank for proposed and existing work will not be submitted before starting the work and its requirements will not be complied with.
 38. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hy. & San. Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
 39. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
 40. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
 41. That the N.O.C. from Insecticide Officer shall not be submitted.
 42. That the board mentioning the name of architect / owner shall not be displayed on site.
 43. That the phase programme for demolishing the existing structure and proposed development shall not be submitted.
- B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.**
1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
 2. That the requirement of N.O.C. from C.A., U.I.C. & R. Act will not be complied with before starting the work above plinth level.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That a separate vertical drain pipe, soil pipe with a separate gully trap, water main, overhead tank, etc. will not be provided and the drainage systems or the residential part of the building will not be affected.
2. That some of the drains will not be laid internally with C.I. pipes of adequate size.
3. That the conditions mentioned in the clearance under No.C/UIC/D-IV/Sec/22/6525 dated 29.3.2000 obtained from the competent authority under U.I.C. & R Act 1976 will not be complied with and fresh U.I.C order showing revised area under road setback will not be submitted.
4. That the dust bin will not be provided as per C.E's circular No.CE/9296/11 of 26.6.1978.
5. That the surface drainage arrangement will not be made in consultation with Executive Engineer, (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
6. That the existing well will not be covered with R.C.C. slab.
7. That 100" wide paved pathway upto staircase will not be provided.
8. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
9. That the name plate/board showing plot No., name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
10. That the parking spaces shall not be provided as per D.C. Regulation No.36.
11. That R.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

93-10-3003

ANNEXURE - A

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MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/855/BPES/AS

8 OCT 2008

12. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewells and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.

13. That the certificate to the effect that the licensed surveyor has effectively supervised the work & has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in, & drains etc. & that the workmanship is found very satisfactory shall not be submitted.

14. That three sets of plans mounted on canvas will not be submitted.

15. That the certificate from Lift Inspector regarding satisfactory installation & operation of lift will not be submitted.

16. That the federation of flat owners of the sub-division/layout for construction & maintenance of the infrastructure will not be formed.

17. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor/stilt.

18. That every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.

19. That the garages will not be constructed and kept open type as approved and they will be enclosed without obtaining prior permission to that effect.

20. That the final N.O.C. from S.G. shall not be submitted.

21. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.

22. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with

23. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of the Municipal Commissioner.

24. That the vermiculture bins for disposal of wet waste as per the design and specification of organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of the Municipal Commissioner.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

2. That the ownership of recreation space shall not vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G. is assigned.

Executive Engineer

10-1000

(Bldg. Proposals) (Deansh Shubra)

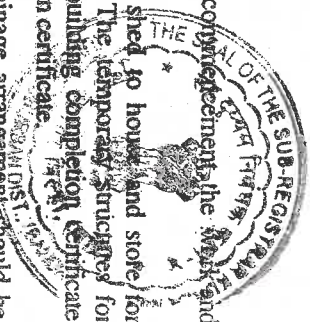
ANNEXURE - A

10058	22
2006	

No. EB/CE/ 255 /BS 18 OCT 2003

NOTES

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand prepas debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



ANNEXURE - A

4

444-118	23
10082	
2002	

- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (f) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act) will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet prestressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

91-10-2053
 Executive Engineer, Building Proposals
 Zones.....Wards.

ANNEXURE - A

2006	28
2006	

MUNICIPAL CORPORATION OF GREATER MUMBAI - REGISTRAR
CE/855/BP/ES/AS

E 9 NO. 2006



To
Shri M.H. Engineer,
Architects,
Poojaha Nagar, Vikhroli,
Mumbai: 400 079.

Sub: Amended plans for proposed building no. A-5 on sub-plot I B bearing CTS No. 8 to 13, 25 to 29, 56 to 61, 66 pt, 90 to 92, 205 pt. of Village Vikhroli(E).

Ref: Your letter dt. 19.8.05.

Sir,
I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office intimation of Disapproval under even No. dt. 8.10.03, and following additional conditions:-

- 1) That the R.C.C. design & calculations as per the amended plans considering the seismic forces as per analysis I.S.Code Nos. 1893 & 4326 shall be submitted through the registered structural engineer before starting the work
- 2) That the C.C. shall be got endorsed as per amended plan.
- 3) That the clearance from M.O.E.F shall be obtained & condition therein shall be complied with.

One set of amended plans duly signed and stamped is hereby returned in token of the Municipal approval.

Yours faithfully,

M. K. Shinde
Executive Engineer
(Bldg. Proposals)(Eastern Suburbs)

ANNEXURE - A

2006	24
1002	
2006	

MUNICIPAL CORPORATION OF GREATER MUMBAI REGISTRAR

CE/855/BPES/AS

11 SEP 2007



To
 Shri M.H. Engineer,
 Architects,
 M/s. Godrej & Boyce Mfg. Co.Ltd.
 Pirojsha Nagar, Vikhroli (W),
 Mumbai: 400 079.

Sub: Amended plans for proposed building no.A-5 on sub plot I-B bearing C.T.S.No.8 to 13, 28, 56 to 61, 66(Pt), 90 to 92, 205(Pt) of Village Vikhroli, Vikhroli (East)

Ref: Your letter dt.23.8.07 under no.MHE/PRB/639/Vik-47419.

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even No. dt. 8.10.2003, and amended plan approval letter under even no. dated 9.11.2005 and following additional conditions:-

- 1) That the C.C. shall be got endorsed as per amended plan.
- 2) That the requisite payments shall be made.

One set of amended plans duly signed and stamped is hereby returned in token of the Municipal approval.

