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SANJAY DHANJIBHAI ZADAPHIA.

1002, RNA AEROVILLE.

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Monday, December 18, 2006
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Regn. 39 M

पावती

पावती क्र. : 10456

गावाचे नाव बांद्रा

दिनांक 18/12/2006

दस्तऐवजाचा अनुक्रमांक

वदर

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दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: संजयभाई धनेशीभाई अडोफेरी

नोंदणी फी

:-

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

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1920.00


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आपणास हा दस्त अंदाजे 12:40PM ह्या वेळेस मिळेल


दुय्यम निबंधक
अंधेरी 1, (बांद्रा)

बाजार मूल्य: 19107207 रु. मोबदला: 18520500रु.

भरलेले मुद्रांक शुल्क: 939500 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँकऑफ इंडिया ;

डीडी/घनाकर्ष क्रमांक: 082122; रक्कम: 30000 रु.; दिनांक: 10/12/2006



FRANKING DEPOSIT SLIP

ICICI Bank
Customer Copy

Date: 17/10/06

Deposit Br. Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	939500/-
Service Charges	Rs.	10/-
Total	Rs.	939510/-

Name of Stamp duty paying party :
Mr. Sanjaybhai Dhangibhai Zadafiya.

Received With Thanks
Rs. 939510/- towards
Payment of Stamps Duty

DD / Cheque No. 971259

Drawn on Bank AGN Amro Bank

(For Bank's Use only)

Tran ID 89119
Franking Sr. No.
Officer

9000
90898 | 9
18-8-2006

AGREEMENT FOR SALE OF FLATS

ARTICLES OF AGREEMENT is made and entered into at Mumbai this 27 day of Oct 2006 BETWEEN M/S. SARANGA ESTATE PVT. LTD., a company registered and incorporated under the Companies Act 1956 having its registered office at Plot No. 23, Swastik Sadan, 8th Road, Khar (west), Mumbai 400 052 hereinafter referred to as "DEVELOPERS" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successors and assigns) of the ONE PART and MR. SANJAYBHAI ZADAFIYA an adult having his/ her address at B/34, Tara Baug Estate, 2nd floor, near Hinduja College, Charni Road, Mumbai 400 004 hereinafter referred to as "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include in the case of an individual concerned his/ her heirs, administrators, successors and permitted assigns (including the firm) of the OTHER PART

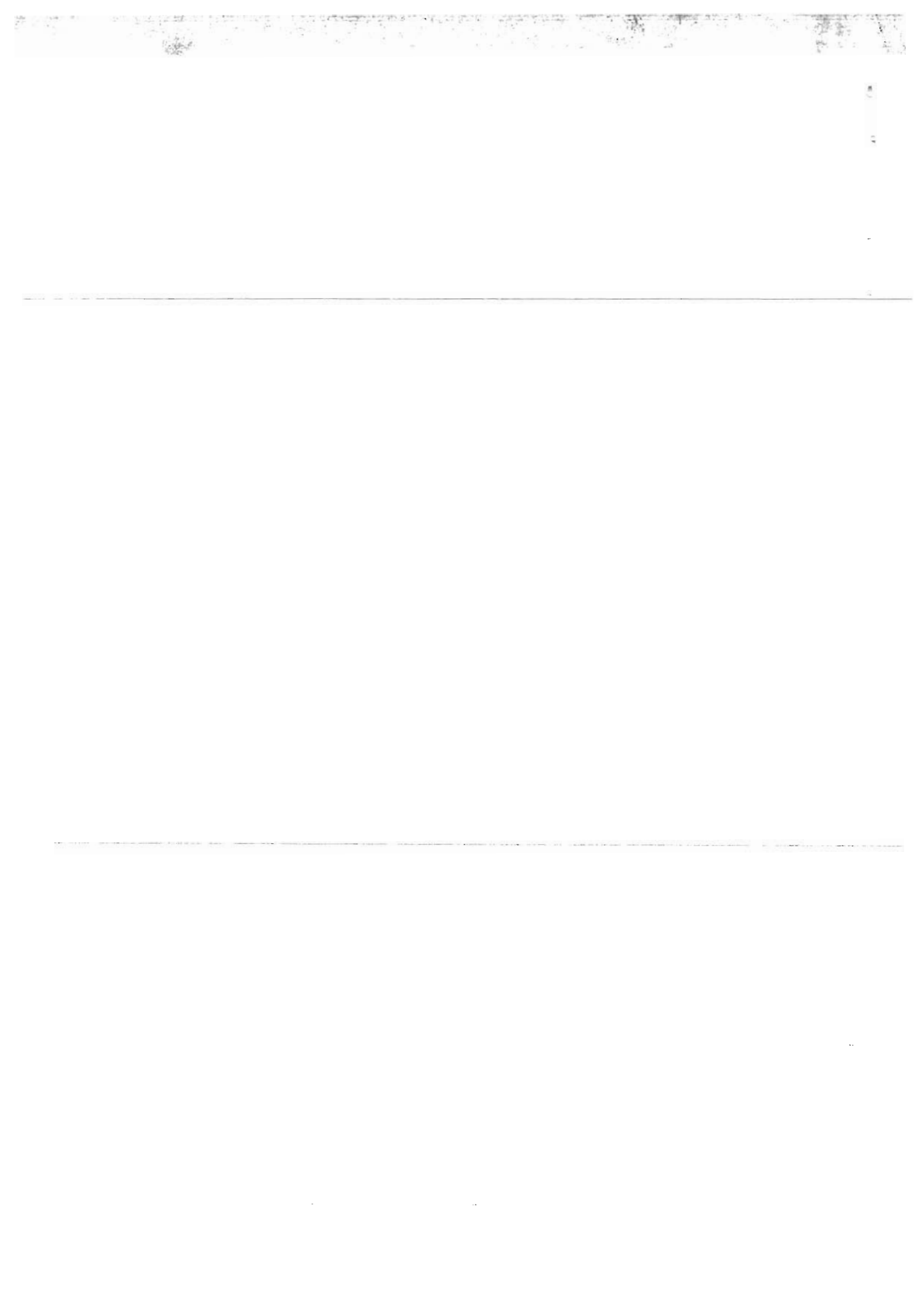
SUHARBYA
 I.C.I.C.I. Bank Ltd.
 Kadangiri Complex,
 Hanuman Road, Vile Parle (E)
 Mumbai - 400 057
 Tel: 26117205
 Fax: 26117205

9 Nine lac thirty nine thousand five hundred only



M.
Zadafiya

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WHEREAS:

1. Auroville Co-operative Housing Society Ltd., a Society registered under the Maharashtra Co-operative Societies Act 1960 hereinafter referred to as "the said Society" is the absolute owner in possession of all that pieces and parcels of land admeasuring 3680 square yards i.e. 3076.96 square meters or thereabouts bearing CTS no. G-217 to G-220, Final Plot no. 26B of Town Planning Scheme IV, Santacruz (west), varied, more particularly described in the First Schedule hereunder written, hereinafter referred to as "the said property". The said property is delineated in red colour boundary line on the plan annexed hereto marked as Annexure "A".

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The said property is notionally divided by the Society into 2 (two) plots, Plot A is having existing building known as "AUROVILLE" of ground and 10 (ten) uppers floors containing flats held by the members of the Society and Plot B is having old structure of ground and 1 (one) upper floor occupied by the tenants and an vacant portion of the corner of Gujjar Lane and Jain Derasar Marg. The Plot A is delineated on the plan in red colour boundary line and the Plot B being the portion of the said property on which the additional building is under construction using the balance potential of the said property and is delineated on the plan in green colour boundary line annexed hereto as Annexure "A".

Under the Development Control Regulations for the time being in force, it is possible for the society to construct an additional structure on such portion of the said property being Plot B more particularly described in the second schedule hereunder written, by using Floor Space Index (FSI) of other properties as may be obtained by way of Transfer of Development Rights (TDR) (herein referred to as "TDR FSI") and such further area as would be permissible to be constructed (i) in lieu of the area comprised in liftwell, staircase, balcony and other common utility areas in the existing building Auroville, (ii) as also in the new building (to be constructed by utilizing TDR FSI) on payment of premium to the Brihan Mumbai Mahanagar Palika (BMC) or otherwise, (iii) as also whatever additional area as shall be admissible to be constructed on any account whatsoever as per the prevailing Development Control Rules on the date of Agreement; (iv) as also by utilizing the residual FSI (i.e. unutilized FSI) as available in respect of the said property. Such additional construction would be in form of a new building (herein referred to as "the said new building") on the above referred part of the property comprising of several flats as desired by the Developers.

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Under an Agreement for Grant of Development Rights dated 17th February 2004 (registered at the Bandra Sub-Registry under Serial no. BDR/1470/2004 on 17/02/04) entered into between the said Society of the One Part, its all 38 (Thirty eight) members of the Second Part and the Developers herein of the Third Part, (herein referred to as "the said Development Agreement") the said Society and its Members granted the development rights in favour of the Developers to construct a new building consisting of basement, stilt on ground floor and 15 (fifteen) upper floors as required by the developer on a part of the said property particularly described in the First Schedule hereunder written, (hereinafter referred to as "the said new building") on the terms and conditions contained therein.

As per the said Development Agreement the Developers alone are entitled to sell/ allot on ownership basis to the persons of the Developers choice, the flats, car parking spaces and other premises in the said new building (which is to be constructed on the said property) and to receive and appropriate the sale proceeds from the Purchasers to itself.

The Developers prepared plans through the Architects, for the construction of the said new building on the property consisting of basement, stilt on the ground floor and 15 (fifteen) upper floors are approved by BMC under no. CE/1655/WS/AH dated 8th June 2004 and the Commencement Certificate in respect of the said construction is received on 29th July 2004 as amended till date vide no. CE/1655/WS/AH attached hereto marked Annexure "AA".

The Developers have appointed M/s. Y. S. Sane Associates, Structural Engineers, for the purpose of preparation of Structural designs and Drawings of the said building/s to be constructed on the said property more particularly described in the schedule hereunder



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written, and the Developers declare that they shall accept the professional services and/ or supervision of the structural engineers appointed or engaged by them from time to time till completion of the development of the said property.

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The Certificate of Title certifying the title of the said society in respect of the property has been issued by Messrs. Kirit N. Damania & Co., Advocates and Solicitors for the Developers. Copies of the property card and the title certificate in respect of the said property are hereto annexed and marked respectively as Annexure "B" and "C".

The Purchaser has agreed to purchase and the Developers have agreed to sell flat no. 1002 on the 10th floor in the said new building to be known as "RNA Auroville" to be constructed on the said Property (hereinafter referred to as "the said premises") at or for the price and on the terms and conditions hereinafter appearing. The floor plan for the said premises is annexed hereto as Annexure "D".

The Specifications in respect of the said new building to be constructed on the said property and the amenities to be provided in the said flats and other premises to be constructed in the said new building are given in Annexure "E".

The Purchaser has demanded from the Developers and the Developers have given inspection to the Purchaser of all the documents of title deeds and documents relating to the said property, the plans, designs and specifications prepared by the Developers Architects and such other documents as are specified under the Maharashtra Ownership Flats (Regulations for the Promotion of Construction, Sale Management and Transfer) 1963 (herein referred



to as "the said Act") and the Rules made there under. The Purchaser has verified the said plans and documents and found the same to be in order and have accepted the same.

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The Purchaser has, on or before the execution of this agreement independent of the said Title Certificate Annexure "B" hereto, satisfied himself as to the marketability and title to the said property and the authority of the Developers herein, to develop the said property and to sell, transfer and/ or dispose of the flats/ units/ premises/ car parking/ terrace/ basement/ common areas in the building including the said new building to be constructed on the said property, on what is commonly known as "Ownership basis" and the purchaser has agreed not to make any requisition/s and/ or to call for any further documents pertaining to the title of the said property and an authority of the Developers, to develop the said property.

The Developers while constructing the buildings on the said property shall comply with various terms and conditions put up by the Municipal Corporation of Greater Mumbai (hereinafter referred to as the said MCGM) and relevant rules and regulations applicable thereto.

And whereas Shri Kartik Vaman Bhatt the Executive Director of the developer company has verified the terms and conditions of this Agreement and has put his signature on this presents.

The Developers have commenced construction on the said property of the building known as "Auroville" as per plans and specifications sanctioned, by the Municipal Corporation of Greater Mumbai. The Developers have started selling various units in the said Building/s to the intending Purchaser/s by entering into separate agreements for sale, on what is commonly known as "Ownership Basis" in the form of these presents prescribed under the provisions of

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Maharashtra Ownership Flats Act, 1963 and Rules 3 & 4 of Maharashtra Ownership Flats Act 1964 (hereinafter for brevity's sake referred to as "the said Act" and "the said Rules")

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The Developers have prior to the execution hereof, furnished and made available to the Purchaser such of the information and documents mentioned in Section 3 of Maharashtra Ownership Flats Act 1963 and Rules 3 & 4 of the Maharashtra Ownership Flats Act 1963 and Rules 3 & 4 of the Maharashtra Ownership Flats Act 1964 as have been demanded by the purchaser/s.

Under Section 4 of the Maharashtra Ownership Flats Act, the Developers are required to execute an Agreement for sale in writing in favour of the Purchaser being in fact these presents and also to join in the registration of this agreement under the Registration Act.

The Purchaser has approached the Developers, for the allotment of the unit, as hereinafter appearing in the said building known as "RNA Auroville" which the Developers have agreed to sell at the price and upon the terms and conditions mentioned herein.

The parties are desirous of recording the terms and conditions arrived at between them.

IT IS HEREBY DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

The Developers has begun to construct the said new building consisting of basement, stilt on ground floor and 15 upper floors to be known as "RNA Auroville" on a part of the property particularly described in the Second Schedule hereunder written which forms part of the said property by utilizing the FSI available on the said property as well as the FSI being the



of other properties by acquiring Transferable Development Rights (TDR) as per the Development Control Regulations 1991 as in force and utilizing the benefit of any further as shall be available in respect of the said property however so the Developers will be entitled to vary, add, amend and/ or alter the said building plans of the said new building from time to time and also to increase the number of floors to be constructed on the said new building as may be permitted by BMC.

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The construction of the said new building to be known as "RNA Auroville" shall be carried out by the Developers in accordance with the Building Plans prepared by the Architects and sanctioned by the said MCGM with such modifications and/ or amendments thereto as the Developers may incorporate therein. The Developers will be entitled to vary, add, amend and/or alter the said building plans of the said construction from time to time.

It is hereby expressly agreed and provided that so long as it does not in any way affect or prejudice the rights hereunder granted in favour of the Purchaser in respect of the said premises, the Developers shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in respect of the said new building. The Developers shall also be free to construct additional structures like sub-station for electricity, office of club house, swimming pool, covered and enclosed garages in open compound, underground and overhead tanks, watchman's cabin toilet units for domestic servants, septic tanks and soak pits the location of which are not particularly marked on the ground floor of the said property. The Purchaser shall not interfere with the rights of the Developers against any disputes or Court injunctions under the Maharashtra Ownership Flats Act 1963 and/ or under any other provisions of any other applicable law. The Developers shall always be entitled to sign undertakings and indemnities in favour of the Purchaser as





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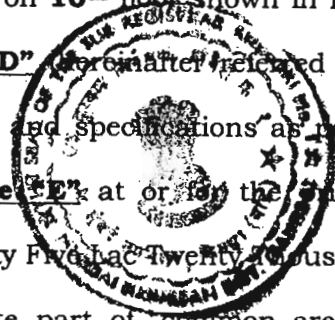
required by any Authority of the estate or Central Government or Competent Authorities under any law concerning the construction of the said new building for implementation of the scheme for development of the said property.

4. The flats and other premises to be constructed in the new building will be having the amenities and specifications as per the particulars given in the **Annexure "E"** hereto.

5. The Building plans in respect of the said new building as approved by MCGM as aforesaid will remain open for inspection on all working days during office hours at the Building site and also at the Developers office at 263, Swastik Sadan, 8th Road, Khar (w), Mumbai 400 052.

6. The Purchaser has, prior to the execution of this Agreement satisfied himself about the title of the said society and the Developers herein to the said property and the purchaser shall not be entitled to further investigate the title of the owner and the Developer and no requisitions or objections shall be raised on any matter relating thereto in the future.

7. The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser the said unit/ premises/ garage/ Flat no. **1002**, admeasuring about **3150** sq. ft (saleable area) in *Area 2520 sq. ft* the building known as "RNA Auroville" on **10th** floor shown in red colour on the floor plan marked **Annexure "D"** *hereinafter referred to as the 'said unit'* together with the amenities and specifications as per the list hereto annexed and marked **Annexure "E"** at or for the price of **Rs. 1,85,20,800/-** (Rupees One Crore Eighty Five Lacs Twenty Thousand Eight Hundred Only) including, proportionate part of common areas



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pertaining to the said unit. The nature extent and description of common and/ or limited common areas are mentioned in the Second Schedule hereunder written.

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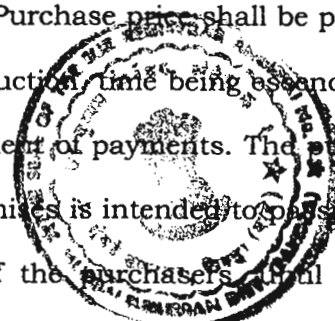
The Purchaser hereby agrees to pay to the Developers the purchase price of Rs. 1,85,20,800/- (Rupees One Crore Eighty Five Lac Twenty Thousand Eight Hundred Only) in the following manner:-

a) Rs. 1,73,81,000/- [Rupees One Crore Seventy three Lac Eighty One Thousand only] being the earnest money paid on the execution hereof (payment and receipt whereof the Developers admit and acknowledge) money on the execution hereof (payment and receipt whereof the Developers admit and acknowledge).

b) Rs. 2,16,260/- [Rupees Two Lac Sixteen Thousand Two Hundred Sixty only) on completion of Brick work and Plaster.

c) Rs. 9,23,540/- (Rupees Nine Lac Twenty Three Thousand Five Hundred Forty only) being the balance amount of the purchase price to be paid by the purchaser to the Developers on or before the Developers offering possession to the purchaser of the premises hereby agreed to be allotted to the Purchaser.

Each of the aforesaid installments of the Purchase price shall be paid duly and punctually without any claim or deduction, time being essence of the contract in respect of each such installment of payments. The purchaser affirms that no interest in the said premises is intended to pass or shall be deemed to have passed in favour of the purchasers until the full payment of the full purchase price and all other amounts due under this agreement, shall have been fully paid up by the purchaser.



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It is specifically agreed that the proportionate price of common amenities is notional and the same is not subject to change even if the percentage of undivided share of the said premises in the common areas and facilities increases or decreases the intent of the parties being that the said premises are sold to and purchased by the purchaser with all the appurtenant rights

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It is expressly agreed and the Purchaser is aware that as a result of changes in the building plans of the said new building the share of the said premises in the said common areas and facilities may increase or decrease. The Purchaser hereby expressly consents to such changes in the said share and hereby expressly authorizes the Developers to so increase or decrease the said share of the said premises in the said common areas and the facilities of the said building and/ or the said property and the Purchasers hereby irrevocably agree/s to accept the said share as changed as aforesaid.

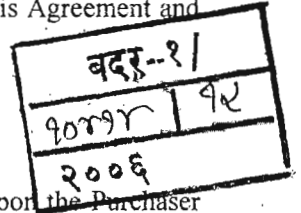
Without prejudice to the above and the Developers other rights under this Agreement and in the event the developers may at their option accept from the Purchaser, the payment of the defaulted installment/s on the Purchaser paying to the Developers interest on the defaulted installment/s at the rate of 24% per annum for the period for which the payment has been defaulted.

