



Monday, May 15, 2006

5:22:33 PM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 4910

गावाचे नाव ताडदेव

दिनांक 15/05/2006

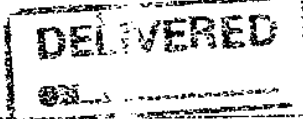
दस्तावेजाचा अनुक्रमांक बंबई 1 - 04837 - 2006

दस्तावेजाचा प्रकार करारनामा

सादर व संपादनचे नाव: उदेश्य प्रॉपर्टीज प्रा लि तर्फे संचालक विशाल कुमारी .

नोंदणी फी	:-	30000.00
रकम (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रजकम (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (43)	:-	850.00
<b>एकूण</b>	<b>रु.</b>	<b>30850.00</b>

भाषणास हा दस्त अंदाजे 5:37PM ह्या वेळीच मिळेल



कुमारी निवधक  
शहर 1 (फोर्ट)

भाषण मूल्य: 740430 रु.    मोबदला: 750000 रु.  
 परलेले मुद्रांक मूल्य: 371250 रु.  
 पेगकाचा प्रकार : डोंडो/धनाकर्पाडो;  
 दिकेचे नाव व पत्ता: पुंजाब नॅशनल बँक;  
 खोटी/धनाकर्प क्रमांक: 570036; रकम: 30000 रु.; दिनांक: 15/05/2006

AGREEMENT FOR SALE

# ADITYA

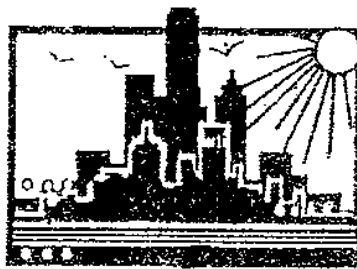
36, KHATAUWADI, NAUSHIR BHARUCHA MARG,  
GRANT ROAD, (W) MUMBAI 400007.

FLAT / SHOP / UNIT NO. 1902

ON THE 19<sup>TH</sup> FLOOR

AND CAR PARKING SPACE NO. —

ON UPPER LEVEL / LOWER LEVEL / SILT / OPEN SPACE



DEVELOPERS :

**VISHAL TEKNIKS (CIVIL) PVT. LTD.**

**PART III**  
**For the Customer**  
**ACKNOWLEDGEMENT**

Serial No. **42814**  
96477

Received From: **UDESHYA PROPERTIES PVT. LTD.**

Franking Amount: **3,71,250/-**

Charges: .....

Total: **3,71,250/-**

Vide P/O No. / Cash / Transfer Cheque **5H0084**

Drawn on **POB BANK**

or Cash towards franking of document

Signature / Stamps of Bank

Signature of Customer: *[Signature]*  
I confirm that I have checked the value franked and the bank is not liable for anything related to the document.

ARTICLES OF AGREEMENT made at Mumbai this 15<sup>th</sup> day of May 2006 between M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED, a company registered under the companies Act, 1956, having its Registered office at Akruti Trade Centre, Road No. 7, Marol, MIDC, Andheri (E), Mumbai - 400 093, hereinafter called "the Developers" (which expression shall unless repugnant to the context or meaning thereof, mean and include its successors and assigns) of the One Part, And

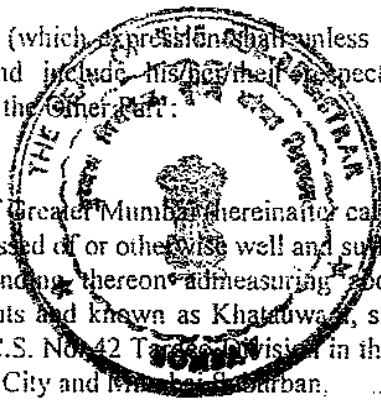
UDESHYA PROPERTIES PVT. LTD.

having office/residing at 701/712 A, EMBASSY CENTRE, NARIMAN POINT, MUMBAI - 400021

Hereinafter called "the Flat Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the Other Part:

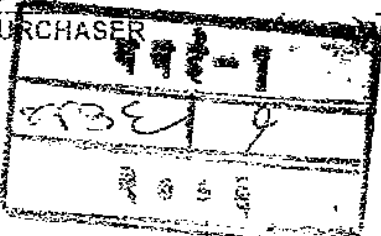
**WHEREAS:**

- (i) The Municipal Corporation of Greater Mumbai hereinafter called "the Corporation" is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land with the structures standing thereon measuring about 2498.34 sq. mt. (26892.12 sq.ft.) or thereabouts and known as Khatawa, situated at 36, Nausha, Bharucha Marg and bearing C.S. No. 42 T. 6 in Division in the Registration District and Sub - District of Mumbai City and Mumbai Suburban.