Yours faithfully,

Sd/

Executive Engineer
 (Bldg. Proposals)(Eastern Suburbs)

11 SEP 2007

Copy forwarded for information to Owner
 M/s. Godrej & Boyce Mfg. Co. Ltd.

Stamp
 F.E. [B.P.] E.S.

ANNEXURE - B

MUM - 14	
1082	28
2002	

Gen. 185 - 2006 - (2)

VALID UPTO = 7 OCT 2007

MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORBIDA
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. 69 /B/P/S/A 5
 COMMENCEMENT CERTIFICATE



To, M/s. Godrej & Boyce MRP
20/14

Sir,

With reference to your application No. 4898 dt. 6/7/02

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission.

under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. A-5
 on plot No. I - B C.T.S. No. 870/8, 28, 56 to 61/08 Dave Village / Town V/Elphinst
 Planning Scheme No. 90 to 92 situated at Road / Street Ward - 5
 the Commencement Certificate / Building permit is granted on the following

conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

ANNEXURE - B

REV - 18
108E 2U
2006

Item ~~108~~ 135 - 2 -

7] The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri V. D. Ingawde Executive

Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 5 7 OCT 2007

C.C. up to still as per amended plans approved dt. 9.11.05



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

Signature
9/14/2007

Executive Engineer [Building Proposal]
Eastern Subs

~~08/05~~ 18PES/AS
28 SEP 2007

S.C. UP to still slab as per approved plans
dt- 11-9-07

Signature
28/9/2007
Executive Engineer Building Proposal
(Eastern Suburbs.)

08/05 18PES/AS 27 DEC 2007

Full cell as per approved plans dated 11/09/2007

Signature
24/10/2007
Executive Engineer Building Proposal
(Eastern Suburbs.)

ANNEXURE - C

499-14
Worse 37
2000



UNIVERSAL LEGAL
ADVOCATES

5th Floor, Kimatrai Building, 777/9, Maharashtra Karve Road, Mumbai 400 002
Board : +91 22 2203 4293 - 95 Fax : +91 22 2203 9845
E-mail : contactus@universallegal.firm.in



TITLE CERTIFICATE

All that piece or parcel of land situated lying and being at village Vikhroli, N^o Ward Pirojsha Nagar, Vikhroli, Mumbai Suburban District Kurla Taluka bearing C.T.S. No. 8A/1 (part) admeasuring 71306.5 sq. mtrs and bounded as under:

On or towards the East	D.P.Road
On or towards the West	Remaining property belongs to the Developer and beyond the Central Railway Line
On or towards the North	Partly by D.P. Road and partly by remaining property of the Developer
On or towards the South	Remaining property belong to the Developer.

Upon the request and instructions made by, our clients, Godrej & Boyce Manufacturing Company Limited, a Joint Stock Company registered under the provisions of the Indian Company's Act VII of 1913 and having its registered office at Piroshanagar, Vikhroli, Mumbai 400 079 (hereinafter referred to as "Godrej"), we have investigated the title of the said property. We certify the title of the said property as under:

WSD

ANNEXURE - C

447 - 14	
108	32
2002	



UNIVERSAL LEGAL
ADVOCATES



- (1) In year 1835, One Nathaniel Hornby then acting Collector of Thane granted "saldast" perpetuity of the village Vikhroli, in writing, to Shri Framji Gawasji Banaji. By a Deed of Conveyance dated July 26, 1944, the leasehold rights and interests of village Vikhroli vested with Shri Nowroji Pirojsha.
- (2) The said Nowroji Pirojsha, by an indenture dated July 30, 1948, executed between the said Nowroji Pirojsha and Godrej & Boyce Manufacturing Company Limited, a company incorporated under the provisions of the Indian Company's Act VII of 1913 [hereinafter referred to as the "Company"], transferred his right and interest in the lease of the said village Vikhroli absolutely to the Company subject to the payment of yearly rent reserved and to the observance and performance of the covenants and conditions stated in earlier documents of lease being a writing of 1835 and Deed of Conveyance dated July 26, 1944.
- (3) In year 1953, the company had filed a suit in the High Court at Bombay being suit no. 413 of 1953 against the State of Bombay for declaration that the Company is the owner of the village of Vikhroli. In year 1962, the parties of the said suit no. 413 of 1953 filed a consent terms dated January 8, 1962 whereby they agreed that the Company was the owner of village of Vikhroli except for land bearing survey no. 15 (part) and 16 (part) admeasuring 31 gundhas or thereabouts.
- (4) The search conducted for the said property in the office of Sub-Registrar Assurance of Mumbai and in the office of Sub-Registrar Assurance at Bandra shows no encumbrances on the said property. However, as per the extract of the Property Register Card records, the said property is in the name of the Company.
- (5) By a Public Notice dated January 28, 2005 we have given notice to all public stating that if any person have any claim or right in respect of the rights of the said property or by way of inheritance, share, sale, mortgage, lease, lien, license, gift, possession or encumbrance howsoever or otherwise in respect of the said property to intimate the same within 21 days

AD

ANNEXURE - C

447 - IV	
1082	80
Room	



UNIVERSAL LEGAL
ADVOCATES



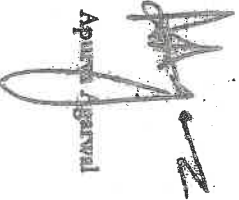
from the date of publication of the notice of such claim, if any, with all supporting documents falling within such claim and the claims, if any, of such person shall be treated as waived and not binding on the Company. However, no claim or any notice has been received by us in respect of the said property.