The possession of the said premises shall be given by the Developers to the Purchaser on or before _____, subject to the availability of cement, steel, water and other building materials and subject to strikes, civil commotion or any act of God such as earthquake, flood or any other natural calamity and acts or other causes beyond the control of the Developers. If the Developers fail to give possession of the said premises on the aforesaid date and/ or such further date as may be mutually extended, then it shall be at the option of





The Purchaser to terminate this Agreement in which event the Developers shall forthwith on demand refund to the Purchaser every amount paid by the Purchaser to the Developers herein and the Developers shall also pay to the Purchaser Rs. 10,000/- (Rupees Ten thousand only) as the quantified amount by way of liquidated damages such amounts shall be accepted and appropriated by the Purchaser in full satisfaction of all his claims under this Agreement and also against the said Premises and against the Developers.



Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser any right whatsoever into or over the said property or the said new building or any part thereof including the said premises on execution of this agreement. It is agreed by and between the parties that conferment of title in respect of the said premises shall take place in favour of the Purchasers only on the Purchaser's making full payment of consideration to the Developers and complying with the terms and conditions of this Agreement and on the Purchaser being admitted as a member of the said society as herein provided.

13. The Purchaser shall have no claim save and except in respect of the said premises agreed to be sold to him. All open spaces, lobbies, terrace and other premises will remain the property of the said society and the Developers and the purchaser will be entitled to use the common areas along with other members of the Society. The Purchaser shall on his/ her admission as a member of the said society hold the said premises as an allottee thereof from the said society in accordance with the Bye-laws and rules and regulations of the said society as shall be in force from time to time.

14. IT IS HEREBY EXPRESSLY AGREED by the Purchaser that the Developers alone shall be entitled to sell/ allot the car parking spaces and receive and appropriate the sale consideration





to itself. The Purchasers of flats and/ or Organization shall not be entitled to object to such exclusive allotment/ sale by the Developers.

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5. Other Payments

a) On or before the receipt of the Occupation Certificate, in respect of the said new building and in any event, before possession of the said premises is offered to him; the Purchaser agrees to pay, the following additional amounts, to the Developers.

- i) Rs. 350/- for the entrance fee as well as share application money.
- ii) Rs. 10,000/- for Stamp duty and Registration Execution.
- iii) Rs. 3,15,000/- towards Statutory Charges and other charges.
- iv) Rs. 94,500/- towards Development Charges.
- v) Rs. 5,000/- towards Piped Gas Connection.

b) After the expiry of two years of offer of possession to the purchasers during the period which the Developers have agreed to maintain at their own cost the said premises subject to payment of statutory and other charges as specified in these presents by the Purchaser for the said period of 24 months and further if the Developers are required to further maintain the said new building, the Purchaser shall be liable to pay the maintenance charges in advance and other charges of the said premises as demanded by the Developers and the Purchaser from time to time, shall be liable, to bear and pay all outgoing and maintenance charges and the statutory and other charges in respect of the said property in proportion to an area of the said premises.

c) Until the said property (new building) is transferred and/ or cause to transferred by the Developers to the said society in a manner mentioned hereon and intimation of the same



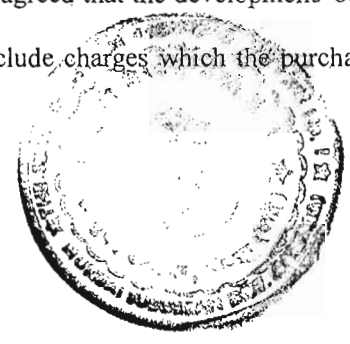


...ed by the Purchaser from the Developers, the Purchaser shall be bound and liable to pay the Developers regularly and punctually all contribution and other outgoings and maintenance charges and amounts to be paid by the Purchaser to the Developers under this Agreement. However if the Developers in their absolute discretion, so desire, shall be entitled to entrust the management of the said property or any part thereof to a committee of persons of his choice from amongst the Purchasers for maintenance and day to day management of the said buildings and all responsibilities in that behalf, shall be that of the said committee of the purchasers. The formation of such committee shall not however, affect, the rights of the Developers retained provided under this agreement; nor shall such act, on part of the Developers, be deemed or construed to be a waiver of rights, reserved into or in favour of the Developers, under this agreement.

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That no interest will be payable on the amounts specified herein. The Developers shall utilize the sum specified herein paid by the purchaser for meeting all expenses and charges for which they are collected herein.

The Purchaser hereby agrees that in the event of an amount by way of premium or security deposit is payable to the said MCGM or to the State Government or Development/ betterment charges or development Tax or Security Deposit for the purpose of giving water connection, drainage connection and electricity connection or any other Tax or payment of a similar nature becoming payable by the Developers, the same shall be paid by the purchaser to the Developers in proportion to the area of the said premises and to determine such amount, the decision of the Developers shall be conclusive and binding upon the purchaser. It is agreed that the development/ betterment charges referred hereinabove shall mean and include charges which the purchasers will





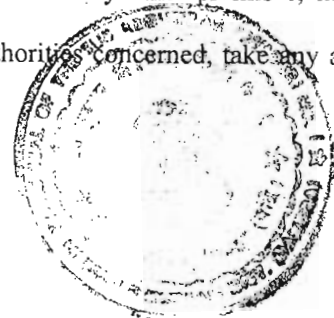
be called upon to pay by the Developers in respect of installation of waterline, water mains, sewerage lines, sewerage mains, electric cables, electric sub-station (if any) making and maintaining or internal roads, and access to the said property, drainage, layout and all other facilities.

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Notwithstanding anything contained in this agreement, the Purchaser hereby agrees to contribute and pay his proportionate share towards the costs, charges, expenses, all other outgoings etc for the period commencing from expiry of 24 months from the date of offer of possession. Such share is to be determined by the Developers having regard to the area of each flat/ premises/ garages. The Purchaser will not be entitled to ask for refund or accounts of the deposit amount mentioned herein against the expenses, and outgoings.

The Purchaser declares and confirms that the payment of the said sum as stated hereinabove is over and above the purchase price and also the various deposits and charges agreed to be paid by the Purchaser and the same shall not be set off or adjusted against any other amount or amounts in any manner whatsoever and both are non-refundable.

In the event of any essential supply being disconnected for default of the purchasers of various premises in payment of their dues it shall be the collective responsibility of the said purchasers, who shall be deemed to be "Manager" under the provisions of the Maharashtra Ownership Flats Act in respect of the premises, of which possession has been delivered by the developers, to the respective purchasers. If on account of failure on part of the purchaser herein and/ or the purchasers of any other premises, in the said building, to pay such proportionate share, the authorities concerned, take any action for





recovery of the same, the Developers shall not be liable or responsible for any loss or damages, which may be suffered by the Purchaser, on account of the said action.

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Time for Payment

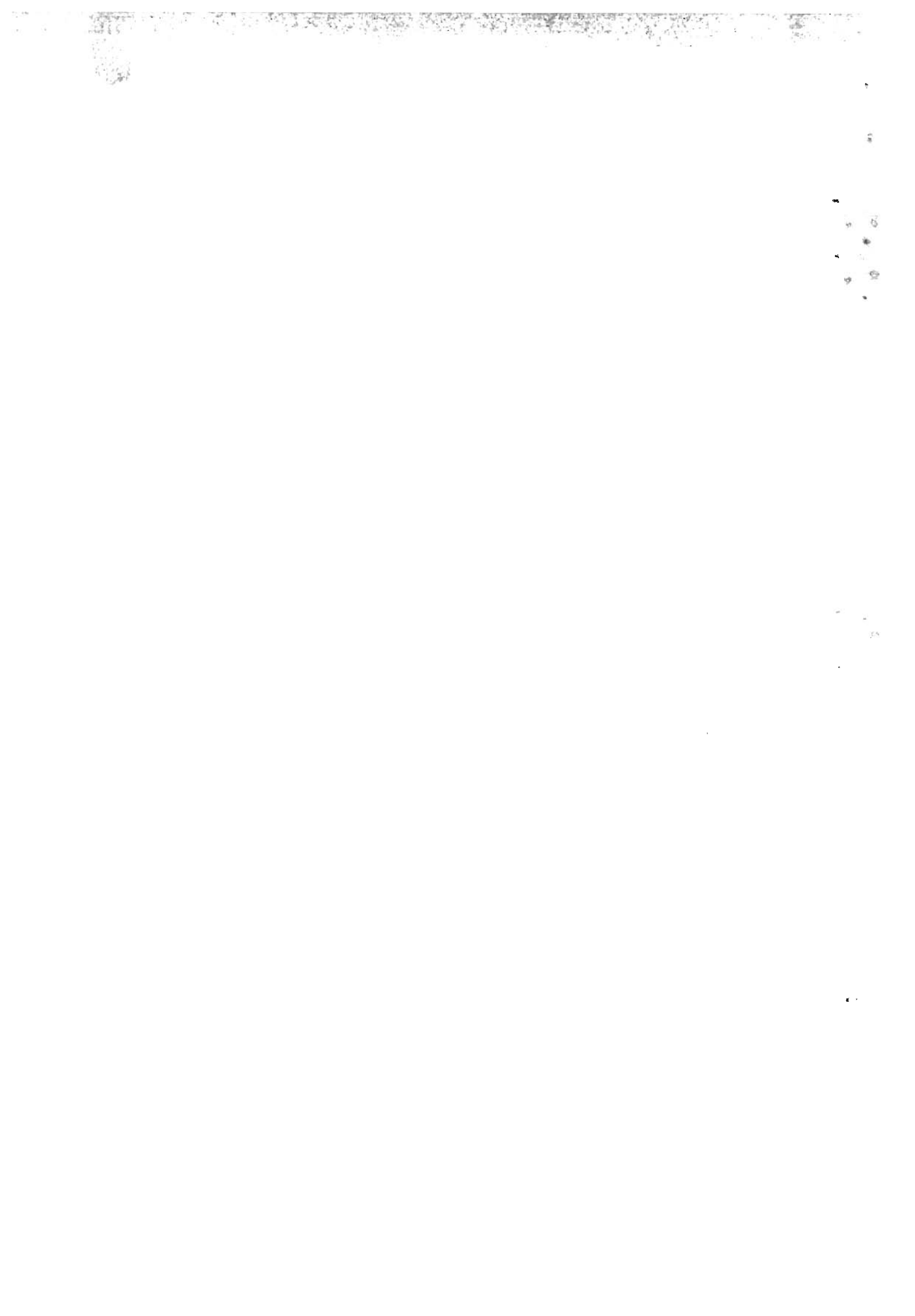
a. The Purchaser shall pay the amounts mentioned hereinbefore, including various installments, mentioned above, on the due date, without fail and without any delay or default, as time in respect of the said payments, is essence of the agreement.

b. The Developers will forward to the Purchasers intimation of the Developers, having carried out the aforesaid work at the address given by the purchaser, under this Agreement and the Purchaser shall be bound to pay the amount of installments within eight days, of the Developers, dispatching the intimation under certificate of posting at the address of the purchaser/s as given in these presents. The Developers will keep certificate of their Architect, certifying that the Developers have completed, the work and such certificate will be open for inspection by the purchaser/s at the office of the Developers which shall be binding, upon the Purchasers and the Purchasers agree not to dispute the same.

c. The Purchaser shall take possession of the said premises within seven days of the Developers giving written notice to the Purchaser intimating that the said premises is ready for use and occupation irrespective of whether the flat purchaser takes possession of the said flat within seven days from the date of notice by the Developers

d. The Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Premises) of outgoings, betterment charges, Development charges





(by whatever name it is called or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs, and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and buildings for the period commencing on expiry of 24 months from the date of intimation of offer of possession of the said premises to the Purchaser and onwards. The Purchaser shall pay to the Developers their proportionate share of outgoings as may be determined by the Developers. The Purchaser further agrees that till the Purchasers share is so determined, the Purchaser shall pay to the Developers provisional monthly contribution per month towards the outgoings. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

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- e) The Purchaser hereby agrees that in the event of any amount by way of premium to the Municipality or to the State Government or betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the builders, the same shall be reimbursed by the Purchaser to the Developers in the proportion to the area of the premises agreed to be purchased by the Purchaser and in determining such amount the decision of the Developers shall be conclusive and binding upon the Purchaser.
- f) No forbearance or delay in collection of the aforesaid payment shall be construed as acquiescence on part of the Developers. It is further clarified that the maintenance and other charges as aforesaid shall become effective immediately upon the said premises becoming habitable whether or not the necessary Occupancy Certificate or Building Completion Certificate may have been obtained.





g) If the Purchaser makes delay or default in making payment of installments or any other amount, mentioned herein the Developers shall be entitled to charge interest at the rate of 24% per annum, amount and installments from the date of default till payment.

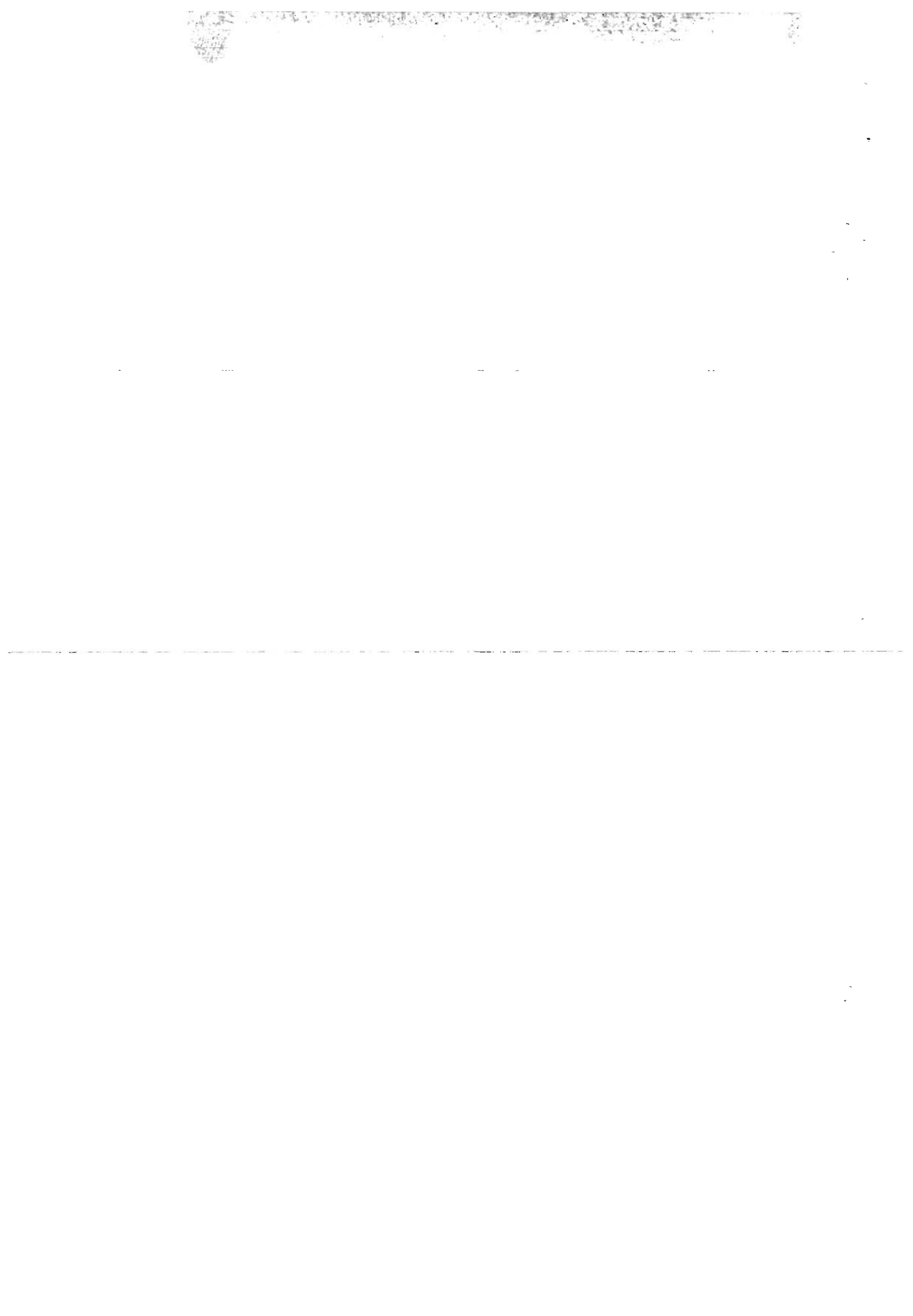
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h) If the Purchaser neglects, omits, or fails for any reason whatsoever to pay any of the amounts due and payable by the Purchaser under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified or if the Purchaser shall in any other way fail to perform or observe any of the covenants and stipulations on his part herein contained or referred to then without prejudice to the right to receive interest as specified hereinabove this agreement shall cease and stand terminated and the earnest and/ or deposit money and all other amounts already paid by the Purchaser to the Developers shall absolutely stand forfeited. The Purchaser hereby agrees to the forfeiture of all his right, title and interest in the said premises to the Developers and it shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this agreement of the Developers against the Purchaser.

i) Irrespective of disputes if any, which may arise between the Developers and the Purchaser, all amounts contributions and Deposit, including amounts payable by the Purchaser to Developers, under this agreement, shall always be paid punctually by the Purchaser, to the Developers and shall not be withheld, by the Purchaser for any reason whatsoever.







j) Any delay or indulgence shown by the Developers in enforcing the terms of this agreement or any forbearance or relaxing the payment schedule or any installment thereof by the Developers shall not be construed as a waiver on the part of the Developers.

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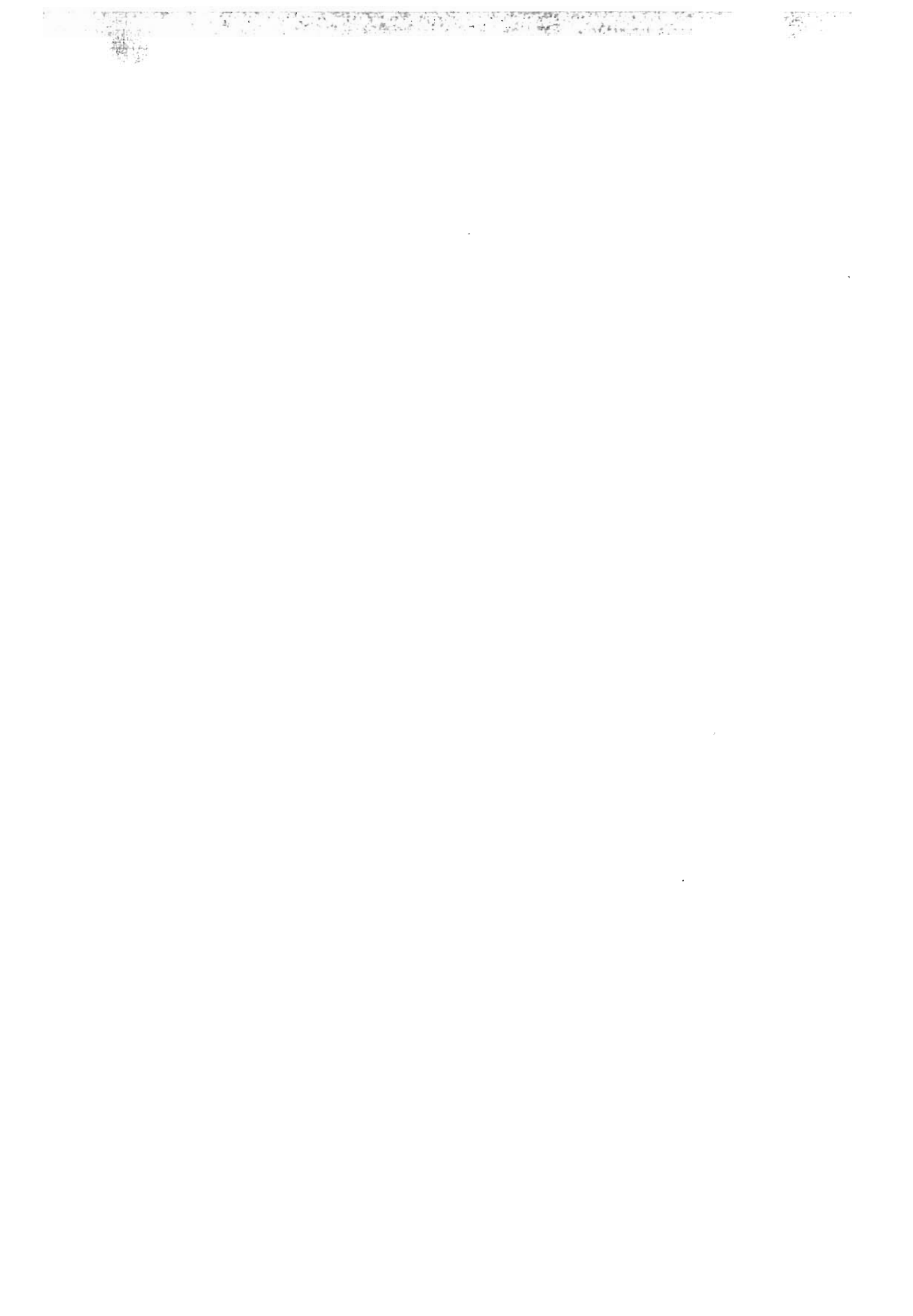
FSI and/ or TDR

a) The Developers have informed the Purchaser and the Purchaser is aware of and have agreed to the following relating FSI and/ or TDR:

The Developers for all times in future, shall be entitled, to use and/ or consume FSI and/ or TDR or other benefits and/ or advantages, of any nature whatsoever on the said plots or any other plots, on the said property and similarly, shall be entitled to use and consume FSI and/ or TDR or other benefits and/ or advantages of any nature whatsoever, of the said property, or any other properties, in such manner, and in such duration, as the Developers, in their absolute discretion shall think fit and proper. The purchaser shall not have any objection, for the aforesaid and/ or has given, his irrevocable consent, in writing to the Developers.