FLAT PURCHASER

M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED

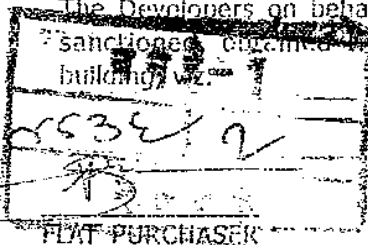


M.P.C. Serial No. \_\_\_\_\_  
 Department: Revenue Office Compound No. \_\_\_\_\_  
 Lower Panel Mumbai - 400021  
 O-5/S/17/V/PC/N-101002/2006/0247-14  
 108498  
 71250/085041  
 12-06



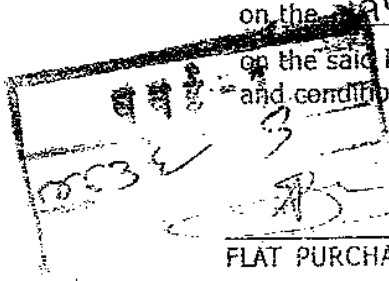
(2)

- (ii) The said property is reserved for Municipal Retail Market in the development plan and was acquired by the Corporation in the year 1973 for the said public purpose of Municipal Retail Market and the 59 tenants of the then existing structures were allotted to the Corporation as its tenants;
- (iii) The structures on the said land are constructed prior to 1940;
- (iv) The tenants of the aforesaid structures have formed a co-operative society by the name Khatauwadi Tenants Co-operative Housing Society Ltd. (hereinafter called "the Society") and submitted the proposal of redevelopment of the said land to the Municipal Commissioner under the Regulation No. 33(7) of the Development Control Regulation of Greater Mumbai 1991 "For the re-development of old Municipal building constructed before 1940";
- (v) Under the said proposal of redevelopment the said Society agreed to develop the said land at their own cost through the Developers as per the guidelines of redevelopment/ reconstruction for Municipal properties;
- (vi) The Developers have executed agreements with the said society for execution of the redevelopment scheme. And further the Developers have agreed to comply with all the obligations of the society under the said redevelopment scheme;
- (vii) Committee constituted under the Chairmanship of the then Municipal Commissioner approved the said proposal in principle;
- (viii) The Ward Officer (Estate) has issued Letter of Intent (L.O.I.) under No. Est/3598/90 dated 12th June 1995;
- (ix) The said proposal was approved by the redevelopment committee and subsequently modified and approved by Improvement Committee vide its Resolution No. 249 dated 11th October 1995 and the Corporation vide its Resolution No. 989, dated 12th October 1995. The sanctioned scheme inter-alia provides mainly the following features :
- (a) The Society/Developers will construct a Municipal Retail Market having also basement.
- (b) The Society/Developers shall construct a building to accommodate the tenants occupying the said Khatauwadi. The Developers shall be permitted to and entitled to unconditional sale of the area and tenements as provided in the said Resolution;
- (x) The Corporation shall grant lease of the land bearing C.S. No. 22 of Tardeo Division for initial period of 30 years subject to the terms and conditions that may be prescribed by the Municipal Commissioner (as approved by the Improvements Committee/Corporation);
- (xi) The Developers on behalf of the said Society submitted plans, get them sanctioned, obtained L.O.D. from Corporation for construction of four building/ w.z.