- (6) Godrej has obtained the Environmental Clearance from the Government of India, Ministry of Environment and Forests (I. A. Division) dated January 22, 2007 bearing number 21 - 184/2006 - IA. III for construction of Residential & Commercial Project, "Godrej Garden Enclave" at the said larger property.
- (7) In conclusion, the title of the property would legally vest with the Company i.e. Godrej & Boyce Manufacturing Company Limited and the said property is free from all encumbrances.

Dated this 28th day of August 2008

Yours faithfully,

For Universal Legal


APURVA AGRAWAL

पत्र - १२
1082 89
२००८

ANNEXURE - D

मालमत्ता पत्रक

धर्माग/मौजे --	विक्रोळी	गावुका/न. भु. मा. का. --	न. भु. अ. घाटकोपर	जिल्हा --	मुंबई उपनगर जिल्हा
गाव मुख्यालय	गाट नंबर	घाट नंबर	सेवा	धरणीधकार	शासनला दिलेला आकारपेक्षा किंवा वाड्याचा तपशील आणि त्याचा फेरितपारखीची विवत (वेळ)
हास/ मा. क्र. नं.			वी. सी.		
८३११	८				
		३६५९.९	[क-१]		
		-११३.९ रेल्वे सेवा	क		
		३४६६.००			
		+ १४५७७४.४०,			
		एकीकरण			
		चे साधिल क्षेत्र			
		१४११६९.४०			
		- ७७८६२.९० या. वि. का			
		नविन			
		मिळवत पत्रिका उपलब्धता			
		७३३०६.५०			



[विनसोती सारा दरसाल]
[३,७११.२]
विनसोती सारा रु. ८१६२८.६७
मुक्त रु. ८.८१ पासून पुढील
मु. वि. सारा
आदेशाप्रमाणे

विविधकार

मूलाचा मुळ धारक

वर्ष

मेसर्स गोदरेज एन्ड बॉसस मॅन्युफॅक्चरिंग
कॉ. प्रा. लि.

दुहेर

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द्वार धार

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द्वार शेर

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जिल्हा	दरवाज	खंड क्रमांक	नविन धारक (धा) पुढे धार (ध) किंवा धार (धा)	साधाकंन
०३/११/१९७७	विनसोती आदेश मा. उप जिल्हाधिकारी अंधेरी मुंबई यांचा क्र. रे.डी.सी./एल.एन.डी.सी.७२१११ ता. १६.३.६६ अन्वये विनसोती साऱ्याची नोंद केली (शेअर रु. ८.०९ Residential Industrial ७२११ वी. मि.) (यात साधिल सि. स. नं. ८ व १ ते १८ ९, १ व १ ते १८ १०, १० व १ ते १८ ११, ११/१ ते १८ १२, १२/१ ते १८ १३, १३/१ ते १० १५, १५/१ ते १८ १७, १७/१ ते १८ २८, २८/१ ते १८ २९, ५७, ५७/१ ते १ ५८, ५८/१ ते ११ ५९, ५९/१ ते ११ ६०, ६०/१ ते ६ २९, ५६/१, ५६/२ ५६, ६०, ६०/१ ते ९			सी - १९७१-१२-२७ न. भु. अ. घाटकोपर