The Developers shall be entitled to consume such FSI as may be available in respect of the said property or any part thereof at present and for all times, in future including TDR generated from outside and also including on account of change in the status, D. P. Plan, Rules, Regulations and bye-laws governing the FSI as also the FSI on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/ or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to the Developers, free of all costs, charges and payments and the Developers shall always be entitled to utilize





construct and dispose of in their own right, any balance FSI or any additional or increased FSI and the rights of the Purchaser shall always be subject to the paramount rights, of the Developers mentioned herein.

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- d) The Developers shall be entitled to consume additional and/ or balance FSI now available or which may hereafter become available, at any point of time under D. C. rules or by reasons of any special concession being granted by the said Municipal Corporation or any other authorities including and FSI or TDR available in lieu of any acquisition or requisition or reservation or D. P. Road setback, Reservations Slum, Heritage, etc. and shall also be entitled to receive any benefit including monetary benefit or compensation as may be payable by the authorities or any other person in such respects.
- e) In the event that any additional FSI or TDR or floating FSI or similar right (whatever be its nomenclature) shall become available in respect of the said property at any point of time in the future, the same shall continue to belong absolutely to the Developers, who shall be entitled to take advantage and/ or benefit of such FSI or TDR and use or apply or consume the same on or in respect of any other property, on the said property or otherwise and the Purchaser herein, shall not claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/ or for inconvenience and/ or of light and ventilation and/ or density and environment and/ or of water and electricity.

The Purchaser by himself and/ or as a member of the said society shall not to raise any claim, demand, objection or hindrance to the use and consumption and disposal of the





and FSI and/ or TDR or any such building/s constructed by utilizing such FSI and/ or TDR at any time hereafter in any manner whatsoever.

The said FSI and/ or TDR shall be utilized by the Developers without any consent of the purchaser.

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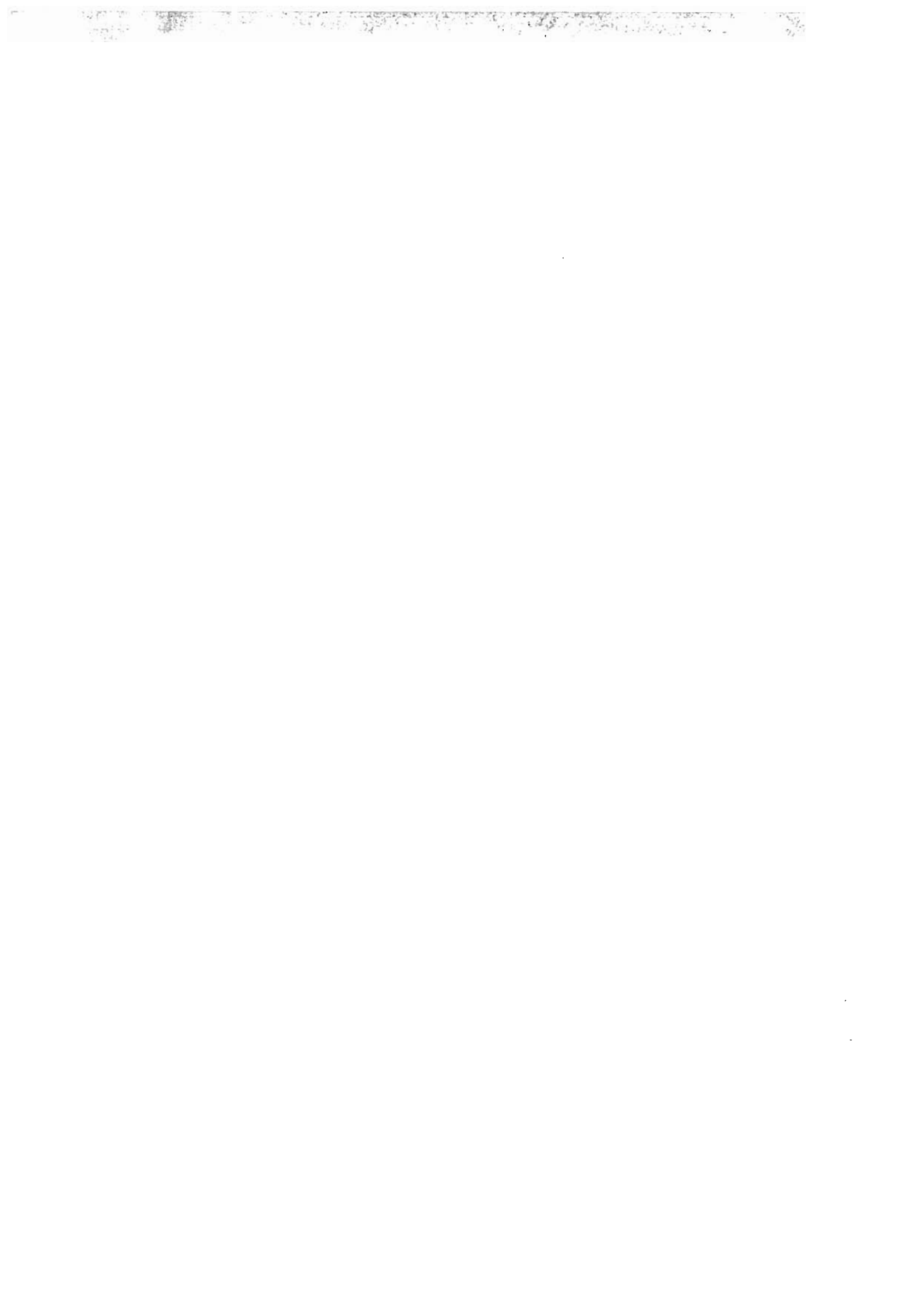
The Developers shall be entitled to make the said FSI and/ or TDR available to any party or person, for such use as the Developers, may in their absolute discretion, deem fit and proper.

The Developers shall, be entitled to transfer and/ or assign the benefit of such FSI and/ or TDR or any other rights of the said property to any person or persons of their choice and to him or them to use and/ or consume the same on the said property and shall be entitled to all the rights mentioned hereinabove.

For the purpose of consuming the said FSI and/ or TDR and/ or additional rights therein the Developers shall be entitled to construct building/s vertically and horizontally and also put up any vertical or horizontal extension to such buildings by constructing additional floors, and/ or additional structure as the Developers may think fit and proper and to do all such things, as may be necessary for this purpose.

The Purchasers shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, or easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly obstruct and/





for an injunction, and/ or prohibitory order and/ or calling the Municipal
authorities to issue Stop Work Notice, so as to prevent the Developers, or
assignees or transferees, from developing and/ or to carry out construction,
on the said property and or adjoining properties.

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Developers having consumed and/ or utilized the entire FSI or otherwise, of the
including full potential of the TDR of any other properties and of the said
permitted and available presently under the D. C. Regulation for the time
and upon the receipt of the entire purchase price towards sale of premises
constructed on the said property from the various purchasers of such premises and
of the other amounts, mentioned herein, the Developers, shall handover to the
building constructed on the said property SO HOWEVER any such
shall always be subject to the rights of the Developers to use and/ or consume
FSI and or TDR available at any time thereafter and shall be further subjected
ownership and possession rights of the Developers to the ground area.

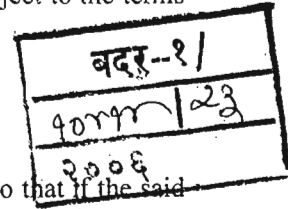
Purchaser hereby gives his irrevocable consent to such construction by the
and for that matter to make such alterations or changes in the plans shown to
Purchaser.

In the event of any portion of the said property being required by the BEST for putting a
electric sub-station the Builders shall be entitled to give such portion to the said BEST or
any other body for such purpose on such terms and conditions as the Developers shall
think fit.





o) Various terms and conditions of this agreement shall always be read subject to the terms and conditions mentioned in the aforesaid paragraphs.



p) It is expressly clarified, agreed and understood between the parties hereto that if the said property is affected by any reservation, acquisition and/ or requisition proceedings whether presently or at any time hereafter, including after the handover of the said new building then the Developers shall have the sole, absolute and unconditional right and authority, and it alone shall be entitled to receive all the benefits which may be granted by the concerned Government bodies and authorities in respect thereof, including monetary benefits and compensation, and the TDR and/ or additional FSI and the Purchaser herein, shall raise any objection, dispute or claim in respect thereof.

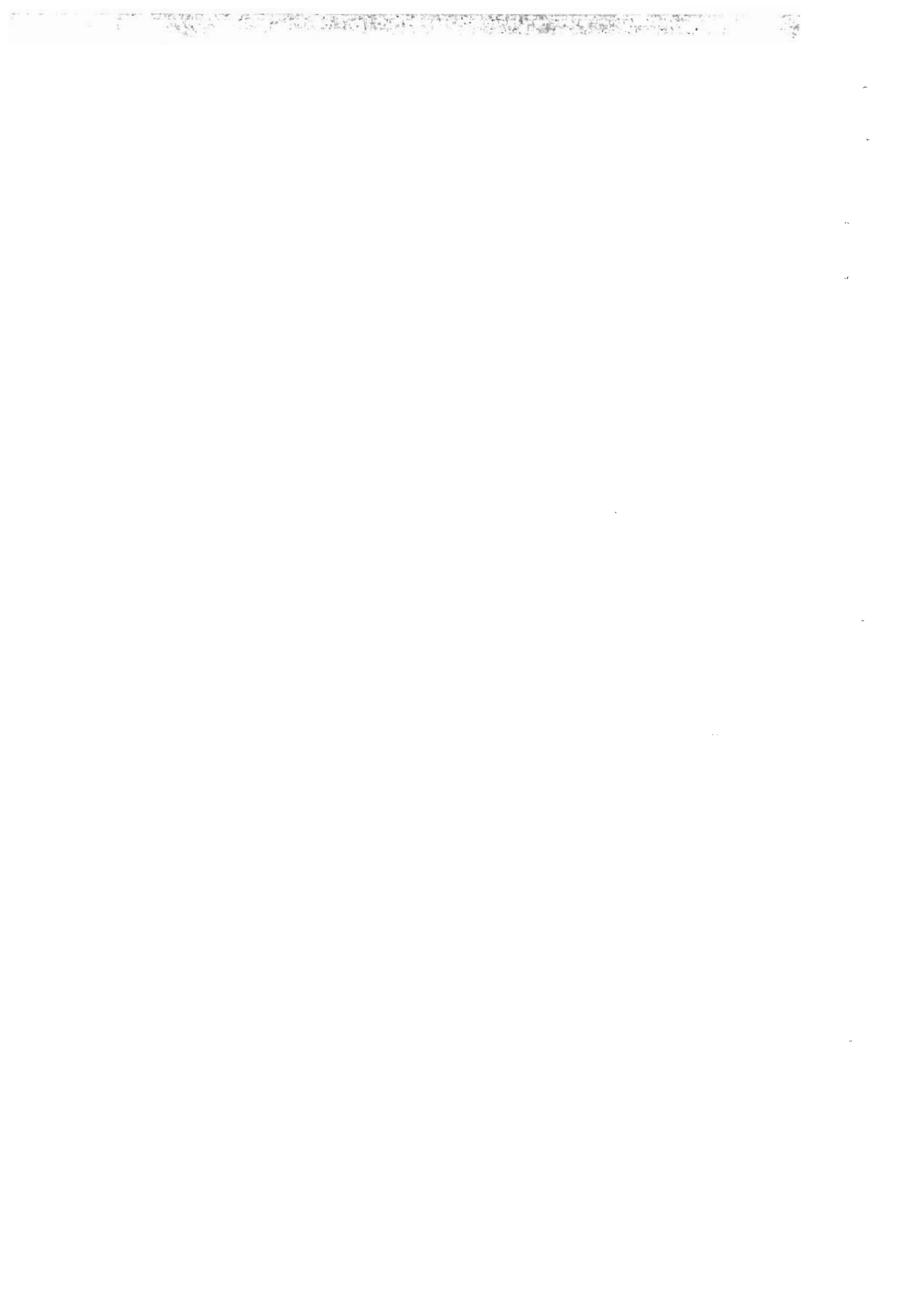
3. Purchasers right in the Property

a) The Purchaser shall have no claim or right to any part of the said property nor in the said plot and also shall not have any right or claim in any other part of the building/s whether situated on the said property or on the said plot of land other than the said premises, agreed to be taken by him.

b) The Purchaser confirms that no interest in the said premises is intended to pass or shall be deemed to have passed in favour of the Purchaser, until the full payment of the purchase price and all other amounts due under this agreement, shall have been fully paid up by the Purchaser.

c) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said property or of the said





plot of land or any part thereof and the said building/s or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him.

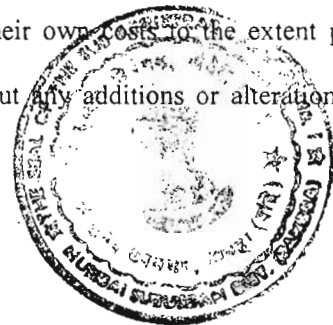
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- d) All open spaces, parking spaces, lobbies, staircases, stores, the basement/ atrium will remain the property of the Developers till such time the Developers think fit and in any case shall always be subject to the paramount rights of the Developers to the use and enjoyment of such spaces without any fees or cost or charges.
- e) Nothing contained in the presents shall be construed to confer upon the Purchaser right, title or interest or any kind whatsoever in to or ever the said property or in the said plot of land or the buildings constructed thereon or any part thereof.

The Purchaser agrees not to sell, assign, let sub-let or create any lien, charges, transfer etc. without the specific consent in writing from the Developers. It is strictly understood and agreed by the Purchaser that in the event any such transfer takes place without consent then the transferee will not be entitled to become member of the said society as the case may be.

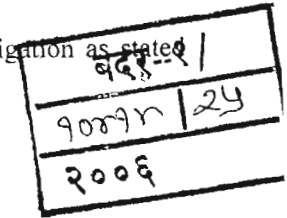
if within a period of one year from the date of handing over the said premises to the Purchaser, or the Occupation Certificate whichever is earlier, the Purchaser brings to the notice of the Developers any structural defect in the said premises or the wing in which the said premises is situated or the materials used therein, then wherever possible, such defects shall be rectified by the Developers at their own costs to the extent possible.

PROVIDED further that if the Purchaser carry out any additions or alterations to the





Premises agreed to be purchased by them without obtaining prior consent of the Developers in writing, the Developers shall be relieved from their obligation as stated hereinabove.



- h) Irrespective of the license being given to the purchaser in the respective premises purchased by him and the management of the said property being entrusted to them the rights of the purchaser are subjected to the Developers rights of exploiting the commercial potential of the said property and the said plot of land including buildings thereon, in the manner aforesaid and the rights of the developers howsoever shall be subsisting and shall continue to vest, in the Developers.

c) Common Area

- a) The Purchaser hereby agrees that save and except the common areas and facilities hereunder written in the second schedule and the amenities provided and the fixtures, fittings and amenities set out in Annexure 'E' respectively the Purchaser shall not have any right, title or interest in any other common areas and facilities, fixtures, fittings and amenities nor shall claim any such rights in the said property or the said plot of land and in buildings constructed thereon.
- b) The Purchaser undertakes not to cause any impediment/ obstruction to the Developer to commercially exploit either by itself or through any third party, any of such common areas and facilities, fixtures, fittings and amenities which are not specified in the Second Schedule and the amenities provided in Annexure 'E' respectively.





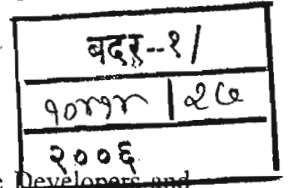
c) It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities appurtenant with the said premises and the nature, extent and description of such common areas and facilities and percentage of undivided interest which the Purchaser shall enjoy in the common areas and facilities appurtenant to the said premises agreed to be sold is set out in the Second Schedule hereunder written.

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d) Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Developers and the Purchaser that the Developers shall be entitled to utilize and enjoy either personally or through any nominee/s all area of areas forming part of the said plot of land as may be available from time to time including areas reserved for public utility including recreation etc. by utilizing the same as the Developers may deem fit and the Developers inter-alia will be entitled to construct recreation center, health club, terraces, compound walls, display or advertisements or hoarding etc., or carry on such other activity or activities as the Developers may desire on professional and/ or commercial basis and the ownership of such spaces, services, display places, construction and structures including right to own, manage run and conduct such area or areas or structure or structures with right to transfer or assign benefit thereof and to recover and appropriate consideration received there from including from the day to day business thereof shall be that of the Developers alone exclusively and the Purchaser shall have no right thereto either in his individual capacity or through the said society. The Purchaser doth hereby declares and confirms for the sake of clarity that the ownership of all such area or areas and construction by way of recreation center, health club, terraces, compound walls, display or advertisements or hoarding etc. shall belong to the Developers alone exclusively and the Purchaser shall have no right to the same in any manner whatsoever.



e) The Purchaser shall not be entitled to charge the Developers, or their nominee or transferee any amount by way of rent or compensation or premium or monthly maintenance charges or any other charges or outgoings for use of recreation center, health club, terraces, compound walls, display or advertisements or hoardings etc. for the purpose mentioned hereinabove.



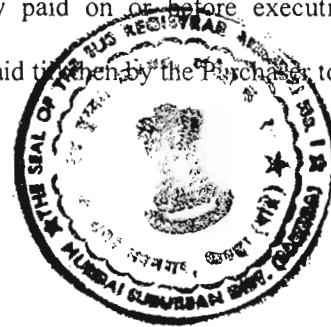
f) All open spaces, lobbies, staircases, etc will remain the property of the Developers and will be subject to the continuous use and occupation by the Developers.