(3)

- (a) Building "A" for Municipal Retail Market
- (b) Building "B" will be called, as 'Avishkar' will have two wings "B-1" and "B-2". The said building will be of ground plus 7 floors. The building "C" will be called, as Aditya will have basement, Stilt plus 15 floors. The basement, stilt, and flats on 1st to 15th floors of building Aditya will be hereinafter collectively known as the said saleable building.
- (xii) The Corporation has granted I.O.D. bearing EEBPR/4918-C/D/AR dated 15/1/1996 for the said saleable building Aditya. The corporation has also approved the amended plans for the building Aditya vide letters No. EEBPR/4918-C/D/AR dated 10/10/1997. The Corporation has granted C.C. bearing No. EEBPC/4918-C/AR dated 23/01/1998.
- (xiii) This Agreement is entered into for the Flats in the said saleable building, construction of which has already started by the Developers;
- (xiv) The Developers are offering the flats on ownership basis in the said saleable building.
- (xv) The flat purchasers have inspected the site and seen the said saleable building under construction and have taken inspection of all the documents as required under the Maharashtra Ownership Flats Act, 1963 including;
- (a) Sanctioned plan for the said saleable building,
- (b) IOD bearing No. EEBPR/4918-C/D/AR dated 15/1/1996.
- (c) C.C. bearing No. EEBPC/4918-C/AR dated 23/01/1998.
- (d) Letter of Intent dated 12th June 1995,
- (e) Agreement dated 5th January 1992 between the Chairman, Vice Chairman, Hon. Secretary and members of Managing Committee of the Khatauwadi Tenants Co-Operative Housing Society Ltd. (Proposed) and the Developers herein,
- (f) Agreement dated 7th May 1992 between the Chairman, Vice Chairman, Hon. Secretary and Members of Managing Committee of the Khatauwadi Tenants Co-Op. Housings Society Ltd. (Proposed),
- (g) Supplemental Agreement between the members of the said Society and the Developers dated 4th January 1996,
- (h) Agreement between the Municipal Corporation of Greater Mumbai and the said Society and the Developers dated 30th November 1995.
- (xvi) The Flat Purchaser has agreed to acquire from the Developers Flat No. 1903 on the 19<sup>th</sup> floor of the said Saleable Building Aditya being constructed on the said land described in the schedule I hereunder written, on the terms and conditions hereinafter set forth;



FLAT PURCHASER

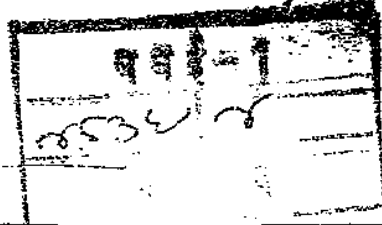
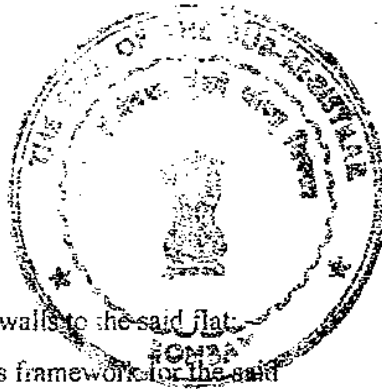
M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED

S

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

1. The Developers shall sell to the Flat Purchaser and the Flat Purchaser shall purchase from the Developers on "Ownership basis" Flat No. 1902 on the 19<sup>th</sup> floor and Car Parking No. --- in Open /Stilt /Upper Basement /Lower Basement of the said Saleable residential Building Akruti Aditya being constructed on the plot of land more particularly described in the First Schedule hereunder written together with special amenities as set out in Schedule III hereunder written. The developer have taken a loan from Housing Development Finance Corporation Limited (HDFC LTD) for the purpose of construction in respect of this project. Under the said loan agreement entered into between the Developers and HDFC Ltd, the promoters have agreed to open a account with HDFC Bank having its branch at Andheri (E) Ahura Branch. All sale bookings, allotment receipt and / or advances for sale/lease of the premises, units, tenements in respect of this project are to be deposited tenement in respect of this project are to be deposited in the Account known as "Vishal Tekniks (Civil) Pvt. Ltd. HDFC Bank Account no. 5432730000023". All cheques, pay orders, demand drafts issued by the flat purchaser of the payment with respect to the said flat shall be in the name of the said "Vishal Tekniks (Civil) Pvt. Ltd HDFC Bank Account. The Flat purchaser shall pay a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only ~~---~~ Only) being the purchase price to purchase the said flat. The said price of Rs. 75,00,000/- is payable as follows :