ANNEXURE - D

भारतभारती पत्रक

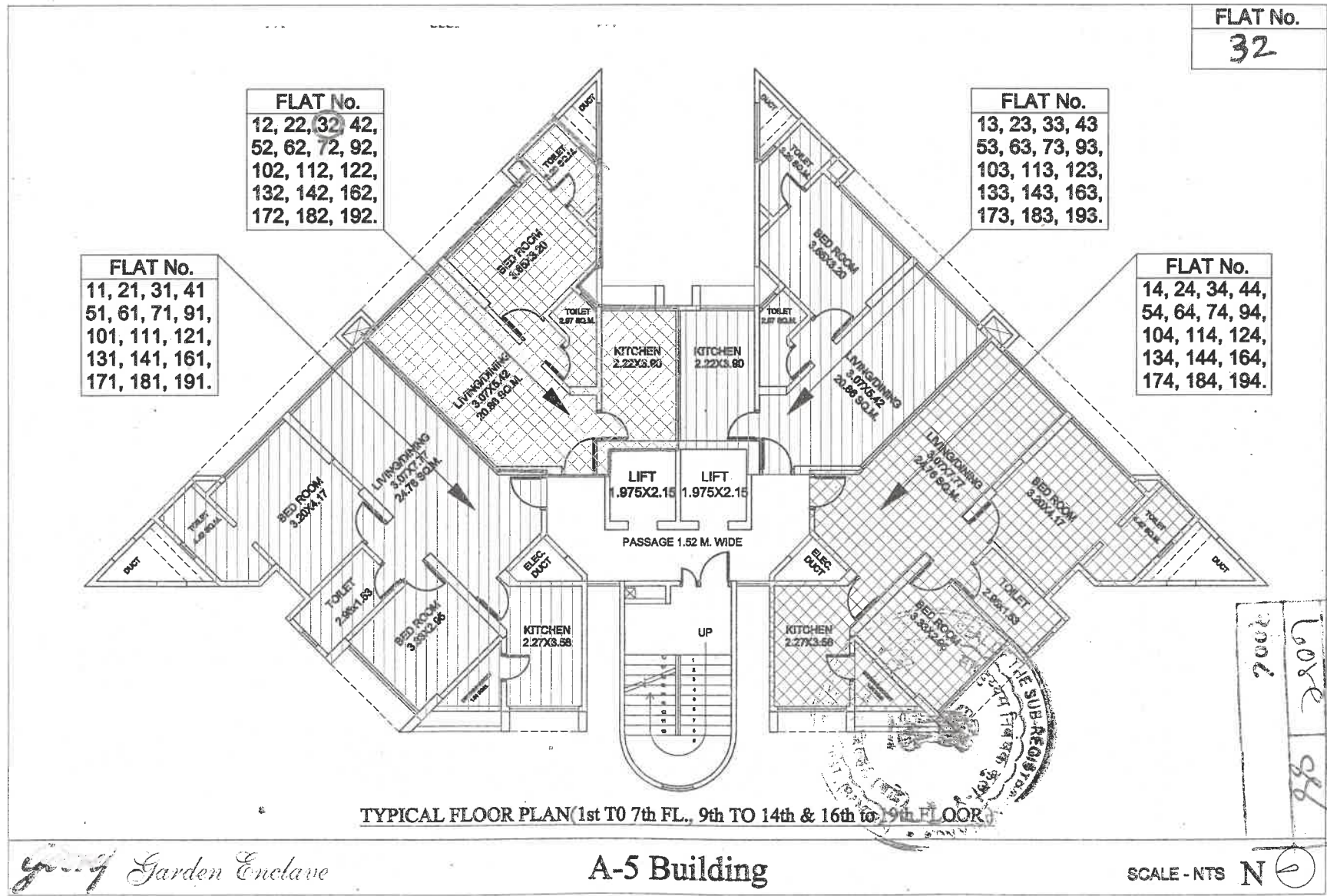
बदल - १४
1082
2002

विभाग/शेखर - **विक्रमोद्योगी** नगरपालिका/न.पु.भा.का. - न.पु.अ.शाटकोपर
 नगर प्रमुख **शिव नरहर** क्षेत्र **धरम** शासनात्मक प्रमुख/अध्यक्ष/प्रमुख/प्रमुख/प्रमुख
 कर्मचारी/का.का. नं. **श्री.पी.पी.** धारणीकरण **श्री.पी.पी.** शासनात्मक प्रमुख/अध्यक्ष/प्रमुख/प्रमुख/प्रमुख
 न.पु.अ.शाटकोपर नगरपालिका क्षेत्र नगरपालिका क्षेत्र

८३/१ ८

दिनांक	व्यवहार	वडक क्रमांक	नविन भारतक (शु) पट्टार (प) किता भारत (शु)	साक्षात्करण
०२/०९/१९७२	<p>विनशेती आदेश मा.उप नि.धिकारी अक्षेरी/मुंबई यांचा क्र.ए.डी.सी./मल.प्र.डी.१७२.७ अन्वये विनशेती साज्याची नोंद केलेली क्षेत्र १८८०९ मुंबईत १.८.७१ ते १५.७.२६.३/Residence ७२२९ चौ.मी. ६०१.५३ आदेशा यात सापिल सि.सा.नं.८.८/१ ते १८.९.९/१ ते १८ १०.१०/१ ते १८.११.११/१ ते १८.११.११/१ ते १८ १३.१३/१ ते १८.२५.२५/१ ते १८.२८.२८/१ ते १८ २१.५६.५६/१ ५७.५७/१ ते १५८.५८/१ ते १९ ५९.५६/१ ते १६०.६०/१ ते १६१.६१/१ ते १८.२६.२६/१ ते १८ २२.२२/१ ते १८</p>			<p>श्री - १९७२-७७-३० न.पु.अ. शाटकोपर</p>
०१/०७/१९८२	<p>दुकरती विनशेती आदेश मा.अ.जिल्हाधिकारी मुंबई उपनगर अक्षेरी कडील आदेश क्र.ADC/LND/A-५९०८ दि.२४.०३.८२ अन्वये दि.२०.०३.८२ साज्याची नोंद केलेली न.पु.क्र.५६ पी क्षेत्र १७३००.६ चौ.मी. क्षेत्रआदेशापर्यंत यात सापिल न.पु.क्र.६.६/१ ते १८.९.९/१ ते १८ १०.१०/१ ते १८.१२.१२/१ ते १८.१३.१३/१ ते १८ २५.२५/१ ते १८.२७.२७/१ ते १८.२८.२८/१ ते १८ २९.२९.२९/१ ते ३०.३०/१ ते ३५.३५/१ ते ३९ ५९.५९/१ ते १६०.६०/१ ते १६१.६१/१ ते १८.२६.२६/१ ते १८ सापिल.</p>			<p>श्री - ३१/३/२००३ न.पु.अ.शाटकोपर</p>
३१/०३/२००३	<p>शासित निर्माण (पुढरसूल व वन विभाग)क्र.प्र.ओ.ओ./१०८९ ३५७० व क्र. ५.३.५. सि.१७/१/०१४ चे आदेशा प्रमाणे सु.इ.जि.ओ.अक्राणणीची नोंद घेतली मु.क्र.नं.१/८/०१ ते ३१/७/२००६</p>			
०१/०७/२००४	<p>मा.पु.संघाने विरोध अतिवकीती क्र.३ मुंबई इ.न. यांचेकडील आदेश क्रमांक एल.ए.स्यू. ३१२/विक्रमोद्योगी का.जा.प. ६१५ दि.२३/०९/०३ अन्वये अर्जात व तांबे पावती प्रमाणे व इकाडील आदेशा क्र. दि. १/७/०४ अन्वये मध्य रेल्वेच्या मार्ग क्र. ५, ६ च्या मार्गाकरीता संपादित केलेल्या ११३.९० चौ.मी. क्षेत्राची नविन मिळकत पत्रिका उघडली व त्यास न.पु.क्र. ८ व दिना. मु.क्र. न.पु.क्र. ८ अ करून क्षेत्र ३४६६.०० कायम केले.</p>			<p>श्री - ०१/०७/२००४ न.पु.अ.शाटकोपर</p>