2. Forfeiture, Termination etc.

a. Without prejudice to the aforesaid, on the Purchaser committing any default in payment of any installment/s on their due dates, to the Developers, under this agreement (including his/ her proportionate share of taxes levied by the concerned local authorities and other outgoings) or on the Purchasers committing breach of any of the terms and conditions herein contained, on giving fourteen days prior notice in writing, the Developers shall be entitled to terminate this agreement, provided during the said period, the purchaser fails to remedy the breach committed by them.

b. On termination, the Purchaser will not have rights of any nature whatsoever, either in the said premises and/ or under this agreement, and/ or against the Developers or otherwise.

c. Provided further that in such an event, the Developers at their discretion may refund to the Purchaser, all the amounts, received by them, from the Purchasers, without interest, after deducting there from the earnest money paid on or before execution of this agreement together with 50% of the said sums paid to them by the Purchaser, to be treated





as a liquidated damages which the Developers are entitled to receive, on account of the failure of the Purchaser, to comply with terms of this Agreement.

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d) The Purchaser shall accept the said refund, if any, without raising disputes of any nature whatsoever. Provided further that such refund if any shall be paid only out of sale proceeds, which may be available, out of subsequent sale and transfer of the said premises, to any other purchaser thereof.

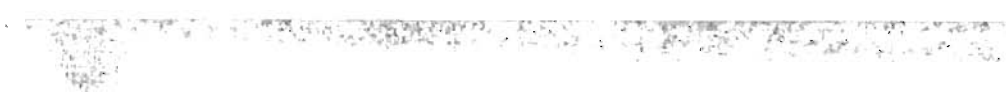
e) On the expiry period of fourteen days from the issue of the notice mentioned herein the Developers shall have an absolute right to sell and transfer the said premises to any third party, without any reference and/ or recourse to the Purchaser, which the Purchaser hereby agrees and confirms.

f) The power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchaser fourteen days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within notice period.

g) Terraces and common areas – construction and display and other rights

h) It is further clarified that the terraces on the top floor or there above and other common areas and terraces and open areas of the building/s and the flower beds in the compound not specifically allotted to the Purchasers shall be the property of the Developers and possession or management thereof shall not vest in the purchaser.





rights to the said terraces shall include rights to construct additional floor
in the said building/s starting from the said terrace as the base level at any time
in the future by utilizing the FSI and/ or TDR or any other rights in respect of the said
property or in respect of adjoining properties or in respect of any other properties on the
said property.

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include rights

The Developers rights to the said common areas and the flower beds shall
to erect and install such structures as will enable the installation of hoardings and objects
for display and advertisement of any product or services and to deal with such facilities
so created in any manner as is deemed fit by the Developers without any recourse to the
purchaser and without payment of any charges or fees for the use of the same by himself
or by any person or persons of his choice.

The Purchaser do hereby give his irrevocable consent and no objection to the Developers,
for carrying out any such additional construction on the said terraces or otherwise to
construct new building/s or structures in or upon any part of the said property and for
erection and installation of the said display facilities in the said common areas.

It is further agreed that the purchasers in the said building or their employees, contractors
agents, shall be entitled to enter upon or have access to the said terraces or any part
thereof, save and except for the limited purpose of attending to the water tank for the
purpose of cleaning or carrying out repairs thereto. The Purchaser hereby further give
irrevocable consent to the demolition, removal and relocation of the water tank or any
other articles for the time being, to carry out such additional constructions.





f) The lift room and water tank shall be located on the terrace above the top floor of the said building the said terrace is agreed to be left open to the sky for further and additional construction thereon by the Developers in future at any stage and/ or time.

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g) The Developers shall be entitled to construct premise/s with or without podia/ terraces and/ or garden and shall be entitled to sell the same on ownership basis and/ or otherwise dispose off the same. The Purchasers shall not be entitled to raise any objection of whatsoever kind or nature and shall not have any claim, right, title or interest therein.

h) Such premises when sold and/ or allotted and/ or earmarked by the Developers to the Purchaser of such premises the purchaser of such premises shall be exclusively entitled to the use of the terraces or garden or open spaces sold and/ or allotted to him. Provided however that the said terrace and/ or garden space shall not be enclosed by the premise/s purchaser till the permission in writing is obtained from the concerned local authority.

It is further expressly clarified, agreed and understood by and between the parties hereto that the terrace above the top floor of the said building shall always absolutely and exclusively belong to the Developers and the Developers have full right, absolute authority, and unfettered discretion to deal with the same and use the same in any lawful manner, including for putting up and displaying hoarding/ advertisements thereon, or putting up AC plant, Meter Rooms any overhead water tank/s etc. and/ or to install Dish antenna/s, Relay Station/s for Cellular and Satellite Communications etc.





j) The Developers shall not be liable to pay any compensation, amount or charges whatsoever in respect of such additional construction or for putting up the hoardings/ advertisements thereon, or putting up AC Plant, Meter Rooms, any overhead water tank/s etc. and/ or to install Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc to the Purchaser who shall not at any time raise any dispute or objection in this respect.

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k) The said terraces of the building including the parapet walls shall always be the property of the Developers who shall be entitled to use the parapet wall for any purpose including the display of advertisements and sign boards and the Purchaser shall not be entitled to raise any objection or ask for any payment or concession of whatsoever nature on the ground of inconvenience or any other ground whatsoever.

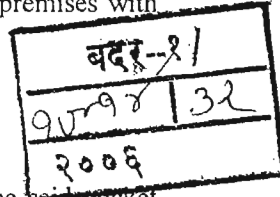
Pocket Terraces

The Purchaser has been informed that the Purchasers of various flats/ premises on the various floors have been granted the exclusive usages of the pocket terraces attached thereto and the Purchaser hereby agrees and confirms that he is not entitled to use the said pocket terraces in the building and confirms that he has no objection to such usage by the respective purchasers of such premises and covenants that the same shall be for the exclusive use and benefits of the purchaser/s of the said premise/s and hereby consents to the grant of exclusive usage of the said pocket terraces to the respective purchaser/s of the said premises and hereby states, declares and covenants that the Purchaser will not have any right to use or have any claim right, title or interest of whatsoever nature in the said pocket terraces.





b) It is agreed that the aforesaid right in favour of the purchaser of the said premises with the pocket terraces shall represent a covenant running with the land.



c) It is also understood and agreed by and between the parties hereto that the said pocket terraces shall belong exclusively to the respective purchasers of the premises adjoining to them and such terraces are intended for their exclusive use. The said terrace however shall not be enclosed by such purchasers till the permission in writing is obtained from the concerned local authority.

d) The Purchaser agrees and confirms that the allottees of the car parking space who have been allotted are entitled to use such car parking space for parking his car and other Purchaser shall have no claim and/ or right, title and interest in respect of the said car parking space for parking his car.

23. Advertisements hoardings display space and installations

a) The Developers have informed the purchaser about their intention to own, retain and use and/or to sell, lease or give on license or otherwise deal with or dispose of the rights of use, enjoyment and commercial exploitation of the terraces on or above the top floor, parapet walls of such terraces, the side walls of the buildings, the foyer, lounge and lobbies inside the building and the flower beds in the compound (hereinafter collectively referred to as the 'said display space').

b) The Developers have also informed that the said display space may be put to any use by him or his nominee or the persons acquiring the rights therein from the Developers for the purposes of installation of such devices as may be capable of transmission and/or



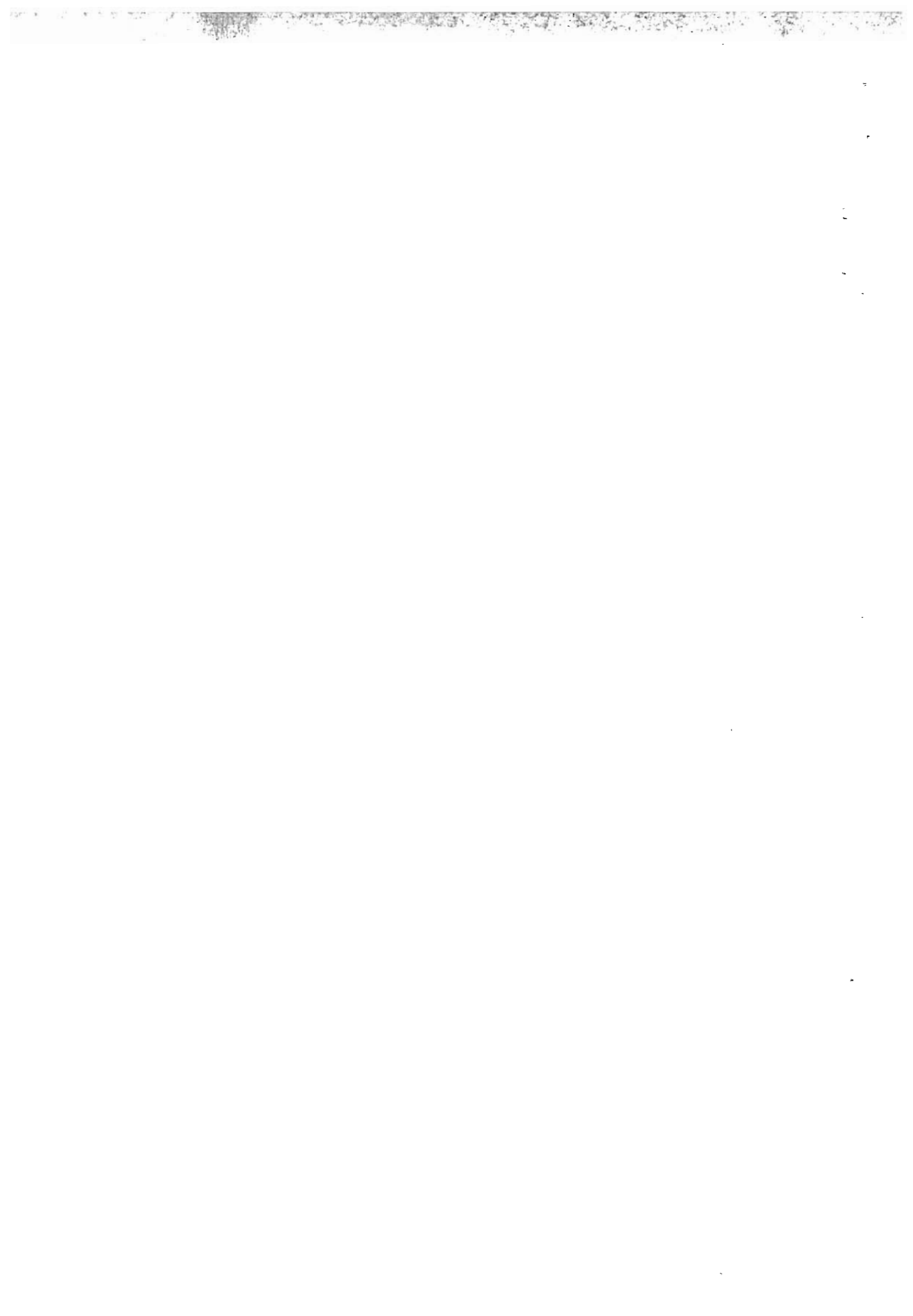


reception of electric or electronic signals and data including cellular telecommunication relay stations etc. and/or for any other purpose including for erecting and installing and/or allowing installation of antennas, boosters and other equipment by laying cables on ground level of the terrace on or above the top floor for facilitating relay communications, radio pager services and satellite and other communications, provide cable network services for television and other communications by any and all means and devices and/or advertisement which includes hoarding and display by way of painted boards, sign boards as well as including electric, laser and/or neon signs, etc. and neon lights and allied purposes.

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- c) The buyer or Licensee of said display space where possible shall install a separate electric meter for neon lights and shall alone bear and pay taxes and electric charges pertaining to the said display space and the purchaser shall not take any objection for the same. The actual outgoings incurred or payable in respect of the said display space will be the sole responsibility and/or liability of the buyer or licensee or user of the said display space.
- d) On payment of such charges the buyer or Licensee or the user of the said display space, shall not be liable to contribute any amount, whatsoever for maintenance or otherwise of building/s it being clearly understood that he shall be responsible solely for his own Municipal taxes and electricity charges.
- e) The Developers have informed the Purchaser and the Purchaser hereby confirms that the Developers and or his nominee or licensee are entitled to put up the said display and to exploit the same commercially.





The Developers for the above stated objectives may enter into suitable arrangement/s or agreement/s with any person/s and allot to such person/s for commercially exploiting the said display space on such terms and conditions as the Developers may deem fit and to receive/ collect for themselves such consideration including sale price, rent, compensation, fees, etc. thereof from such persons who will be permitted at all times to bring in and install equipment, ancillaries, facilities and also to install separate electric and other meters and to lay cables, carry out fabrication work, civil work and other things necessary for such installation but entirely at their own cost, risk and expenses.

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The Purchaser undertakes not to cause any impediment/obstruction to the Developers to commercially exploit either by himself or through any third party, any of such display space common areas and facilities, fixtures, fittings and amenities which are not specified in the Second Schedule and in Annexure 'E' respectively.

The Purchaser further undertakes to indemnify the Developers or any third party claiming through them for any loss or damage including opportunity cost and loss of business suffered during the period such impediment/obstruction caused by the Purchaser continues. If the Developers or any third party claiming through them fails to commercially exploit the same, due to any suit or proceeding instituted by the Purchaser and such suit or proceedings is/are decided against such Purchaser the duration of such suit or proceeding, unless otherwise directed by the Court/other authority before whom such suit/proceedings are instituted would be construed as impediment/ obstruction to the commercial exploitation of the said display space and common areas and facilities, fixtures, fittings, and amenities in the Second Schedule in Annexure 'E' respectively.





The Developers shall have the right to be a member of the said society and acquire shares of such society where required by the law on the same terms and conditions as are applicable to the other purchasers of the premises in order to enable the Developers to own and/or deal with the said display space.

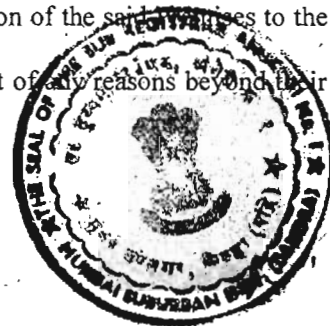
The Purchaser shall not have any rights to vote on any issues concerning the said display space.

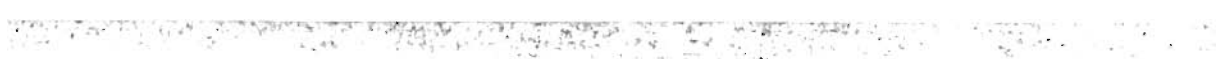
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Possession

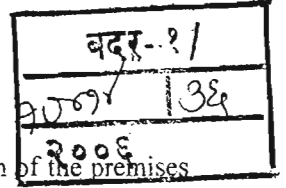
The Developers propose to offer the possession of the said Premises to the Purchaser by _____ subject to the availability of cement, steel and other building materials, grant of necessary electric and water connection and also subject to the act of God such as earthquake, flood or other natural calamities and also subject to the Government restrictions, notice, order, rule, Notification of the Government and/or any other Public Body and/or Competent Authority on the building and/or enemy action, wars, strikes or any other cause beyond the control of the Developers, or on account of delay in issue of Occupation certificate and in such event the time for completion of the building/s and offer of possession of the said premises, shall be automatically extended for such further period of time, as the Architects of the Developers may determine. In any case the Purchaser shall not be entitled to claim any damages whatsoever or otherwise an account of delay or default, in giving possession of the said premises.

If the Developers fail or neglect to offer possession of the said Premises to the Purchaser save and except as stated hereinabove on account of any reasons beyond their control or





as provided in section 8 of Maharashtra Ownership Flats Act, then the Developers shall be liable on demand to refund to the Purchaser amount already received by them in respect of the said Premises. It is agreed that upon on offering refund of the said amount as stated hereinabove, the Purchaser/s shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the said premises or against the said property in any manner whatsoever and the Developers shall be entitled to deal with or dispose of the said premises to any person or party as the Developers may desire at their absolute discretion.



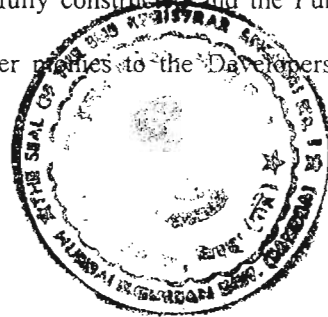
- c) Under no circumstances the Purchaser shall be entitled to the possession of the premises unless and until all payments required to be made under the Agreement by the Purchaser have been made to the Builders and other obligations, terms and conditions agreed by the Purchaser and mentioned in this Agreement are carried out fully by the Purchaser.
- d) The Developers shall not be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever after offering the possession of the premises to the Purchaser.
- e) The Developers shall be entitled to offer possession of the premises building and as soon as the premises is notified by the Developers as ready for occupation the Purchaser shall pay all the dues payable herein and thereafter pay all such charges payable monthly or otherwise without any default.

Membership of Society



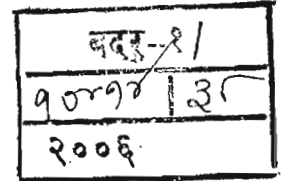
- a) Upon completion of entire development of the said property in the manner stated in these presents and upon the receipt of entire consideration payable by the Purchaser to the Developers, the Developers shall recommend to the said society to make the Purchaser herein a member of the co-operative society and issue the requisite shares in his favour
- b) The Purchaser along with other purchasers of the premises in the said new building shall for that purpose from time to time sign and execute application for registration and/ or membership and other papers and documents necessary for becoming a member, duly fill in, sign and return to the Developers within four days of the same being forwarded by the Developers to the Purchaser so as to enable the Developers to request the said society.
- c) The Purchaser shall not be entitled to call upon the Developers to admit himself as a member of the said society before the completion of the entire project including complete development of the said property, and the Developers having consumed and/or utilized the entire FSI or otherwise of the said property, including TDR, of any other property, on the said property, mentioned under these presents and upon the receipts of the entire sale price towards sale of premises to be constructed on the said property including the receipt of all other amounts mentioned herein.
- d) The name of the new building constructed on the said plot shall always be "RNA Auroville".
- e) It is clarified and the Purchaser confirms that until the said new building (with proposed additions thereto as aforesaid) shall have been fully constructed and the Purchaser has paid the full consideration monies and all other monies to the Developers as herein

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provided, the Developers will not be bound to recommend to the said society to admit the Purchaser as a member of the said Society and the Purchaser hereby confirms that until the above restrictions are fulfilled, the Purchaser will not require and will not be entitled to require the Developers to recommend the Purchaser to be admitted as a member of the said society.



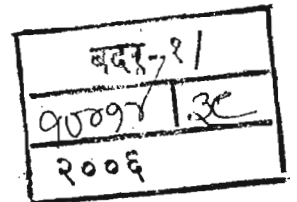
5. Handover

- a) Upon the Developers, having developed the said property by consuming and utilizing the entire FSI or otherwise, of the said property, including full potential of the TDR of any other properties, on the said property and the said plot of land, as permitted by the D.C. Regulation in force, mentioned under these presents and upon the receipt of the entire purchaser price, towards sale of premises to be constructed on the said property and on receipt of the other amounts, mentioned herein, the Developers, shall handover to the said society the said new building.
- b) Such handover shall be at such time as the Developers may in their absolute discretion determine.
- c) The Purchaser shall not ask for any sub-division of the said property nor ask for the sub-division of the said plot of land, and/or shall not put any boundary and/or demarcation or otherwise on the said property, or any part thereof at any time. The Purchaser shall not prevent the Developers from exploiting the commercial potential of the said property by putting any boundary and or demanding any sub-division or otherwise, of any nature whatsoever, so as to prevent the Developers, from development of the said property and of the said plot of land.