- (a) Rs. 51,000/- paid on or before the execution of these presents as earnest (the receipt whereof the Promoter hereby admit and acknowledge);
- (b) Rs. --- on completion of 14<sup>th</sup> Slab;
- (c) Rs. --- on completion of 15<sup>th</sup> Slab;
- (d) Rs. --- on completion of 16<sup>th</sup> Slab;
- (e) Rs. --- on completion of 17<sup>th</sup> Slab;
- (f) Rs. --- on completion of 18<sup>th</sup> Slab;
- (g) Rs. --- on completion of 19<sup>th</sup> Slab;
- (h) Rs. --- on completion of 20<sup>th</sup> Slab;
- (i) Rs. --- on completion of Terrace Slab;
- (j) Rs. --- on completion of brick work of walls to the said flat;
- (k) Rs. --- on preparing doors and windows framework for the said flat but not fitting of the same to the said Flat;



[Signature]

[Signature]

FLAT PURCHASER

M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED

(5)

- (l) Rs. \_\_\_\_\_ on fitting of tiles on the floors of the Flat;
- (m) Rs. \_\_\_\_\_ on completion of internal plastering internal to the said flat ;
- (n) Rs. \_\_\_\_\_ on completion of drainage line and fittings of water pipes;
- (o) Rs. \_\_\_\_\_ on completion of External plaster.
- (p) Rs. \_\_\_\_\_ on completion of Sanitary fittings in the Flat; and
- (q) Rs. 74,49,000/- With seven days of the intimation by the promoter to the purchaser of receipt of occupation certificate In respect of the said unit or on receipt of actual possession of the unit by the purchaser whichever is earlier.

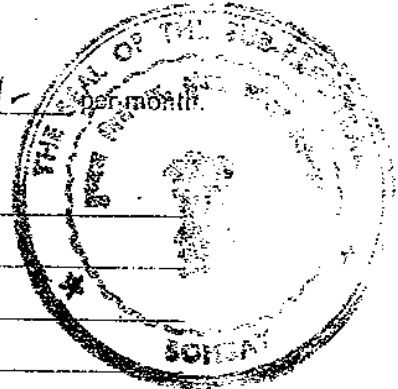
Rs. 75,00,000/- Total (Rupees SEVENTY FIVE LAKHS ONLY Only) -

2. This Agreement shall be subject to the terms and conditions mentioned in Annexure "A" hereto and the said terms and conditions shall be deemed to have been duly incorporated herein and forming part hereof.

3. The following expressions used herein and in the Annexure "A" hereto shall mean the following -namely :-

- a) " The said Flat" shall mean Flat No. 1902 on the 10<sup>th</sup> floor of the said saleable Building Akruti Aditya and Car Parking No. \_\_\_\_\_ in Open/Stilt/Upper-Basement /Lower-Basement \_\_\_\_\_ on the said land described in Schedule I hereunder written.
- b) "Possession Date : shall mean 'JUNE 2006'
- c) "Building Name " shall mean "Akruti Aditya"
- d) "Monthly Contribution" shall mean Rs. 6950/- per month.
- e) "Address of the Flat Purchaser" shall mean

701/712 A, EMBASSY CENTRE,  
NARIMAN POINT, MUMBAI - 400021



वर्क-1
803E
5

d) The carpet area of the said flat will mean and include area of all floors measured from wall to wall, plus area floors under the internal walls of the flat and internal columns of the flat plus area the balcony and proportionate area of servant toilet.

The carpet area of the said flat is 789 sq. ft. i.e. 73.30 sq.mtrs.

  
FLAT PURCHASER

  
M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED

(6)

(g) In the brochures about the saleable building and /or in some other places the area of the flat may have been described in terms of built up area. In such a case the built up area of the building shall mean and include :

- (i) Area of all floors measured from external faces of the building including flats, lobbies, staircases, lifts, balconies, and
- (ii) Staircases cabin, lift, machine room, lobby at terrace level and
- (iii) Entrance lobby, lift, staircase, lobby at still level.
- (iv) Refuge floors if provided
- (v) Service floors if provided

The built up area for any flat shall be in the same proportion as of carpet area of a flat to the carpet area of all the flats of the said building.

4. The Flat Purchaser shall have pro rata undivided share in the Common Area and facilities in the above plot and also in the limited common area and facilities.
5. The said Flat shall be used for the purpose of residence / commercial / car parking only.
6. The common facilities for the whole of the plot are as under :-
  - (i) Paving around the building as per the Rules of Municipal Corporation of Greater Mumbai
  - (ii) Compound lights
  - (iii) Common garden ;
  - (iv) Roads within the whole of the said property, and
  - (v) Lifts.

All of the above facilities are subject to approval from MCGB.