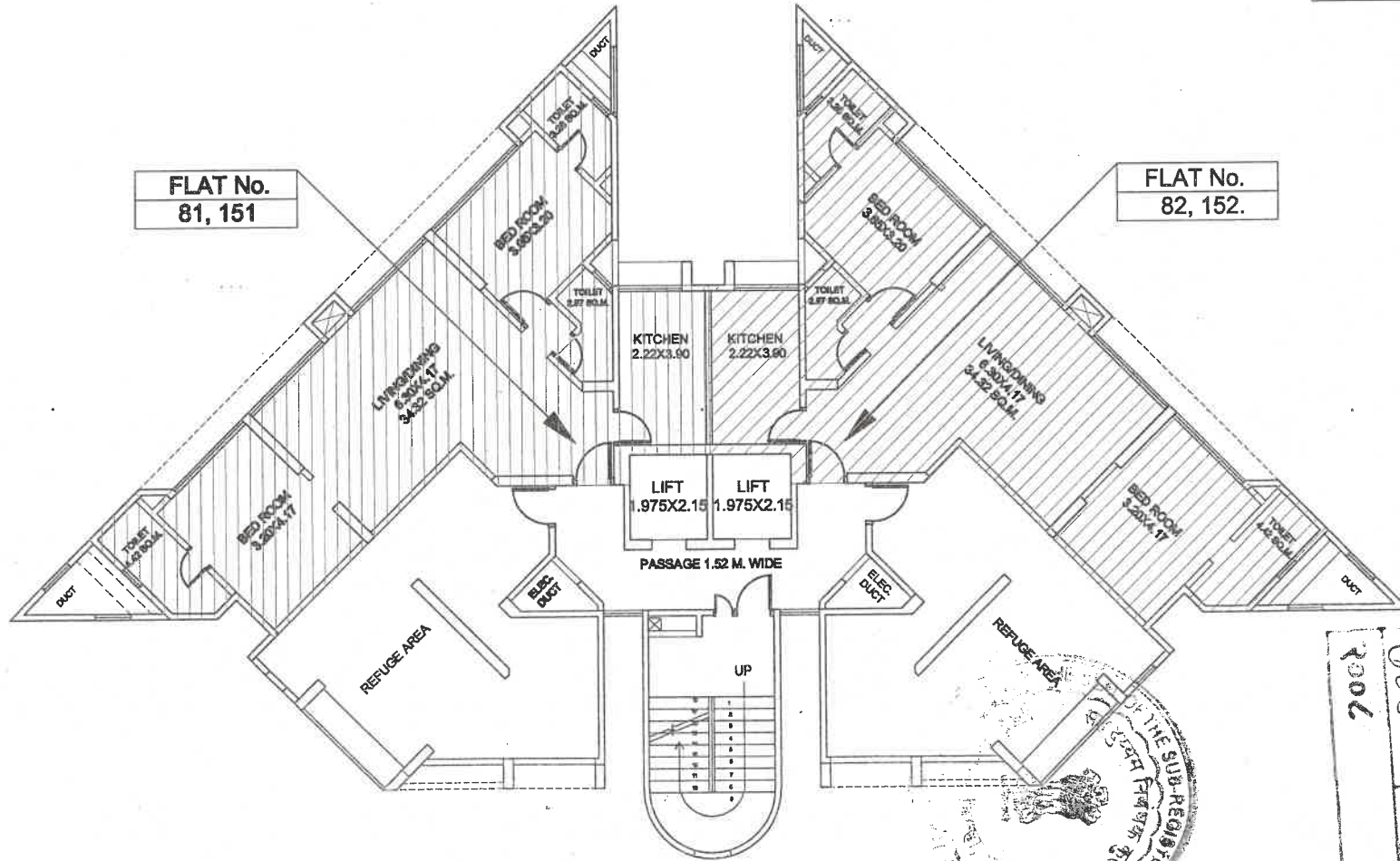
ANNEXURE - E

Garden Enclave

FLAT No.

FLAT No.
81, 151

FLAT No.
82, 152.