Purchaser is informed and agrees that there shall be common infrastructure, on the said property, to be utilized, by all the members of the society including the purchasers of premises in the said new building constructed on the said property and the said plot of and shall at no point of time demand bifurcation of the such infrastructure or utilities.



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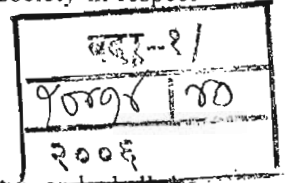
The purchasers of the premises shall be admitted by such society as members and shareholders with the same rights and the same benefits and subject to the same obligations as those of the other purchasers who may already be the members of the said society without any reservation or conditions or any other payments save and except normal entrance fees, share money or otherwise, paid by all the purchasers, towards formation of such organization not being more than Rs. 260 per person.

The Developers have informed the Purchaser which the purchaser hereby agrees and confirms that the Developers shall not be liable to pay maintenance and all other charges of any nature whatsoever, of the said unsold flats/premises so however they shall be liable to pay their share of Municipal Taxes only relating to the unsold premises. The purchasers shall not call upon the developers, to pay maintenance and/or any other charges of the said unsold premises. It is further agreed that the Developers shall pay directly, Municipal Taxes if any, of the said unsold premises, to MCGM or in the case of the said corporation issuing a joint bill the purchasers shall intimate the Developers on receipt of such bill for Municipal Taxes in writing requesting them, to pay Municipal Taxes of the said unsold premises which shall be paid by the Developers.





It is expressly and specifically clarified agreed, understood and confirmed by and between the parties hereto that the unsold premises and car parking spaces and display spaces, etc. shall at all times, remain the absolute property of the Developers and the Developers at their sole discretion may become member/s of the said society in respect thereof.



The Developers shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose off the said unsold premises in any manner and at any point of time for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper; to any person or party of their choice, and neither the Purchaser herein, nor the said society shall object or dispute the same.

On the Developers intimating to the said society of the name or names of the purchasers of such unsold premises, car parking spaces, display spaces, premises etc., the said society shall forthwith accept and admit such purchasers as their members and/or shareholders, and shall forthwith issue share certificates and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof.

In the event of the said new building being handed over before the sale and disposal by the Developers of all the Premises in the said new building to be constructed on the said property, the power and authority of the said society shall be subject to overall





authority and control of the Developers over any of the matters concerning the said new building, the construction and completion thereof and all amenities pertaining to the same and in particular the Developers shall have absolute authority and control as regards the unsold premises/display space/ common areas/terraces and the disposal thereof. The said society shall be liable to admit purchasers of such premises/ display space/ terrace/ common space as it's member without asking any transfer fee or amount save and except entrance fees, share application money and security deposit for maintenance charge like other purchasers.

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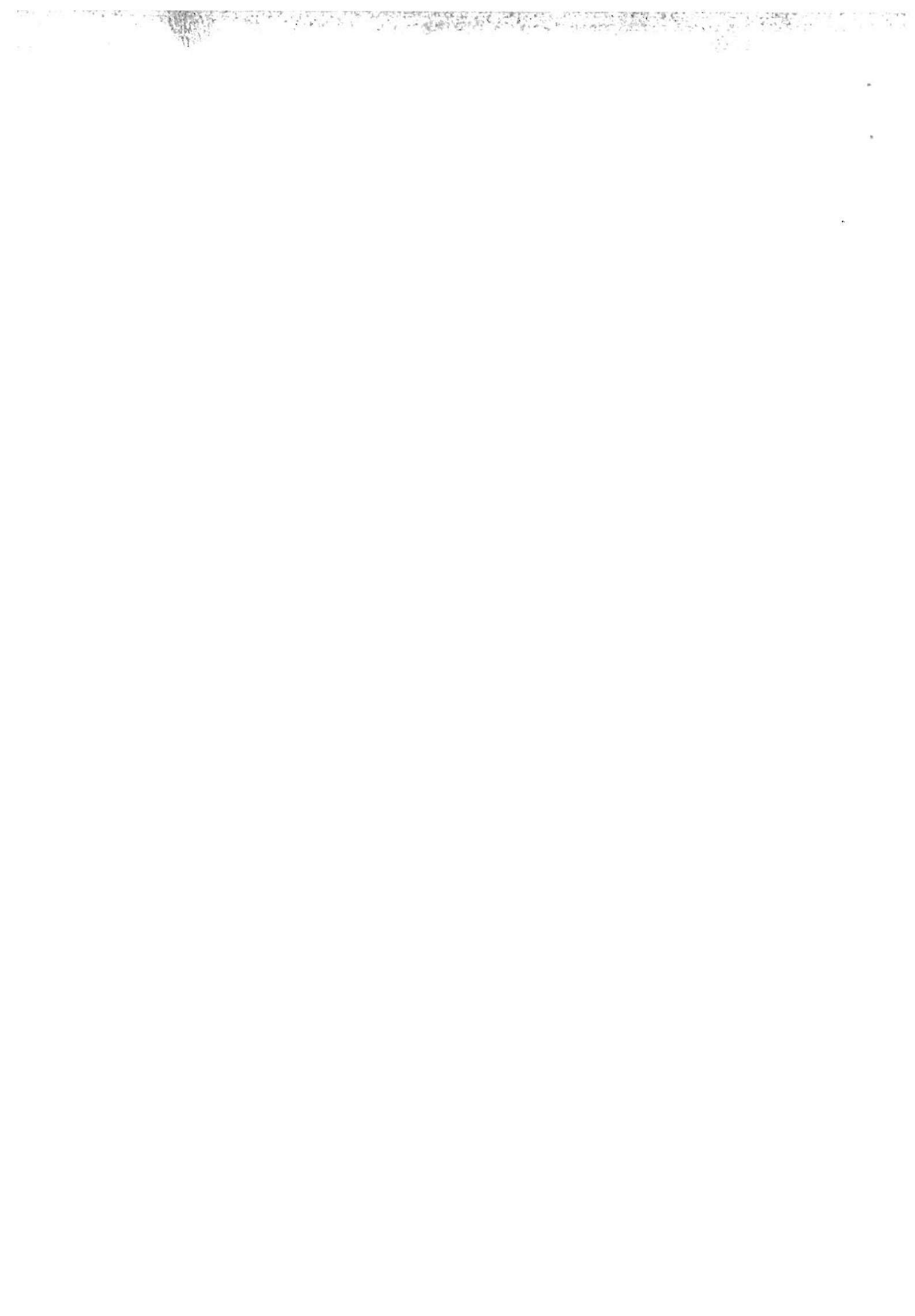
Purchaser's Covenants

The Purchaser with intention to bind all into whatsoever hands the said premises may come including any successor-in-interest of the Purchaser do hereby covenant with the Developers as follows:-

To maintain the premises (at purchaser/s own cost) in good tenantable repair and condition from the date of taking possession of the said premises and not do or suffer to be done anything, in or to the building, in which the said premises, is situated which is against the rules, regulations or bye/laws of the concerned local authority and/or co-operative society nor shall he/they change/alter or make addition in or to the premises or parts thereof, without the written consent of the Developers.

Not to store in the said premises, any goods which are of hazardous or combustible nature or are so heavy as to damage the construction or structure of the Building/s, in which the premises, is situated or storing of which goods, is objected to by the concerned local or other Authorities, and shall not carry or caused to be carried heavy packages or furniture along the staircase, which may damage or are likely to damage the staircase, common





passage or any other Structure in the said Building/s including entrance of the said Building/s and in case any damages, caused to the Building/s and in case any damages, caused to the Building/s or the said Premises, on account of indulgence/s or default of the Purchaser/s in this behalf, the purchaser/s shall be liable for the consequences of the breach.

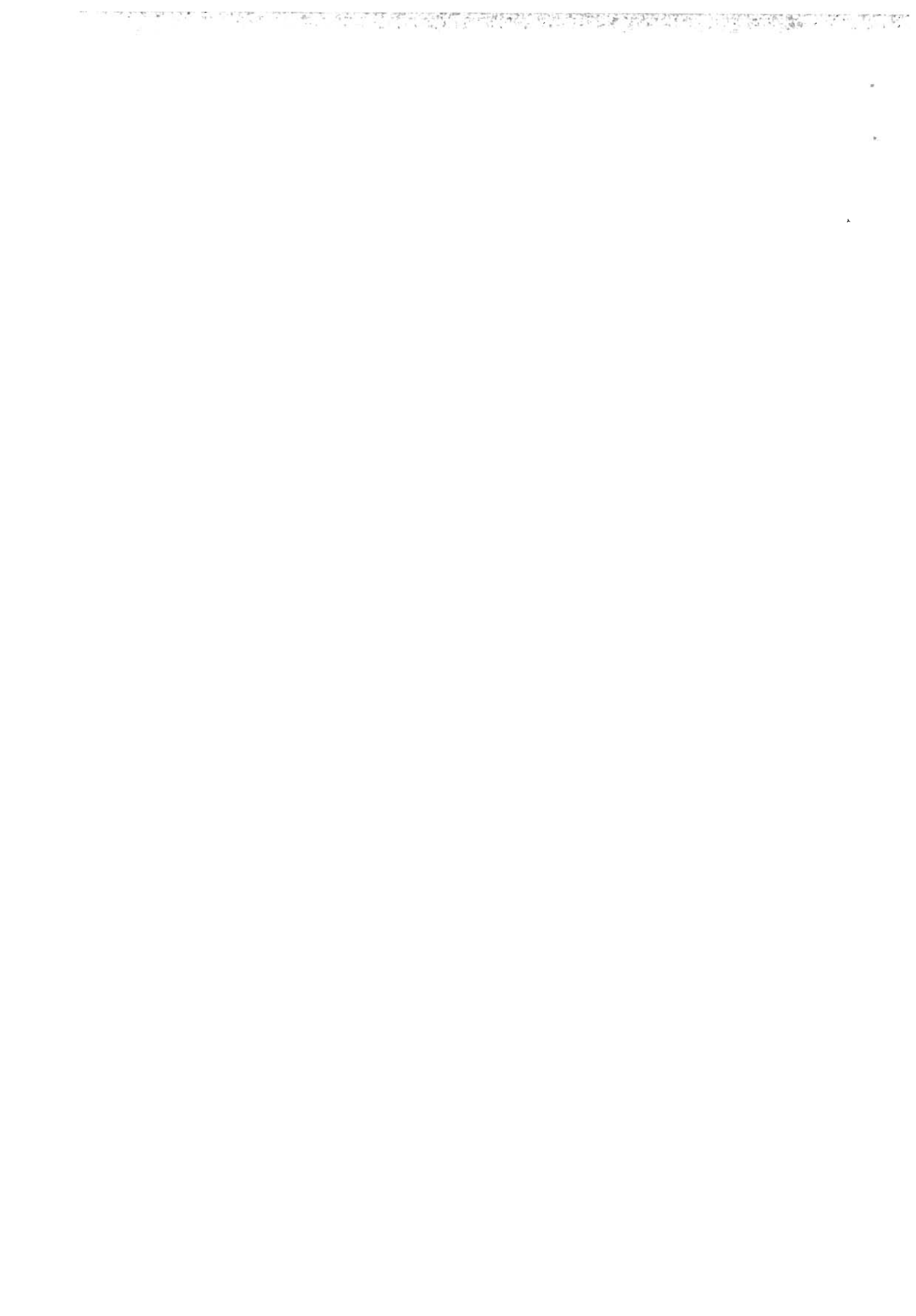
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To carry out at his own cost all internal repairs to the said premises and to maintain the said premises, in the same good condition state and order in which it was delivered by the developers. The Purchaser/s shall not do or suffer to be done, anything in or to the said premises, which may be contrary to the Rules and Regulations and Bye-Laws of the concerned Local Authorities or other Public Authorities.

Not to demolish or cause to be demolished the said premises or part thereof, nor at any time make or cause to be made, any additions or alternations of whatsoever nature in or to the said premises or any part thereof, or any alternations in the elevation/arcade and outside colour scheme of the said building/s and shall keep the sewers, drains and pipes in the premises and appurtenances thereto, in good tenantable repair and conditions and in particular so as to support shelter and protect the other part of the said Building/s and shall not chisel or in any other manner damage the columns beams walls stalls or RCC Pardis or other Structural alterations in the said premises.

Not to do or permit to be done any act or thing which may render void or voidable any insurance if any of the said property and the said Building/s or any part thereof, or whereby any increased premium, shall become payable in respect of the insurance.





Not to throw dirt, rubbish, rags garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property and the said Building/s.

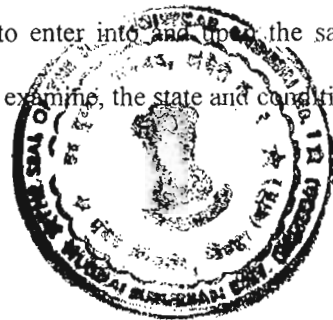
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To pay to the Developers on demand, by the Developers, his share of Security Deposit, demanded by concerned Local Authorities or Government for giving Water, Electricity or any other Service Connection to the said Building/s and/or the said premises.

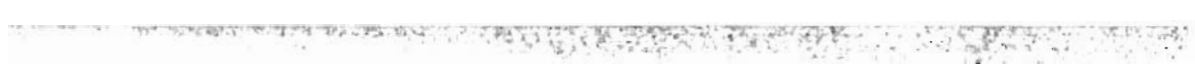
To bear and pay all increases in local Taxes, Water Charges, Insurance and such other levies, if any which are imposed by the Concerned Local Authorities and/or Government and/or other Public Authorities, if the said property and/or the said premises.

To observe and perform all the Rules and Regulations, of the said society and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said buildings and the premises therein and for the due observance and performance of the Rules, Regulations and Bye-Laws for the time being of the concerned Local Authorities and of Government and other Public Bodies. The purchaser shall also observe and perform all the stipulations and conditions laid down by the said society regarding the occupation and use of the premises in the buildings, and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings, in accordance with the terms of this agreement.

To permit the Developers and their servants and agents, whether with or without workmen and others at all reasonable times, to enter into and upon the said premises and/or building or any part thereof, to view and examine, the state and condition thereof.



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To not to sell and transfer the said premises or the benefit of this agreement and/or shall not create third party rights unless with prior written consent, of the Developers.

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To not to let, sub-let, transfer assign or part with the said premises interest or benefit under this agreement or part with the possession of the said until all the dues payable by the Purchaser to the Developer under this Agreement, are fully paid up and only if the purchaser had not been guilty of breach of non-observance of any of the terms and conditions of this Agreement and until the Purchaser has first obtained consent prior in writing from the Developer in that behalf.

To not to ask for any partition, towards his/their right in the said premises and/or the said building/s, in which the said premises is situated and/or in the said property and/or shall not ask for independent rights in the said building/s and/or in the said property and/or any independent agreement or any other agreements of the said premises.

To permit the Developers, and/or their surveyors and/or agents, to with or without workmen, and others, at all reasonable times, to enter into and upon the said property and the said buildings or any part thereof.

To permit the Developers to keep and/or store any construction materials, on any portion of the said property, and/or to have additional electricity supply and/or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary and not to take any objection or otherwise, on the ground of nuisance, noise and/or shall not claim any easement rights and/or any other rights in



the nature of easement or any prospective or other rights of any nature whatsoever and the Purchaser directly and/or indirectly, shall not do any act, deed, matter or a thing, whereby the Developers may be prevented from putting any such additional and/or new construction.

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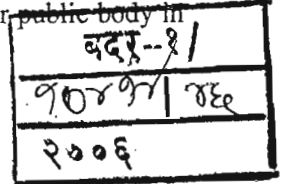
Not to put any loft and carry out any alterations and/or additions in the said premises, which may prevent the Developers to use additional FSI or otherwise mentioned herein of the said property, failing which, the Developers shall have a right to enter upon the said premises and to remove and/or demolish such additions or otherwise entirely at the costs of the purchasers which shall be, without prejudice to the rights of the Developers, to terminate this agreement and in addition thereto, the Purchaser shall be liable, for Civil as well as Criminal action. If any such alterations, additions of changes are carried out by the Purchaser herein or their assignees or purchasers from them or other purchasers of any premises in the building/s then in such case, the Developers shall ipso fact, be released and/or discharged from an obligation, to rectify or repair or reimburse the Purchaser in respect of any structural defect. Provided further that in the event of the purchasers, carrying out any such unauthorized addition or alteration, he shall be exclusively responsible and answerable to the Municipal Authorities including purchasers of premises in the said Building/s and the Developers shall not be responsible for any liability and/or responsibility, in respect thereof and the Developers shall not be responsible to bring occupation certificate or otherwise.

Not to decorate the exterior of the said premises otherwise than in a manner agreed to with the Developers.



r) Not to at any time demolish or cause to be demolished the premises or any part thereof.

The Purchaser shall not permit the closing of verandah or lounge or balconies or make any alternations in the elevation and outside colour scheme of the premises to be acquired by him without the prior written consent of the Builders and also after obtaining the permission of the Municipal Corporation of Greater Mumbai or any other public body in this behalf.



s) The above conditions are of essence of contract and upon the purchaser committing default in observing the condition herein, the Developers shall be entitled to terminate the agreement, the Developers shall be entitled to rectify the unauthorized change carried out by the Purchaser and restore the exterior to its original condition at the cost of Purchaser. The Developers shall not be liable or responsible for any loss or damages that may be suffered by the Purchaser while restoring the exterior of the building to its original condition.

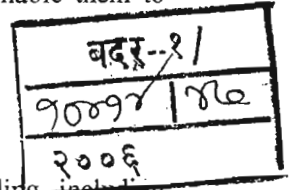
Other rights of the Developers

a) Subject to the right of the Purchaser in respect of the said premises the Developers shall be at liberty to sell, assign, transfer or otherwise deal with their right and interest in the said property, and in buildings to be constructed thereon. Provided that the developers do not in any way affect or prejudice the right hereby granted in favour of the Purchaser.

b) The Purchaser hereby agrees, undertakes and covenants that he shall not at any time thereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interest, privileges or authorities reserved by, or retained or granted to the Developers under this agreement, or any other deed, documents or writing that may be entered into



and executed between the parties hereto, and Purchaser shall be bound and liable to render to the Developers all necessary assistance and co-operation, to enable them to exercise and avail of the same.



- c) At their sole discretion, the Developers, may start construction, of building, including wings thereof, and may postpone construction of part thereof. The Purchaser under any circumstances shall not stop or take any steps to stop, construction of the said buildings, on the ground of nuisance, disturbances, or for other reasons of any nature whatsoever.
- d) The purchaser has unconditionally agreed, that he has no right, on the appurtenant land, to the said new building.

Work Specifications

It is expressly agreed that the said premises shall contain (save and except garage, car parking space, area covered under stilt which shall be a normal brick structure with cement plaster and cement flooring) specifications, fixtures, fittings and amenities as set out in Third Schedule hereunder written and the Purchaser confirms that the Developers shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said premises.

Quality of Construction

The purchaser before taking possession of the said premises, shall completely satisfy himself/regarding the construction, facilities and amenities and hereby agree not to raise any dispute on such account thereafter either individually and or by joining as member in society or otherwise, in any capacity.



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Car Parking

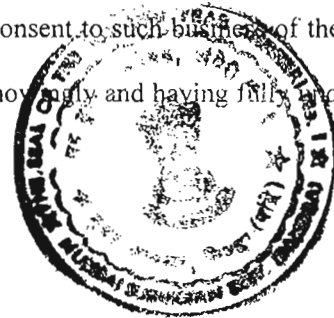
The Purchaser is aware that car parking and open car parking belong to the Developers only and the same cannot be used by the Purchaser without the written permission from the Developers. The security personnel of Developers shall have the right to remove any such car parked without obtaining the aforesaid permission.

The open car parking shall be not be Numbered, and the allottees of car parking rights shall park their cars on first come first served basis, and such space will not claim specific parking space, from Developers or claim damage for short parking spaces.