7. The limited common facilities for the said Flat are as under :
  - (i) R.C.C. underground and overhead tanks with two pumps of approved capacity and make
  - (ii) R.C.C. staircase with kadappa tread, R.C.C. panel with wooden hand-rails
  - (iii) One light point per readings; and
  - (iv) Passages on the ground floor as well as each floor of the building.

8. The Flat Purchaser shall be admitted as a Member provided the Occupancy Certificate of his/her/their Flat has been granted by the Municipal Corporation of Greater Mumbai and that he/she/they has made full payments along with interest, if any, and all other amounts due and payable by the Flat Purchaser to the Developers under this Agreement or otherwise.

वर्ष -	
5/3/20	
10.	

The said society will admit the Flat Purchaser as its member without charging any fees, transfer fees or consideration except normal admission fee and share money to acquire its shares.

The Flat Purchasers shall have right to with or without vehicle for ingress and egress from J.D. Street Road. If the Municipal does not object, then they shall also use for ingress and egress from Naushir Bharucha Marg, the remaining part of the said Khatauwadi Plot.

FLAT PURCHASER

M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED



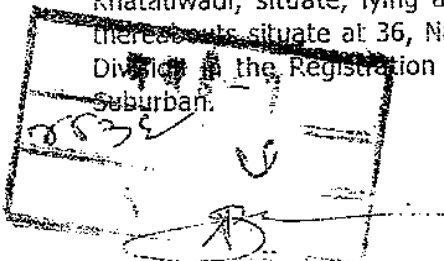
(7)

11. The Flat Purchaser is aware that the plans are sanctioned under the said Scheme for the whole of the land and there is no sub-division or sub-divided plots on which the said Saleable Building is being constructed. The Flat Purchaser is aware that there is a Co-operative Housing Society being the said society where all flat purchasers of the saleable building as well as the said Municipal tenant are/will be members. However, if it is feasible and permitted under the provisions of law and/or the said Letter of Intent to execute separate Lease in respect of each and every building and the necessary land required to be kept open surrounding the same, then only there will be separate Society or Said society of each of the Building and in that case, there will be a separate Lease for each of the building and area is kept open surrounding and beneath the said building but not otherwise.
12. Each of the Flat Purchaser and/or the society shall be liable to maintain, repair, renovate, reconstruct, re-build, on the said property the gardens, internal roads, electric sub-station, if any, drainage line, electric cables, common water pipeline, lights on the street or any other common facilities to be used and enjoyed by the occupants of the various building. The liabilities shall arise to do so from the date of the Flat Purchaser is put in possession of his/her/their Flat or on execution of the Lease in favour of the Society of which he/she/they may become member, whichever is earlier. Thereafter, the Developers will not be liable to repair, maintain, renovate, reconstruct or re-build the said common facilities. Necessary covenants to this effect shall be made in the Lease to be executed in favour of the Society.
13. The said Flat shall contain amenities details whereof are given in the Second Schedule hereunder written.
14. The Flat Purchaser shall pay Rs. 2,000/- (Rupees Two Thousand Only) to M/s. Law Firm of Khonas, Advocates & Solicitors as their fees for preparing this Agreement.
15. This agreement is executed in duplicate. It is agreed that four copies of agreement are original, one of which is retained by the flat purchaser and another by the Developer. This agreement has total 32 pages. Each page is signed by both the parties.

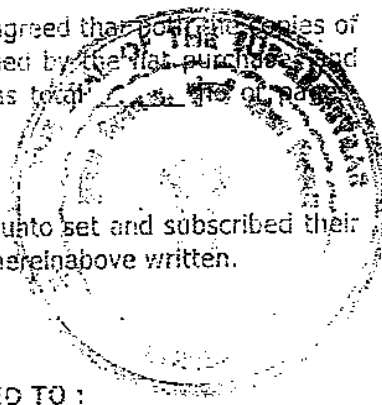
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.