ANNEXURE - E

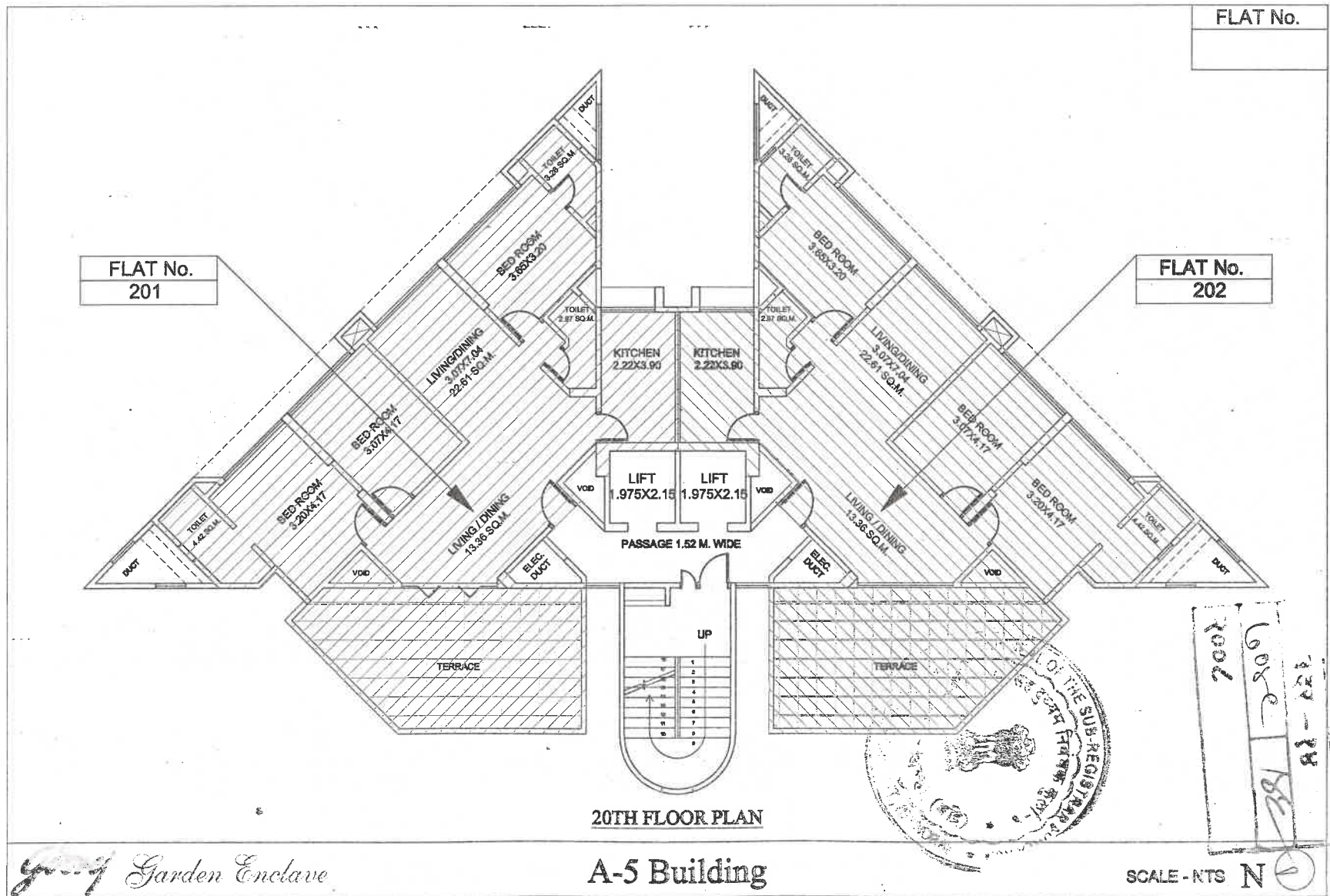
221-18
608e 89

REFUGE FLOOR PLAN(8TH & 15TH FL.)

Garden Enclave

A-5 Building

SCALE - INTS N



FLAT No.