Use by other Purchasers

The Purchaser has been informed specifically that the Developers intent to furnish certain flats, floors, and/ or building, for the use of Dispensary, Nursing Home, and Tuition Classes or in any other manner, which will run on the commercial basis. The Purchaser has given his full consent knowingly and having fully understood, and now the purchaser hereby irrevocably agree with the Developers not to raise any objection individually and or as part of any committee.

The Purchaser has also been informed specifically that the Developers shall be the owners of the swimming pool, health club and other recreational facilities if developed by them and located on the said property and shall run the same and shall permit the residents of the buildings on the said plot of land and other persons to use such facilities for valuable consideration for such time and period decided at the discretion of the Developers. The Purchaser has given his full consent to such business of the Developers and the use thereof by the permitted persons knowingly and having fully understood, and



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the Purchaser hereby irrevocably agrees with the Developers not to raise any objection individually and/ or as part of any committee and not to demand any right, title and interest in such facilities as also the right of use.

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Developers shall in respect of any amount remaining unpaid by the Purchaser under the terms and conditions of this agreement shall have first lien and charge on the said premises, and to be purchased by the purchaser.

Additional Construction, Sale, Membership

The Developers in their absolute discretion are entitled to make amendments, additions, alterations in the building/ buildings to be constructed by the Developers on the said property and the Purchaser shall not be entitled to object to such amendments, additions, alterations or the construction to be carried out by the Developers or the users thereof on any ground whatsoever, including on the ground of objection of light, air, ventilation or any inconvenience.

The Developers shall have a right to make additions, raise stories and put up additional structures as may be permitted by Municipal and other Competent Authorities. Such additional structures and stories will be sole property of the Developers who will be entitled to dispose it off in any way they choose and the Purchaser hereby consent to the same and agree not to raise any objection.



2) The said society shall admit as its members all purchasers of such new and additional premises/ display space/ garage/ common space/ premises/ tenement/ floor/ terrace whenever constructed on the said property.

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3) All such new and additional premises/ display space/ garage/ common space/ premises/ tenement/ floor/ terrace extension/ buildings and structures shall absolutely and exclusively belong to the Developers and neither the Purchaser herein, shall have no claim any rights, title, benefits or interests whatsoever in respect thereof and the Developers shall be entitled to deal with sell, let or otherwise dispose off and transfer the same in any manner, to any person/party of their choice, for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper, and the Purchaser shall not raise any dispute or objection thereto and the Purchaser hereby grants his irrevocable consent to the same.

4) The Purchaser shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this clause, or to the Developers exercising their respective rights as mentioned herein, nor shall they claim any abatement or reduction in the purchase price due to the same nor shall they claim any compensation or damages from the Developers due to the same on any ground whatsoever, including on the ground of any inconvenience or nuisance which may be caused by the Developers putting up and effecting such new and additional construction as mentioned hereinabove.

5) The Purchaser hereby gives his irrevocable consent under the provisions of section 7 of the Maharashtra Ownership Flats Act, 1963 to such additional structure or structures



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being constructed under such alternations additions or modifications being carried out by the Developers on the said property at any point of time.

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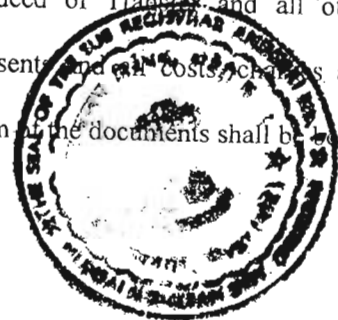
The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Developers and the Owners to the said property and has accepted the same and shall not be entitled to any further investigations relating therein.

The Purchaser shall use the said flat agreed to be sold by the Developers to the Purchaser for residential purpose and parking space under stilt/open car parking space for parking their car and will not use the same for any other purpose, without obtaining the prior written consent of the Developers.

Stamp duty and Registration

The Purchaser shall at his own costs and expenses including the payment of stamp duty and registration charges, lodge this agreement for registration with the Registrar within the time limit prescribed by law and forthwith inform the Developers, the serial number under which the same is lodged to enable them, to admit execution of the same and thereafter the Developers shall within the time limit prescribed by the Registration Act attend such office and admit the execution thereof.

The Developers shall prepare where required the deed of Transfer and all other documents to be executed in pursuance of these present and all costs, charges and expenses including stamp duty registration and execution of the documents shall be borne



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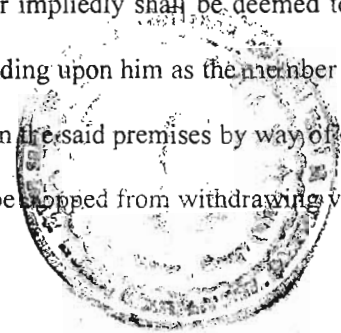
and paid by all the Purchasers of various premises in Buildings on the said property in proportion to the respective area of the respective premises. All costs, charges and expenses in connection with preparation, engrossing, stamping and registering this Agreement as well as any other documents required to be executed by the Developers, or by the Purchaser, pursuant to the provisions of the Maharashtra Apartment Ownership Act, 1971, stamp and registration charges in respect of this Agreement and of all such documents for transferring the said premises in favour of the Purchaser as well as the entire professional costs of the Advocates of the Developers in preparing and/ or approving all such documents shall be borne and paid by the Purchaser or proportionately by the Purchaser of all premises in the said building (as the case may be) The Developers shall not contribute anything towards such expenses. The Purchaser shall on demand pay to the Developers their proportionate share in regard to the above. The amount payable under this clause is in addition to the amount as mentioned herein above.

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This agreement is subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and Maharashtra Ownership Flats Rules, 1964 or any amendments or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

Covenant with land

Unless the context otherwise suggests or warrants, all obligations, conditions and liabilities herein imposed upon the Purchaser whether expressly or impliedly shall be deemed to be a covenant running with the said premises and shall be binding upon him as the member of the said society including any person acquiring any interest in the said premises by way of a sale, lease or of inheritance, or by reason of law and he shall be stopped from withdrawing various



obligations and liabilities herein contained and the covenants, obligations and liabilities on the part of the Purchaser shall remain in full force and effect.

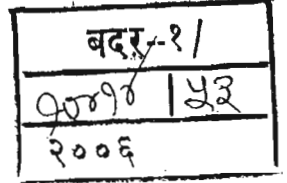
Notice

All notice to be served on the Purchaser as shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D. or Under Certificate of Posting at his address specified below: -

Mr. Sanjaybhai Dhanjibhai Zadafiya

B/34, Tara Baug Estate, 2nd Floor,

Near Hinduja College, Charni Road, Mumbai 400 004



Jurisdiction

Courts of Mumbai alone shall have jurisdiction in the matter.

THE FIRST SCHEDULE ABOVE REFERRED TO

1. THAT non-agricultural land, hereditaments and premises situate at Village Bandra (Santacruz) in the Registration Sub-District of Bandra District Mumbai Suburban being Plot no. 26 and forming part of plot no. 26 of TPS no. IV, Santacruz (west), varied and contained by measurements 3680 square yards or thereabouts, equivalent to 3076.96 square meters approximately together with the building known as "AUROVILLE" and 1 (one) old structure standing thereto and bounded as follows, that is to say:-

Bound towards the North	:	by plot no. 23, 24 and 25 (parts) of the said Scheme
Bound towards the South	:	partly by Gujar road and partly by plot no. 28 (part) Of the said scheme
Bound towards the West	:	St. Andrew's Road
Bound towards the East	:	by plot no. 26-A of the said scheme



RECEIPT

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१००११ ५५
२००६

RECEIVED on the day and year first herein above]
Written of and from the within named "Purchaser"]
The sum of Rs. 1,73,81,000/- (Rupees Once Crore Seventy]
Three Lac Eighty One Thousand Only) as follows:]
Rs. 80,00,000/- by cheque no. 875754 dated 13.03.06]
Drawn on ABN Amro Bank, Nariman Point and]
Rs. 53,24,000/- by cheque no. 197602 dated 17.07.06]
Drawn on ABN Amro Bank, Nariman Point and]
Rs. 40,57,000/- by cheque no. 279807 dated 05.10.06]
Drawn on ABN Amro Bank, Nariman Point]
Being the amount paid towards the Earnest Money to us]
On the execution hereof] We say Received

FOR SARANGA ESTATE PVT. LTD.

A. [Signature]

DIRECTOR

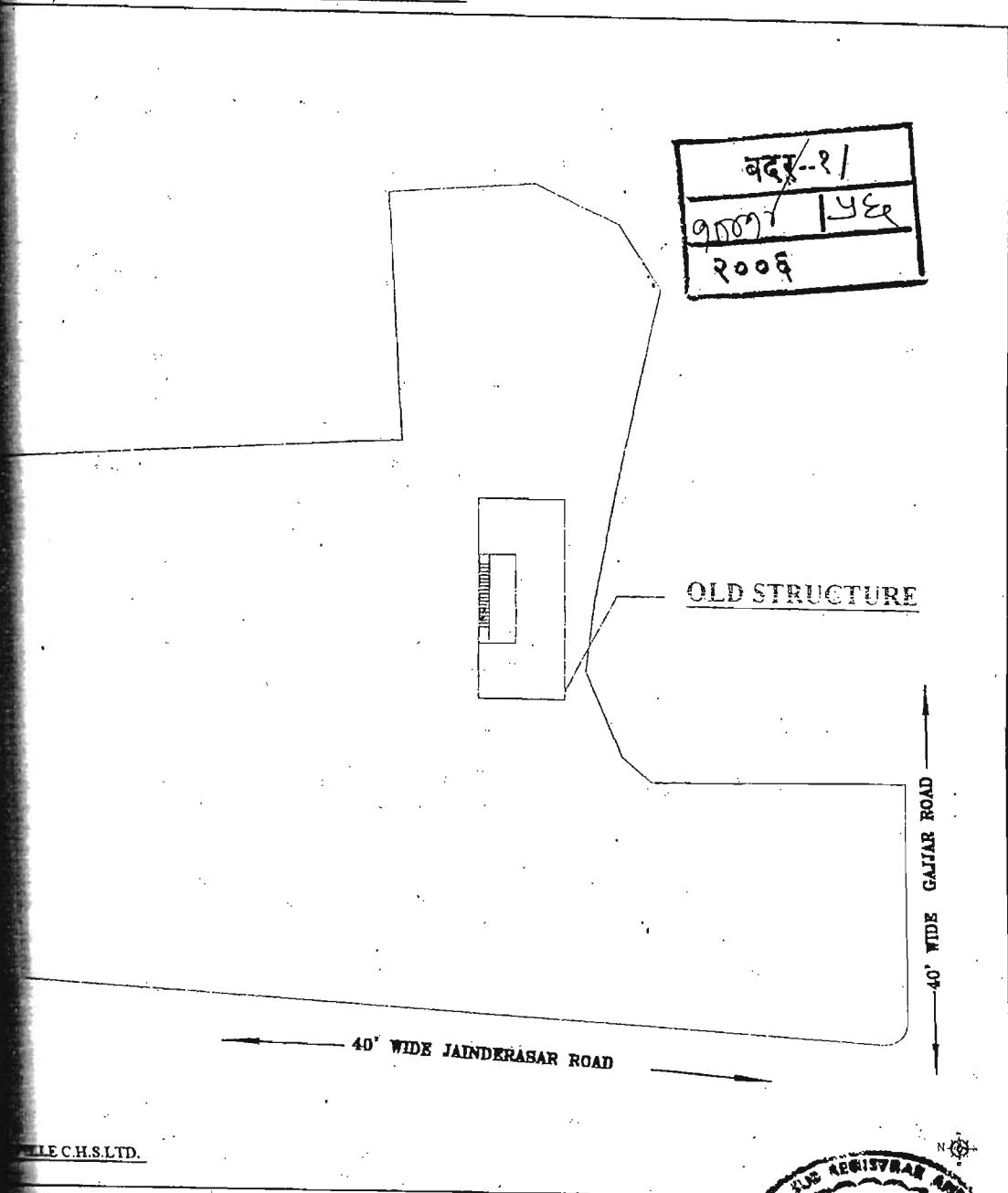


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ANNEXURE-A



बदर-१/	
१००१	५६२
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OLD STRUCTURE

40' WIDE JAINDERASAR ROAD

40' WIDE GAJJAR ROAD

MECH.S.LTD.



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2002-15,000 Forms.

Ex. Engineer Bldg. Proposal [W.A.]
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 058.

ANNEXURE-AA
EC-48

in replying please quote No.
and date of this letter.

This I.O.D./G.C. is issued subject
to the provisions of Urban Land
(Ceiling and Regulation) Act, 1976

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

447-2/
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No. E.B./CE/ BS/A of 200 - 200

No. CE/1455/WS/AH of 8 JUN 2004 Municipal Office,
Mumbai200

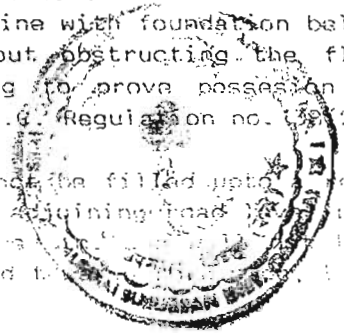
MEMORANDUM

M/s. Saranga Estate Pvt. Ltd., C.A. No M/s Auroville C.H.S. Ltd., Owner.

With reference to your Notice, letter No. 342 dated 30/03/2003 and delivered on
2003 and the plans, Sections Specifications and Description and further particulars and
your buildings at Proposed residential bldg. 'B' on plot bearing GTS
No. G/217 to G/219, F.P. No. 268, TPS IV of Santacruz
your letter, dated 2003 at Jain Dargah Marg & Gujjar Lane, Santacruz (W).
proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of
Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the commencement certificate under section 44/69 (1)(a) of the M.R. T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of 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.G. Regulation no. (19/27).
3. That the low lying plot will not be filled upto reduced level of atleast 92 T.R.D. or 6" above adjoining road level whichever is higher with murem, as in, but same to be levelled, rolled and consolidated and to be ready for the start of the work.



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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and comments, but not otherwise you will be at liberty to proceed with the said building or work at any 7th day of June 2005 but not so as to contravene any of the provisions as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

Handwritten box containing:
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for Executive Engineer, Building Department
Zone. H&K/E

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 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 the level of the plinth shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point where the drain from such building can be connected with the sewer then 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 the taxes is required to give notice of erection of a new building or occupation of building which has been vacant for a period of six months to the Municipal Commissioner, within fifteen days of the date of the erection of the building or the commencement 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 property 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 or 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 an application for a building plan certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises before occupation and to levy a 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)(a) of the Bombay Municipal Corporation Act.

(7) One acre or more of the block plan area should be reserved for the use of the Municipal Suburban District.

(8) Necessity permission for Non-agricultural use of the land shall be obtained from the Collector, Municipal 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.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

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En. Engineer Bldg. Division (W/S)
Hood X - Ward
Municipal Office, E. K. Petkar Marg,
Gandna (West), Mumbai-400 062.

1655/WS/AH of 8 JUN 2004

That the structural engineer will not be appointed, supervision as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.

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That the structural design and calculations for the proposed and for existing building showing adequacy thereof to additional load will not be submitted before C.C.

That the sanitary arrangement shall not be carried out as per municipal specifications and drainage layout will not be submitted before C.C.

That the agreement with the existing tenant alongwith the plan will not be submitted before C.C.

That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.

That the I.E. indemnifying the Corporation for damages, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting work will not be submitted before C.C./starting the work.

That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

That the requirements of N.O.C. of (i) E.S.E.S.Ltd. (ii) H/W. (iii) S.G. (iv) A.A.&C.H/W Ward. will not be obtained the requisitions if any will not be complied with before occurrence of B.C.C.

That the basement will not comply with basement rules and provisions and R.U.T. for not misusing the basement will not be submitted before C.C.

That the qualified/registered site supervisor through structural engineer will not be appointed for the proposed building.

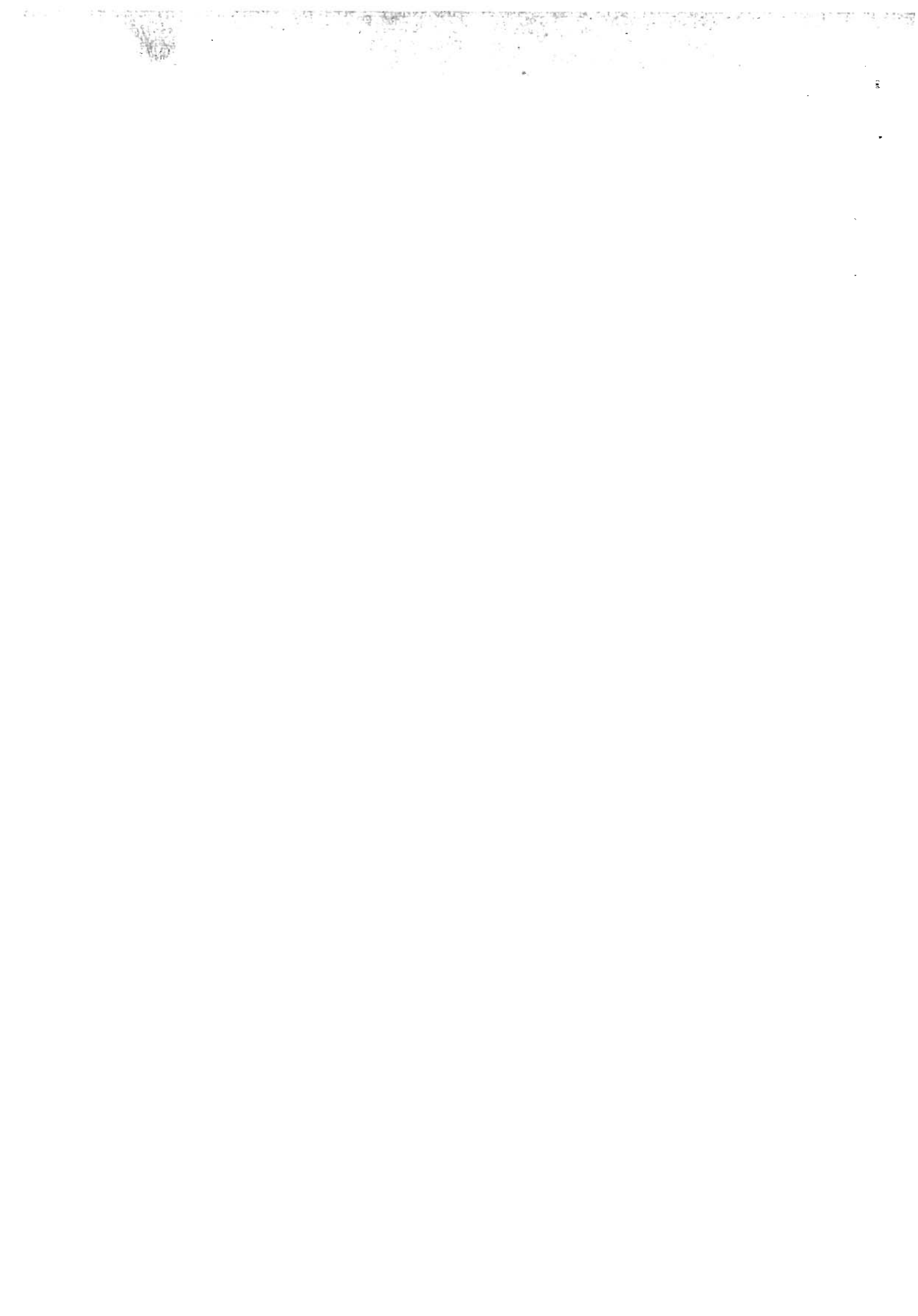


That the extra water and sewerage charges for Hood X/West ward before C.C.