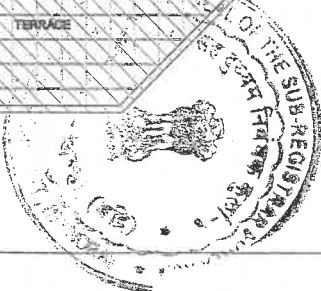
FLAT No.
 201

FLAT No.
 202

ANNEXURE - E

20TH FLOOR PLAN

A-5 Building

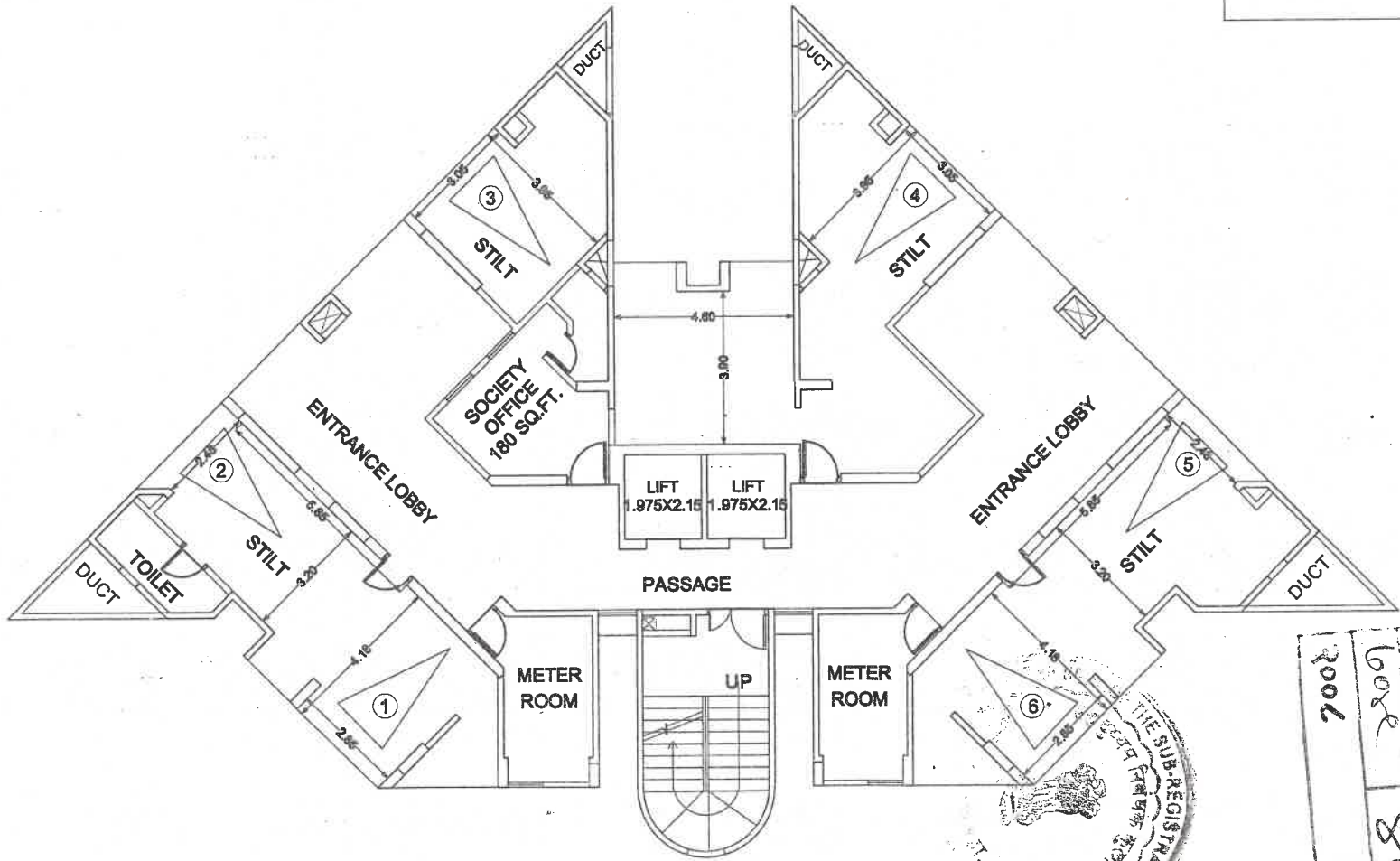


7001
 1008
 1008
 1008

Garden Enclave

SCALE - NTS N

PARKING LOT NO.