That the development charges as per M.R.T.U. (amendment) act will not be paid.

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

8 JUN 2004

MS/MS/AH of

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the R.U.T. in prescribed preferred planning to demolish an area if constructed beyond permissible plot area before asking for C.C.

The N.O.C. from Society alongwith extract of General Body for development/additions and alterations will not be before C.C.

Settlement charges or lucrative premium will not be paid to the Ward Office and aft./receipt will not be submitted before asking for C.C.

the requisite premium as intimated will not be paid before applying for C.C.

the R.U.T. shall not be submitted for payment of difference in premium paid and calculated as per revised land

that the Janta Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will be taken out before starting the work and also will not be during the construction work

the soil investigation will not be done and report thereof will not be submitted with structural design.

that the building will not be designed with the requirements of relevant IS codes including IS code 1893 for earthquake while granting occupation certificate from Structural Engineer to that effect will be insisted.

that the owner/developer shall not display a board at site starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, date of the layout and building proposal, date of C.C., area of the plot, permissible builtup, builtup approved, number of floors etc.

CONDITIONS TO BE COMPLIED BEFORE RECEIVING C.C.

The notice in the form of a certificate of approval for the proposed construction of the building.

The owner/developer shall comply with the conditions of the C.C. and shall not be allowed to start the construction without the C.C.

The C.C. shall be valid for a period of 12 months from the date of issue and shall be submitted to the Ward Office for cancellation.



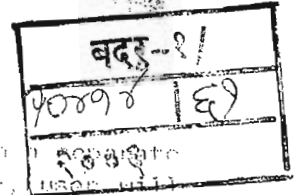
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Ex. Engineer Bldg. Proposal (V.S.)
H and K - Wards
Municipal Office, A. K. Packer Marg,
Sandia (West), Mumbai-400 058.

No. CE/1655/MS/AH of

13 JUN 2004



GENERAL CONDITIONS TO BE COMPLETED WITH REFERENCE TO

That the separate vertical drain pipe, soil pipe with fly trap, water main, O.H. tank etc. for running home, etc. be provided and that the drainage system of the residential part of the building will not be affected.

That some of drains will not be laid internally with C.I. pipes.

That the dust bin will not be provided as per C.E.'s circular No. CE/9297/TT dated 26.6.1978.

That the surface drainage arrangement will not be made in consultation with E.E. (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..

That the 10' wide paved pathway upto staircase will not be provided.

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 bldg. or submitting the B.C.C. whichever is earlier.

That the name plate/board showing plot no., name of the bldg. shall not be displayed at a prominent place before B.C.C./B.C.C.

That the carriage entrance will not be provided before starting work.

That the parking spaces will not be provided as per D.P. R.No.36.

That B.C.C. will not be obtained and IOB and debris deposit will not be claimed for refund within a period of 30 days from the date of its payment.

For every part of the building construction, overhead water tank will not be provided with the provision for the staff of Insecticide officer and other staff.



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Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Packer Marg,
Kandla (Wes), MUMBAI-400 050

No. CF/1455/WS/AH of

8 JUN 2004

14. That the infrastructural works such as construction of hand-
holes/pit-holes, beds for underground cables, concealed
inside the flats/rooms, rooms/space for telecom installations
required for providing telecom services shall not be provided

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15. That the regulation No.45 and 46 of D.C.Reg 1991 shall be
complied with.

16. That the necessary arrangement of borewell shall not be made/
provided and necessary certificate to that effect from the compet-
ent authority shall not be obtained before C.C.

17. That the provisions of Rain Water Harvesting as per the design
prepared by approved consultants in the field shall not be made to
the satisfaction of Municipal Commissioner while developing plots
having area more than 1000 Sq.Mts.

18. That the Vermiculture bins for disposal of wet waste as per the
design and specification of Organisations/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
Municipal Commissioner.

19. That the S.G.'s final certificate shall not be submitted.

20. That the qualified Site Supervisor's Completion Certificate
shall not be submitted.

21. That the RCC design, calculation plan, details, structural
stability shall not be submitted.

22. That the NOC from A.A.&C.H/West Ward shall not be submitted

23. That the Lift Inspector's Certificate shall not be submitted.

CONDITIONS TO BE COMPLETED WITH BEFORE R.C.C.

That the eff. u/s 270-A of the R.M.C Act shall not be obtained
from P.E.'s department regarding adequacy of water supply

That the separate R.C.C. for sub-... shall not be
submitted before this



Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards

Municipal Commissioner

No FB/CE/ 1655

ABSWS

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NOTES

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The work should not be started unless objections A are complied with 1.10.25-2006
A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.

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.

Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.

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.

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 used 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.

The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting work even though no materials may be expected to be stabled in front of the property. The scaffoldings, ladders, metal, sand props, debris, etc. should not be deposited over footpaths or public street by the owner/contractor/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.

Work should not be started unless the manner in obviating all the objection is approved by this department.

Work should be started unless the structural design is approved.

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.

Application for sewer street connections, if necessary, should be made simultaneously with commencement of work as the Municipal Corporation will require time to consider alternative site to avoid the excavation over road or footpath.

The terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.

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 provisions of Section 245 of the Bombay Municipal Corporation Act and as per the terms and conditions for the layout.

Land or amenity open space should be developed before submission of Building Completion Certificate.

Road to the full width shall be constructed in water bound material before commencement of work and to the satisfaction of Municipal Commissioner and before asphaltic paving and drainage works.



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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to make arrangements of obtaining No Objection Certificate from the Housing commissioner of the Rent Act and in the event of your proceeding with the work either without an interim work under Section 347 (1) (a) or your starting the work without removing it be removed the act shall be taken as a severe breach of the conditions under which this Intimation is issued and the sanctioned will be revoked and the commencement certificate granted under the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act, 1966).
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, or the work as per approved plans should not be taken up in hand unless the City Engineer following :-
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this authority so as not to contravene at any stage of construction, the Development control regulations, 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 air should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will cause arise 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 above the finished level of the terrace.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Municipal Commissioner, 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 sanitary and other appurtenances in the building should be so arranged as to avoid 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 written permission of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers of iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and nut, the cap should be tightly serving the purpose of a lock and the warning pipes of the riser be pretressed with screw down pieces (like a garden marrose) with copper pipes with perforations each not exceeding 1.5 cm. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where the ladder meets its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles and the use of plane glass for coping over compound wall.
- (32) (a) Louvers should be provided as required by By-law No. 53.
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as required under Section 381-A of the Corporation Act.
 (d) The inspection chamber should be plastered and painted as required by By-law No. 53.
 (e) If any additional is required to be carried out, the same should be carried out as per the approved plans.

COPY TO-ARCHITECT/OWNER

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81610
for
M. & K. / E

This I.O.D./G.C. is issued subject to the provisions of Urban Land Ceiling and Regulation Act 1973

Ex. Engineer Bldg. Proposal (W.S.) 881

H and K - Wards,

Municipal Office, R. K. Patkar Marg, Bandra (West), Mumbai-400 050.

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/1655/RSII/WS/AH/AK of 129 JUL 2004
COMMENCEMENT CERTIFICATE

बदर-१/
१००१/१६५
२००६

Saxang Estate Pvt Ltd.
Saxang Sedan, 8th Road
Chor (W)

In reference to your application No. _____ dated _____ for Development and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building, permission under Section 346 of the Municipal Corporation Act 1888 to erect a building.

For the development work of Prop. Residential Bldg. S.O. No. 6/217 to 6/220
situated at Street Jain Dore San Marg, a village, San. Dist. _____ plot No. 268, situated at _____ Ward, H.W.

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

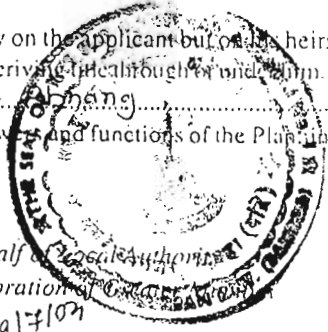
- The land vacated in consequence of the endorsement of the setback line/road widening line shall be of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - 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.
 - 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.
 - The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, assignees, administrators and successors and every person deriving title through or under him. The Municipal Commissioner has appointed Shri. S. M. Saxang Assistant Engineer to exercise his powers and functions of the Planning Department under Section 45 of the said Act.

This CC is valid upto 12.8 JUL 2005

Commencement Certificate is issued for the work up to 8'6" (8'6")
Approved plan No. 816104

For and on behalf of the Municipal Corporation of Greater Mumbai
Assistant Eng. Building Proposals
(Western Sub.) 'H & K West' 'K East & P' Wards
FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI



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(SS1)

Valid up to 28-2-2006

CE/1655 /BSII/WS/AH of 21 JUL 2005
 Further C.C is now extended top of 9th floor + OHT + LMR i.e.
 For 35.36 MD height AGL as per approved plan dated 14.10.05

[Signature]
 Asstt. Engr. B.P. (WS), AH

Valid up to 28/7/2006

~~CE/1655~~ /BSII/WS/AH of 17 NOV 2005
 Further C.C is now extended top of 11th floor + LMR + OHT
 For 40.70 MD height AGL as per approved amended plan dt
29/10/05

[Signature]
 Asstt. Engr. B.P. (WS), AH

Valid up to 28/5/2006

CE/1655 /BSII/WS/AH of 9 MAY 2006
 Further C.C is now extended for entire bldg comprising of Basement + Sllu.
 For 42.85 MD height \rightarrow as per amended approved plan dt 21.4.2006
 + 15th/14th (PH) + 15th (PH) Floor + OHT i.e.

[Signature]
 Asstt. Engr. B.P. (WS), AH

[Signature]

1972

1515-10,000-1.02
O. H. N. D. No. 822, dated 10/2/72.

RULE CARD 7926



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Exanada Merrari
Mehata
original holder

73-2-56	By order of 74-1-44	53.F	(1) Hospital Merrari Mehata (2) Hospital Merrari Mehata (3) Hospital Merrari Mehata (4) Hospital Merrari Mehata	
23/7/56	Statement H. Mehata 12-2-54	53.F	(1) Hospital Merrari Mehata (2) Hospital Merrari Mehata (3) Hospital Merrari Mehata (4) Hospital Merrari Mehata	
200275067/217	H. Sale 12-2-54			
1-1-JUN-1989				



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नगर भूमापन अधिकारी, बांद्रा

22/11/20

नगर भूमापन अधिकारी
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 नगर भूमापन अधिकारी

नगरी माल

नगर भूमापन अधिकारी, बांद्रा

नगर भूमापन अधिकारी
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नगर भूमापन अधिकारी, बांद्रा

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<p>1. [illegible]</p> <p>2. [illegible]</p> <p>3. [illegible]</p> <p>4. [illegible]</p> <p>5. [illegible]</p>	<p>6. [illegible]</p> <p>7. [illegible]</p> <p>8. [illegible]</p> <p>9. [illegible]</p> <p>10. [illegible]</p>	<p>11. [illegible]</p> <p>12. [illegible]</p> <p>13. [illegible]</p> <p>14. [illegible]</p> <p>15. [illegible]</p>	<p>16. [illegible]</p> <p>17. [illegible]</p> <p>18. [illegible]</p> <p>19. [illegible]</p> <p>20. [illegible]</p>
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2006
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Princess Holton

Emeralds Jewelry

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RULED CARD

100-44000-100
 (U.S. GPO: 1964 O - 702-300)

102

115-11,000-1-11
U. N. E. D. No. 101, dated 11-2-55.

RULED CARD

7928



T.P.S.V
SP

4
220

Sec. 405
[150] C
- 1/1/55
924-5

Asst. Mem. 1/28/

बदर-१/
१००१/७३
२००६

19/68

Gammudus Morary, Mehala
Original holder

23/1/56 Bykinalip see CTS-NO 9/217	S-2.F	(H. 71) K. H. Mahant of Gammudus 2. Ramabai of K. H. Mahant 3. Shantimati of K. H. Mahant 4. Prabhavati of K. H. Mahant 5. Ramabai of K. H. Mahant	C-7-50
23/1/56 Statement of K. H. Mahant see CTS-NO 9/217	S-5.F	(H. 71) K. H. Mahant 1. K. H. Mahant 2. K. H. Mahant 3. K. H. Mahant 4. K. H. Mahant	C-7-50
11 JUN 1969		श्री. स. नं. १०५६ वना वनत नगराचे	२७६
		श्री. स. नं. १०५६ वना वनत नगराचे	२७६
		श्री. स. नं. १०५६ वना वनत नगराचे	२७६
		श्री. स. नं. १०५६ वना वनत नगराचे	२७६



[Handwritten signature]

12/2/2003 सुभाषीन कि नये निकासा
ग.न.क.सी/270/भा.ग

शुभाषीन

पत्रिका क्र. 2062
पत्रिका क्र. 25003
पत्रिका क्र. 25003
पत्रिका क्र. 25003
पत्रिका क्र. 25003
पत्रिका क्र. 25003

2003

खरीद

नगर भूमापन अधिकारी

प्रति

पत्रिका क्र. 2062
पत्रिका क्र. 25003
पत्रिका क्र. 25003
पत्रिका क्र. 25003
पत्रिका क्र. 25003
पत्रिका क्र. 25003



नगर भूमापन अधिकारी, बांद्रा

Handwritten signature

बदर-१/
 १०४१/१०६
 २००६

महाराष्ट्र शासन
 नगरपालिका

२३/१०/०६

२००६ म. २५ ए. ३ मफळेचा घड. २
 २५/१०/०६ मदी २
 २५/१०/०६ मफळेचा घड. २
 २५/१०/०६ मफळेचा घड. २
 २५/१०/०६ मफळेचा घड. २
 २५/१०/०६ मफळेचा घड. २

खारी प्रत

१/३/११
 नगर भूमापन अधिकारी, बंदरा

वर मिळविल्या स्थितीमध्ये नव्व
 कोट्या खेप मफळेचा घड. २
 मफळेचा घड. २ मफळेचा घड. २
 मफळेचा घड. २ मफळेचा घड. २

मिळविल्या स्थितीमध्ये नव्व

२३/१०/०६ मफळेचा घड. २

२३/१०/०६ मफळेचा घड. २



१/३/११
 नगर भूमापन अधिकारी, बंदरा

[Handwritten signature]

बदर-१/	
००७४	७
२००६	

लकड़वा प्रणय ६५
 नोदी ६
 नरकल गुरुक १२०००
 कागद गुरुक ५००
 पूर्णक गुरुक २२०००
 एकुण शुल्क

खरी पत्र

नगर भूमापन अधिकारी

नगर भूमापन अधिकारी
 नगर भूमापन अधिकारी
 नगर भूमापन अधिकारी
 नगर भूमापन अधिकारी
 नगर भूमापन अधिकारी

नगर भूमापन अधिकारी
 नगर भूमापन अधिकारी

नगर भूमापन अधिकारी



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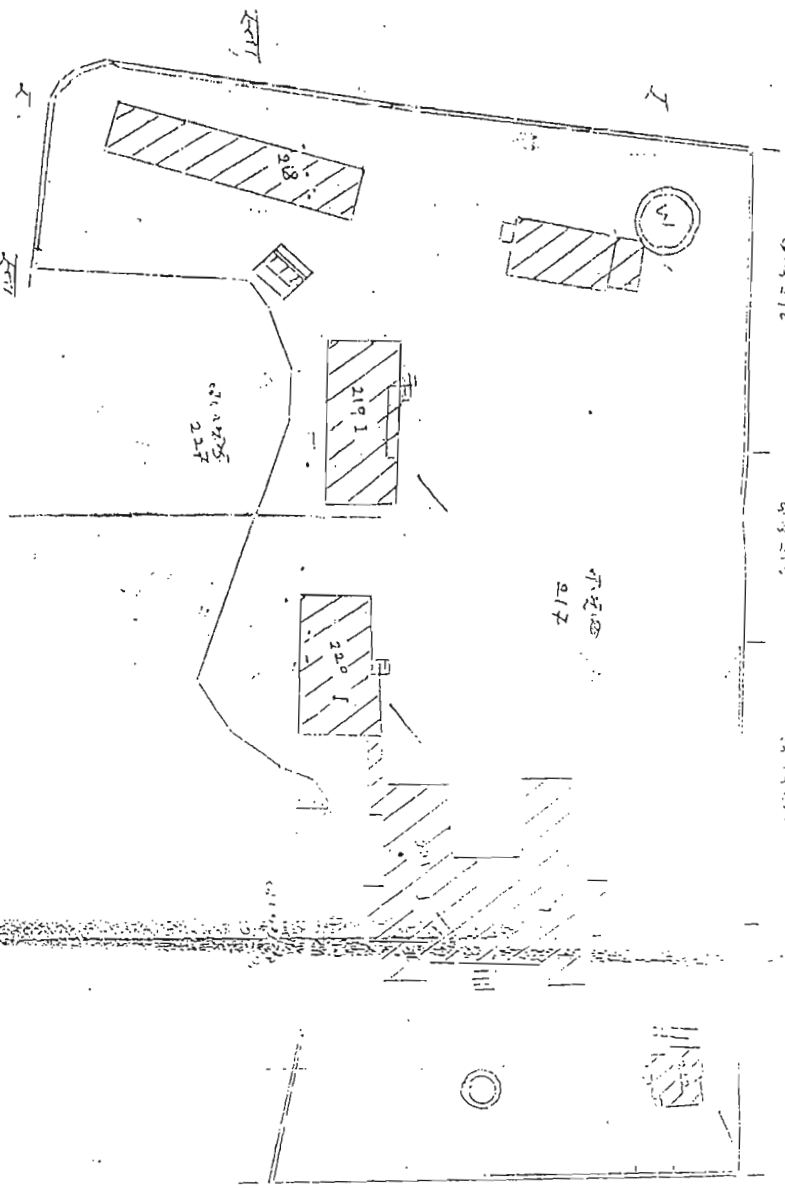
21
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ಆಧಾರ್ಣು ಕಾರ್ಡ್ ವಿಷಯದ ವಿವರಣೆ
 ಸರ್ಕಾರದ ಸ್ವತ್ತಿನ ವಿಷಯದ ವಿವರಣೆ
 ಸರ್ಕಾರದ ಸ್ವತ್ತಿನ ವಿಷಯದ ವಿವರಣೆ
 ಸರ್ಕಾರದ ಸ್ವತ್ತಿನ ವಿಷಯದ ವಿವರಣೆ

[Handwritten notes]



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ಸರ್ಕಾರದ ಸ್ವತ್ತು
 ಸರ್ಕಾರದ ಸ್ವತ್ತು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ಸರ್ಕಾರದ ಸ್ವತ್ತು
 ಸರ್ಕಾರದ ಸ್ವತ್ತು

21
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 0000



21/10/8:400



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/1645 / WS / AH

27 NOV 2009

OCCUPATION CERTIFICATE

To:
M/s. Saranga Estate Pvt Ltd,
Plot No.263, Swastik Sadan,
xth road, Khar (West),
MUMBAI - 400 052.

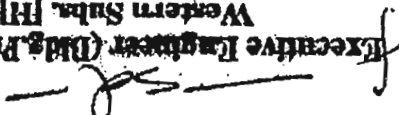
Sr.

The full development work of building comprising of Basement + Sill + 1st to 13th + 14th [pl] + 15th [pl] upper floors along with Fitness Centre, Swimming Pool, Society Office & Sub-Station on Final Plot No.26-B of TPS-IV, Santacruz, bearing final C.T.S. No.G/217-B, Village Bandra, situated at the junction of Jahn Desai Marg & Guffar road, Santacruz [West], completed under the supervision of Mr. Karik Bhatt, Licensed Architect, Licence No.CA/85/9479, may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.
- 2) That the N.O.C. from H.E. department for Swimming Pool will be submitted within 3 months from the date of issue of occupation certificate or before asking for B.C.C., whichever is earlier.
- 3) That the facilities of Fitness Centre & Swimming Pool will be made available to members of the existing & proposed societies.

A set of certified completion plan is attached herewith.

Yours faithfully,


Executive Engineer (Bldg. Proposals)
Western Subr. [H]

Copy to : 1) Architect, Mr. Karik Bhatt

3) E.H.V/W.S.

5) V.H.S. [H/West] Ward,

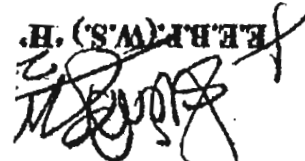
7) Asstt. Munr. Commissioner [H/West] Ward

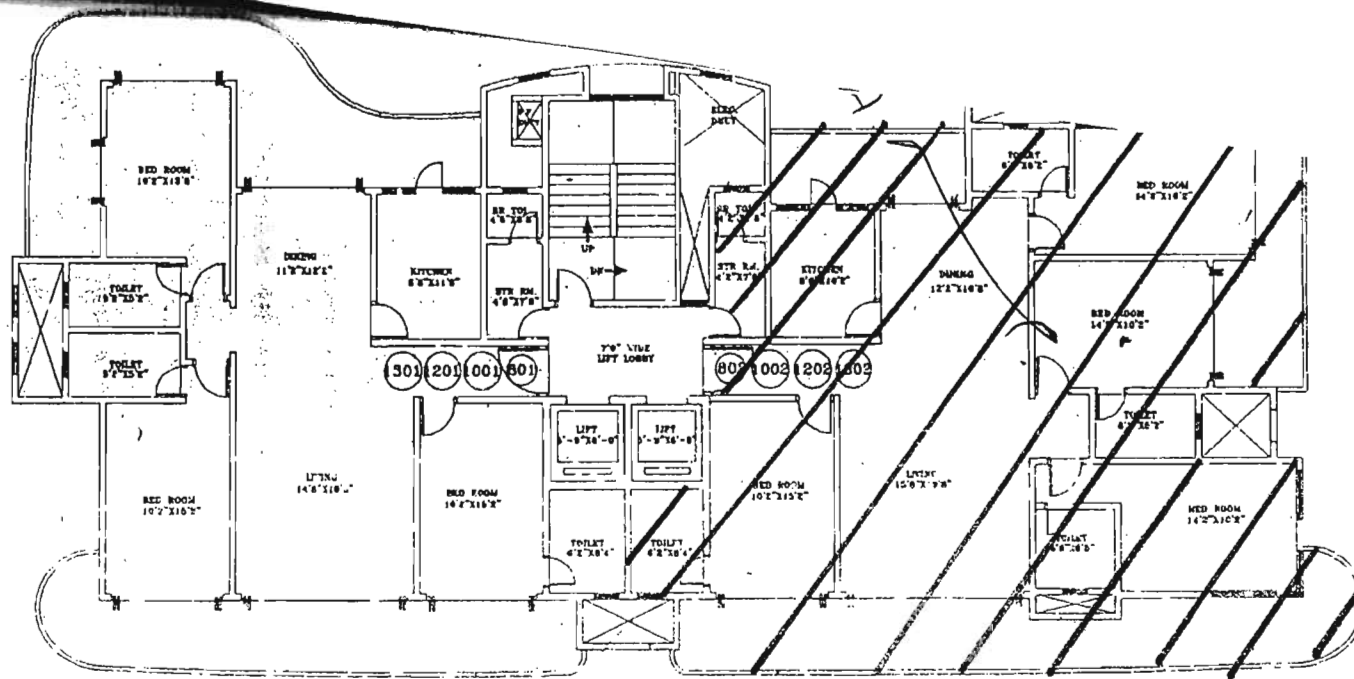
2) E.H.D.P.

4) Dy.A.&C.(S)

6) A.E.W.W.[H/West] Ward,

For information please.


E.H.H.P.(W.S.) H.



JAINDERESAR MARG

8TH, 10TH, 12TH & 13TH FLOOR PLAN

Flat no. 1002
 Saleable area - 3150 Sq. ft.
 Built up area - 2520 Sq. ft.
 NR. Sanyal Dhargi 2 adu

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2 adu
 1002
 1002
 1002
 1002

SARANGA ESTATE PVT. LTD.
 263, SWASTIK SADAN, 8TH ROAD,
 KHAR (WEST), MUMBAI-400 052.
 TEL:- 26040013/19



AUROVILLE C.H.S. LTD.
 JAINDERESAR MARG & GUJJAR ROAD
 SANTACRUZ (WEST).
 MUMBAI-400054.

बदर-१/
०००३/१०
२००६



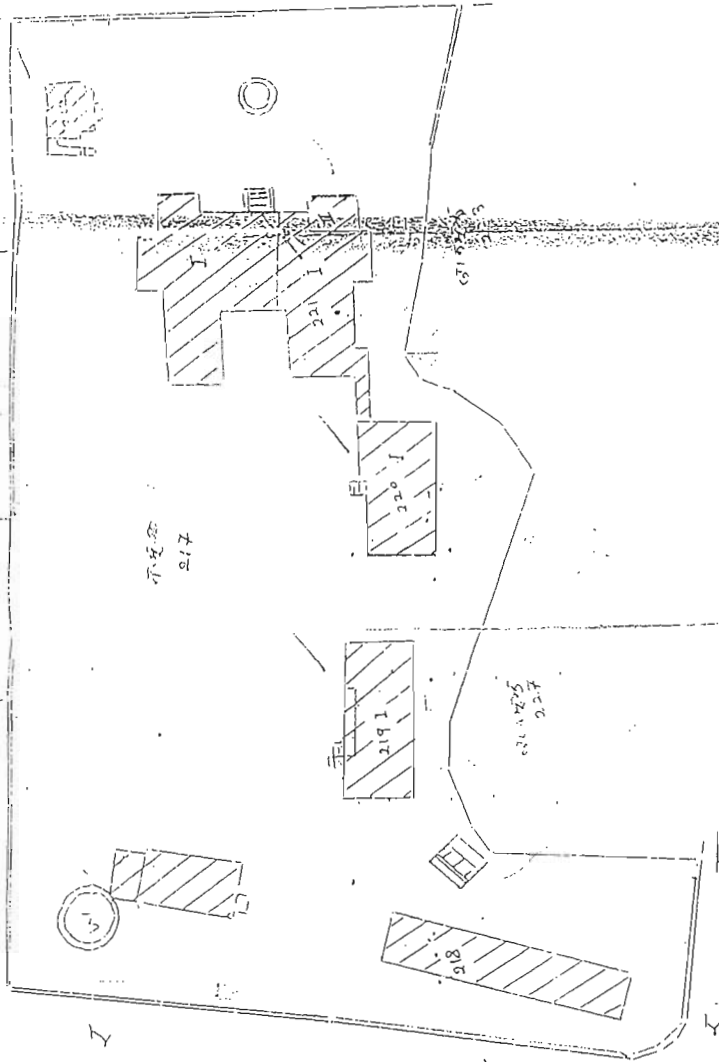
Scale: 1:500



खेती पत्र

१/१/११
बदर-१/१०/२००६

बदर-१/१०/२००६
बदर-१/१०/२००६
बदर-१/१०/२००६
बदर-१/१०/२००६



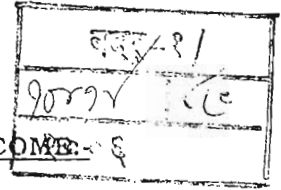
बदर-१/१०/२००६
बदर-१/१०/२००६
बदर-१/१०/२००६
बदर-१/१०/२००६

बदर-१/१०/२००६
बदर-१/१०/२००६
बदर-१/१०/२००६
बदर-१/१०/२००६

बदर-१/
०००३/१०
२००६



#F-d-f-l-l-s



TO ALL TO WHOM THESE PRESENTS SHALL COME

I, ANUBHAV AGGARWAL, Builder and Developer and being Director of M/S.Maharashtra Theatres Pvt. Ltd., M/s. G.A.Builders Pvt. Ltd., M/s. Saranga Estate Pvt. Ltd., M/s.U.S.Magnet Pvt. Ltd., having my Office at R.N.A. House, 3rd Floor, Veer Nariman Road, Fort, Mumbai - 400 023, SEND GREETINGS:

WHEREAS:

1. During the course of my business, I have purchased/executed various document viz. Agreement for Sale / Purchase, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents in respect of number of Immovable properties in Mumbai/Thane and number of other places for the purpose of the development of the same places with the various sellers of the said premises.

2. During the course of my business, I have also constructed number of buildings on the said premises / property and have executed various document viz. Agreement for Sale, Purchase, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents in respect of number of Immovable properties in Mumbai/Thane and number of other places with the various buyers / Sellers of the said properties.

Signature: Anubhav Aggarwal
H.C.I.C.I Bank Ltd.,
Raja Bahadur Mansion, 50,
Bombay Sarachandrar Wards,
Fort, Mumbai - 400 001
D-51/STP/W/For R.N.A. House
798 TO 751
Authorised Signatory
Aarathi Rao
R.D.D. & Co. Chartered Accountants
R-00005701
SOMIP
136580
11/26
SPECIAL TREASURY
JUN 10 2011

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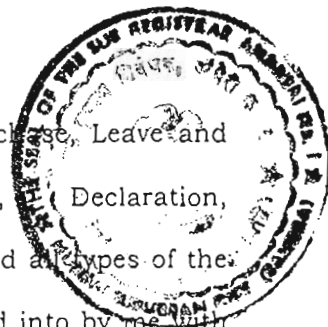
100

Being personally unable to attend the Sub-Registrar of Assurances at Mumbai & Thane regarding the registration of such executed document viz. Agreement for Sale / Purchase Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents in respect of number of Immovable properties in Mumbai/Thane and number of other places of the said premises, I am desirous of appointing Mr.Kailaspati Mishra and/or Mr.Phoolchand Mourya to be my true Attorney.

बदर-१/
१००४
१०६

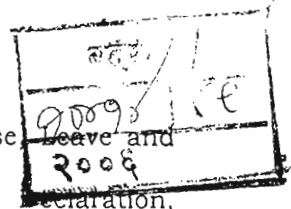
NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I, ANUBHAV AGGARWAL Director of M/S.Maharashtra Theatres Pvt. Ltd., M/s. G.A.Builders Pvt. Ltd., M/s. Saranga Estate Pvt. Ltd., M/s.U.S.Magnet Pvt. Ltd., having my registered office at R.N.A. House, 3rd Floor, Veer Nariman Road, Fort, Mumbai 400 023, do hereby nominate, constitute and appoint Mr.Kailaspati Mishra and/or Mr.Phoolchand Mourya (hereinafter referred to as "the said Attorneys") and who is working in my office to do either jointly and/or singly the following acts and matters:-

(a) To lodge the Agreement for Sale / Purchase, Leave and Licence Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents of the said properties entered into by me with the buyers \ seller of the said properties in the Sub-Registrar's Office at Mumbai and Thane within whose jurisdiction I have purchased or sale or have constructed the building/premises.





(b) To lodge the Agreement for Sale / Purchase Licence Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents of the properties in the Sub-Registrar's Office at Mumbai and Thane within whose jurisdiction I have purchased or sale or constructed the building/premises/ properties.



(c) To admit the execution of such the Agreement for Sale / Purchase, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents in the office of the Sub-Registrar of Assurances at Mumbai and Thane.

(d) For the purpose aforesaid, to pay the necessary fees to the Sub-Registrar of Assurance and to take the effectual receipts for the same.

(e) For the purposes aforesaid to write and execute all necessary letters, forms, applications and vouchers in the office of the Sub-Registrar of Assurances, as stated above.

AND I HEREBY AGREE to ratify and confirm whatever my said Attorney shall lawfully do or cause to be done by virtue of these presents:



Accept + Power of Attorney
 Phalchand Mourya

9000
 1000

Kanishk Pathak



Phalchand

L.H.T.



H.T.

ICICI BANK LTD, FORT FRANKING DEPOSIT SLIP

Customer Copy		Date: 3-6-66
Deposit Br. Fd. CMD	ICICI Bank A/c Stamp only	
Pay to:	ICICI Bank A/c Stamp only	
Franksing Value	Rs.	500/-
Service Charges	Rs.	50/-
Total	Rs.	550/-

Name of Stamp duty paying party:
 Anubhav Nagerwal

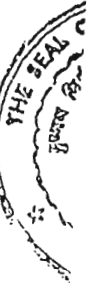
Amount of Stamp Duty:
 Rs. 900/-

DD / Cheque No. _____

Drawn on Bank _____

(For Bank's Use only)

Office: _____





100

100



दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (10414/2006)

दस्त क्र. [वदर1-10414-2006] चा गोषवारा
बाजार मुल्य :19107207 मोबदला 18520500 भरलेले मुद्रांक शुल्क : 939500

पावती क्र.:10456 दिनांक:18/12/2006

पावतीचे वर्णन

नांव: संजयभाई धनजीभाई झडफिया - -

दस्त हजर केल्याचा दिनांक :18/12/2006 12:23 PM

नेषादनाचा दिनांक : 28/10/2006

दस्त हजर करणा-याची सही :

30000 :नोंदणी फी

1920 :नक्कल (अ. 11(1)), पृष्ठांकनाची

नक्कल (आ. 11(2)),

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

एकत्रित फी

दस्ताचा प्रकार :25) करारनामा

शेक्का क्र. 1 ची वेळ : (सादरीकरण) 18/12/2006 12:23 PM

शेक्का क्र. 2 ची वेळ : (फी) 18/12/2006 12:25 PM

31920: एकूण

ओळख :

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

1) प्रदिप करगुटकर - - ,घर/फ्लॅट नं: 118राधाग्राम साताकुड

गल्ली/रस्ता: -

इमारतीचे नाव: -

इमारत नं: -

पेट/बसाहत: --

शहर/गाव:--

तालुका: -

पिन: -

2) सुधीर येरुणकर - - ,घर/फ्लॅट नं: वरिलप्रमाणे

गल्ली/रस्ता: -----

इमारतीचे नाव: --

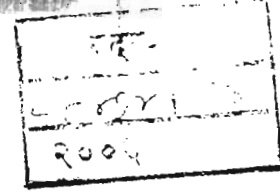
इमारत नं: -

पेट/बसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)





12/2006 दुय्यम निबंधकः
13:28 am अंधेरी - दक्षिण



उत्त गोषवारा भाग-1

वदर1

दस्त क्र 10414/2006

क्रमांक : 10414/2006

साचा प्रकार : करारनामा

क. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाम: मे सारंगा इस्टेट प्रॉपर्टी डेव्हलपर्स इन्डिया अप्रियाल तर्फे मुखत्यार फुलचंद नाथ पत्ता: घर/फ्लॅट नं: 203, स्वस्तिका, खार शुद्धी/रस्ता: - संभारतीचे नाव: - संभारत नं: -- सह/वसाहत: - वदर1	लिहून देणार वय - सही		

वदर-1
2006/12/13
13:28



1

2



दस्त गोषवारा भाग - 2

वदर1
दस्त क्रमांक (10414/2006)

दस्त क्र. [वदर1-10414-2006] चा नोंबवार
बाजार मुल्य :19107207 नोंबदला 18520500 भरलेले मुद्रांक शुल्क : 939500

पावती क्र.:10456 दिनांक:18/12/2006
पावतीचे वर्णन
नाव: संजयभाई धनजीभाई झडफिया - -

दस्त हजर केल्याचा दिनांक :18/12/2006 12:23 PM
निष्पादनाचा दिनांक : 28/10/2006
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी
1920 :नक्कल (अ. 11(1)), पृष्टांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/12/2006 12:23 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 18/12/2006 12:25 PM(कार्यवाही पूर्ण)
शिक्का क्र. 3 ची वेळ : (कबुली) 19/12/2006 11:33 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 19/12/2006 11:33 AM

31920: एकूण

दस्त नोंद केल्याचा दिनांक : 19/12/2006 11:33 AM

दु. निबंधकाची सही. अंधेरी - १

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तप्रवज करून देणा-याना व्यक्तीस: ओळखतात,
व त्यांची ओळख पटवितात.

1) प्रदिप करगुटकर - - ,घर/प्लॉट नं: 1 उराघाग्राम, साताक्रुझ

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: --
शहर/गाव:--
तालुका: -
पिन: -

2) सुधीर येरुणकर - - ,घर/प्लॉट नं: वरिलप्रमाणे

गल्ली/रस्ता: -----
ईमारतीचे नाव: --
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

(Handwritten signature)

दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)

वदर-१/१०/१३/२००६

पुस्तक क्र. ११ क्रमांक ४४
नोंदणी
दिनांक: 19/12/2006

अंधेरी-१-१
सुधीर येरुणकर





Member's Regn. No. 47RNA No. of shares 10 Flat No. 1002 Share Certificate No. 109

Share Certificate

AUROVILLE CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 26-B, Jain Derasar Marg, Santacruz (West), Mumbai-400 054.

Registration No. BOM / HSG / 3239 of 1971 Date: 26-11-1971

AUTHORISED SHARE CAPITAL OF Rs. 1,00,000 DIVIDED INTO 2,000 SHARES OF Rs. 50/- EACH

This is to certify that **Shri / Smt. / M/s.** SANSAY DHANJIBHAI

ZADAFIYA

is the Registered holder/s of TEN fully paid up shares of Rs. FIFTY each numbered from 461 to 470 both inclusive, in **AUROVILLE CO-OPERATIVE HOUSING SOCIETY LTD.** subject to the Bye-laws of the said society.

Given under the Common Seal of the said Society at MUMBAI this

FIFTEENTH day of MARCH 2022



[Signature]

Authorised

M. C. Member

[Signature]

Secretary

[Signature]

Chairman

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regd. No. of Transferor	To whom Transferred			Regd. No. of Transferee
			Authorised M.C.Member	Chairman	Secretary	
			Authorised M.C.Member	Chairman	Secretary	
			Authorised M.C.Member	Chairman	Secretary	
			Authorised M.C.Member	Chairman	Secretary	
			Authorised M.C.Member	Chairman	Secretary	

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/1645 / WS / AH

27 NOV 2009

OCCUPATION CERTIFICATE

To:
M/s. Saranga Estate Pvt. Ltd.,
Plot No.263, Swastik Sadan,
8th road, Khar [west].
MUMBAI - 400 052.

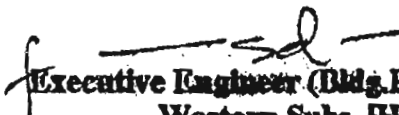
Sir,

The full development work of building comprising of Basement + Still + 1st to 13th + 14th [pt] + 15th [pt] upper floors along with Fitness Centre, Swimming Pool, Society Office & Sub-Station on Final Plot No.26-B of TPS-IV, Santacruz, bearing final C.T.S. No.G/217-B, village Bandra, situated at the Junction of Jain Derasar Marg & Gujjar road, Santacruz [West], completed under the supervision of Mr. Kartik Bhatt, Licensed Architect, Licence No.CA/85/9479, may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.
- 2) That the N.O.C. from H.E. department for Swimming Pool will be submitted within 3 months from the date of issue of occupation certificate or before asking for B.C.C., whichever is earlier.
- 3) That the facilities of Fitness Centre & Swimming Pool will be made available to members of the existing & proposed societies.

A set of certified completion plan is attached herewith.

Yours faithfully,


Executive Engineer (Bldg. Proposals)
Western Suba. [H]

Copy to : 1) Architect, Mr. Kartik Bhatt

3) E.E.[V]W.S.

5) A.H.S. [H/West] Ward,

7) Asstt. Mun. Commissioner [H/West] Ward

2) E.E.D.P.

4) Dy. A. & C. (S)

6) A.E.W.W. [H/West] Ward,

For information please.


E.E.B.P. (W.S.) 'H'