ANNEXURE - F

2002
 6002
 800
 347-18

STILT FLOOR PLAN

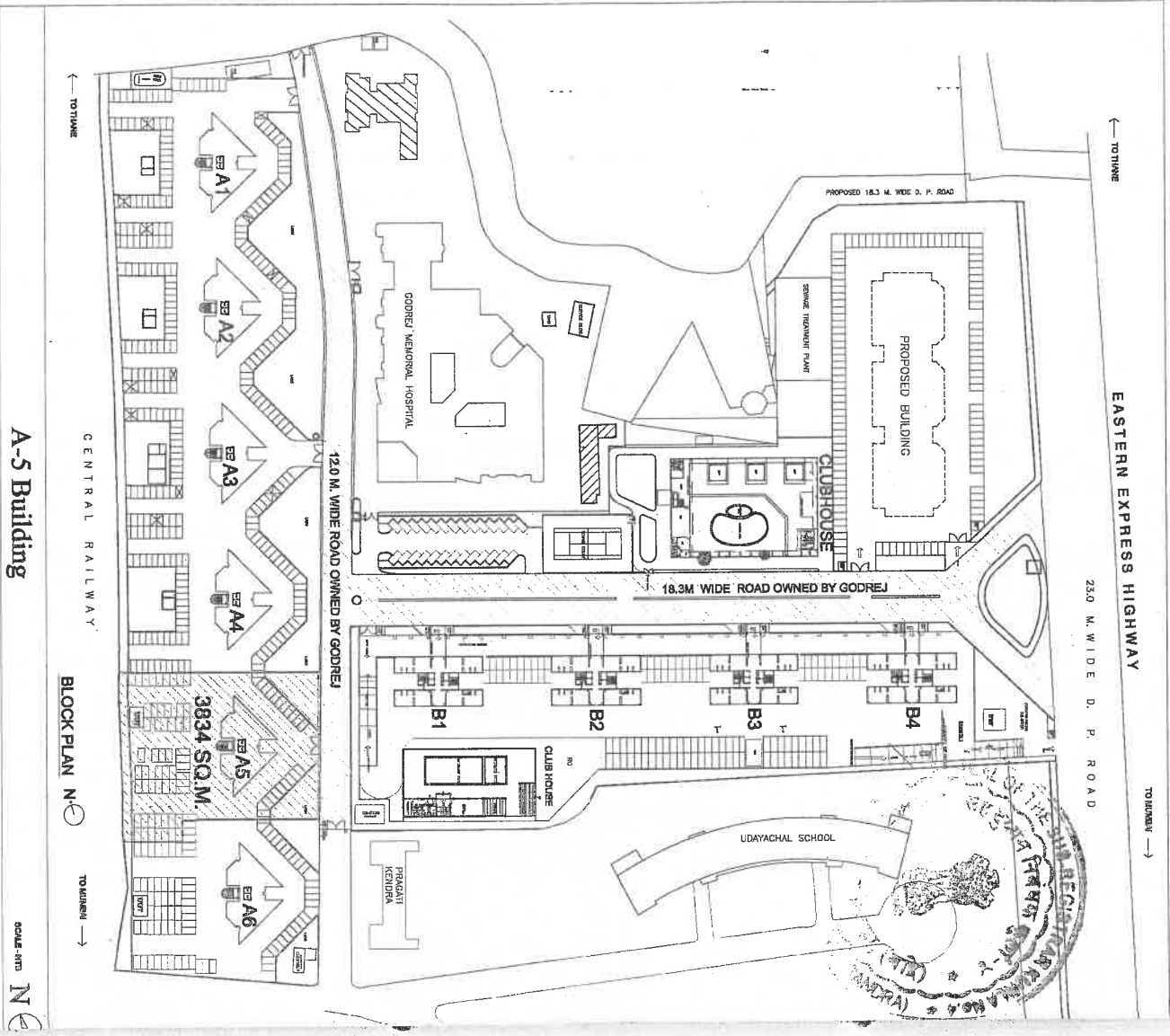
A-5 Building

Garden Enclave

SCALE - NTS N

ANNEXURE - G

442-18
602 18
2006



A-5 Building

BLOCK PLAN N

SCALE: 1:1000 N



POOJA BLOOD BANK
 P.K. Road, Midland (W), Mumbai-400 033.
 License No. 10-23C

BLOOD GROUP: B Rh(D): POSITIVE



१४ - १४
 १०२ १०
 २००८

Name : ANIL SHANKAR VICHARE
 Address : 38/12/4 TAGORE NAGAR
 VIKHROLI-E-MUM-33
 Contact No NIL
 Mobile No 9820663131
 Date Of blood Donation : 15/09/2006
 Donor No : 3936-06
 Quantity Donated : 350


Medical Officer



No. **161** IDENTITY CARD

**FEDERATION OF LOKNAGARI
 CO. - OP. HSG. SOCIETIES**
 Loknagari Complex, MIDC Road, Ambernath (E)

Name : **VYESH RAOJI NIKAM**
 Bldg. No: **B-17** Flat No.: **002**

Status : **OWNE** **DEPENDENT**

 V, Chairman / Secretary



दरत गोषवारा भाग - 2

वदर14



24/10/2008

दुय्यम निबंधकः

दरत गोषवारा भाग-1

वदर14

दरत क्र 7049/2008

1:14:11 pm

सह दु.ति.का-कुर्ला 4

वदर14

दरत क्रमांक :

7049/2008

दरताचा प्रकार :

कारनामा

अनु क्र. पक्षकाराचे नाव व पता

पक्षकाराचा प्रकार

छयाचित्र

अपत्ताचा ठेका

1 पाता: लॅन्सलॉट सांभो टिक्सेरा

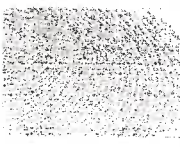
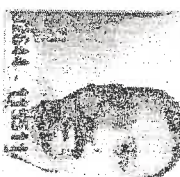
लिहून घेणार

वय

गळी/रस्ता: 6, गुजालो गार्डिया को ऑ ही सोसा लि,
प्रिमीयर ऑटो रोड , वर्व गॅर्ड , कुर्ला प. मु 70

सही

Rhiresis



ईमारत नं. -
पद/

2 पाता: लॅन्सलॉट टिक्सेरा

लिहून घेणार

वय

गळी/रस्ता: वरीलप्रमाणे

सही



ईमारत नं. -
पद/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पत्र नंबर: ACDPT5776D

खालील 1 पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

1 मे/- गोदरेज अँड बॉर्डर मॅन्युफॅक्चरींग कंपनी लि. तर्फे प्राधिकृत व्यक्ती श्री. माणक एच. इमीनियर AASG
1395D --





दस्ता गोपबारा भाग - 2

वदर14

दस्ता क्रमांक (7049/2008)

99/

दस्ता क्र. [वदर14-7049-2008] चा गोपबारा
बाजार मुल्य : 1766400 गोबदला 5390000 भरलेले मुद्रांक शुल्क : 252100

दस्ता हजर केल्याचा दिनांक : 24/10/2008 01:09 PM
निष्पादनाचा दिनांक : 24/10/2008
दस्ता हजर करणा-याची सही :

M. J. Jaiswal

दस्ताचा प्रकार : (25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 24/10/2008 01:09 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 24/10/2008 01:13 PM

पावती क्र.: 7103 दिनांक: 24/10/2008
पावतीचे वर्णन
नाम: लॅन्सलॉट साहिबो दिवबारा
30000 : नादफी फी
1080 : नक्कल (अ. 11(1)), मुद्रांक: 252100
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 10) :-
एकत्रित फी
31080: एकूण

ओळख :

खातील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तींवर ओळखतात.
व त्यांची ओळख पटवितात.

1) अनिल विद्यारे - , घर/फ्लॉट नं. -

गल्ली/रस्ता: 38/1225, टमोर नगर, विक्रोळी पूर्व मं 83

ईमारतीचे नाव: -

पेट/वसाहत: -

शहर/गाव: -

ताबुका: -

दिन: -

2) जयेश निकम - , घर/फ्लॉट नं. 14 बी खाताची

गल्ली/रस्ता: -

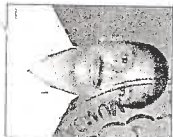
ईमारतीचे नाव: -

पेट/वसाहत: -

शहर/गाव: -

ताबुका: -

दिन: -



सि. गो. परव
दु. निबंधक नं. सहो
सह दु. नि. का-कुर्ला 4





दस्ता गोषवारा भाग-1

वदस्ता 14

दस्ता क्र 7049/2008

05/11/2008 दृष्यम निबंधकः
11:28:11 am सह दु.नि.का.कुर्ला 4

दस्ता क्रमांक : 7049/2008

दस्ताचा प्रकार : काररनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दसा

1 नाव: नं/- गावरेज अड बाइज मर्यादकमर्याद कम्पनी
लि. तर्फे प्राधिकृत व्यक्ती श्री. भाणोक एच. इंजीनियर
AAASG 1395D --

लिहून देणार

पत्ता: घर/फ्लॉट नं: पीरोजशा नगर, विकोडी प मुं 79.

वय 68

मल्ली/रस्ता: -

साक्षी

ईमारतीचे नाव