**SCHEDULE I - ABOVE REFERRED TO :**

ALL THAT piece or parcel of land or ground with structures standing thereon known as Khatauwadi, situate, lying and being in D-Ward admeasuring 2498.34 Sq. Mts. or thereabouts situate at 36, Naushir Bharucha Marg and bearing C.S. No.42 of Tardeo Division in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



FLAT PURCHASER



MB

M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED

(8)

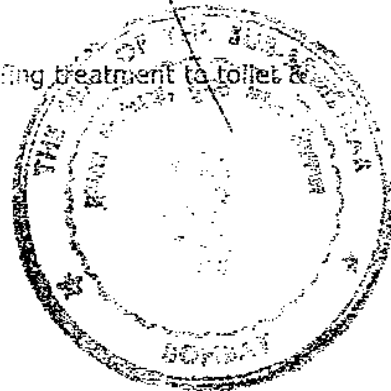
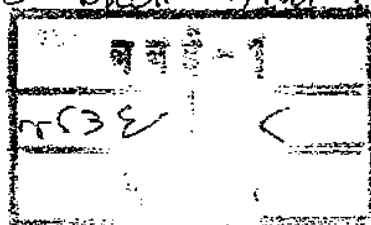
**SCHEDULE II**

**KHATAUWADI**

**SALE BUILDING SPECIFICATION**

STRUCTURE	: R.C.C. framed Structure
WALL	: Brick or C.C. Block walls
	i) Granamite or similar flooring in the flats
	ii) Bath & W.C. will have Ceramic tile flooring and glazed dado upto 6' 9" height
	iii) Common area shall be finished with terazo tiles or Kota stone
KITCHEN PLATFORM	: Black Granite platform with stainless steel sink
WINDOW	: Sliding Aluminum window with floor glass
DOOR FRAME	: Treated Hardwood Frame
BATH / W.C. DOOR SHUTTER	: Painted B.S.C. hot pressed 35mm thick flush door shutters with Aluminum hinges and Brass fittings
PLASTERING	: Sandfaced plaster externally & internally Terracco / neeru finished cement plaster
PLUMBING	: Concealed plumbing with European P.C.
ELECTRICAL	: Concealed Copper Wiring
PAVING	: As per road specification
PAINTING	: All wood work with Synthetic Enamel Paint inside paint will be White Wash & External paint will be Cement Paint
WATER PROOFING	: Cement based water proofing treatment to toilet & terraces

*Bare Shell flat*



*[Signature]*  
FLAT PURCHASER

*MB*  
M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED

(9)

This agreement forms part of the Agreement for Sale dated 13/1/06 for sale of the Flat No. 1902 on floor 19<sup>th</sup> and Car Parking No. --- on Open / Stilt / Upper Basement / Lower Basement in Building known as Aditya executed between Vishal Tekniks (Civil) Pvt. Ltd. AND UDESHYA PROPERTIES PVT. LTD.

SIGNED AND DELIVERED : M/S. VISHAL TEKNIKS (CIVIL) PVT. LTD.  
By the withinnamed PROMOTERS :  
M/S. VISHAL TEKNIKS (CIVIL) PVT. LTD. :  
in the presence of. :

*M. Bhat*  
PARTNER  
(PROMOTERS)

- 1. *Shree*
- 2. *B*

SIGNED AND DELIVERED :  
By the withinnamed UNIT PURCHASER :

- 1. UDESHYA PROPERTIES PVT. LTD.;
- 2.

For UDESHYA PROPERTIES PVT. LTD.

*[Signature]*  
Director / Authorized Signatory

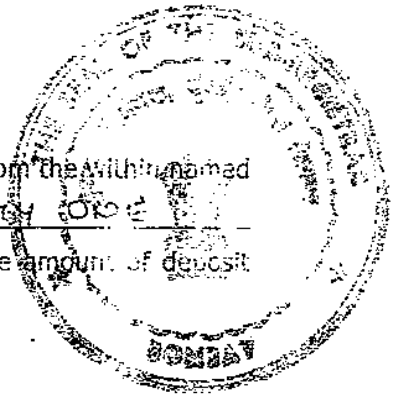
in the presence of :

- 1. *Shree*
- 2. *B*

(H)

RECEIPT

RECEIVED on or before the execution of these presents of and from the withinnamed unit purchaser the sum of Rs. 51,000/- (Rupees FIFTY ONE THOUSAND ONLY ) only being the amount of deposit within mentioned to be paid by him/her to us.



WE SAY RECEIVED  
For VISHAL TEKNIKS (CIVIL) PVT. LTD.

*M. Bhat*  
(PROMOTERS)

WITNESS:  
1. *[Signature]*

2. *[Signature]*

*[Signature]*  
FLAT PURCHASER

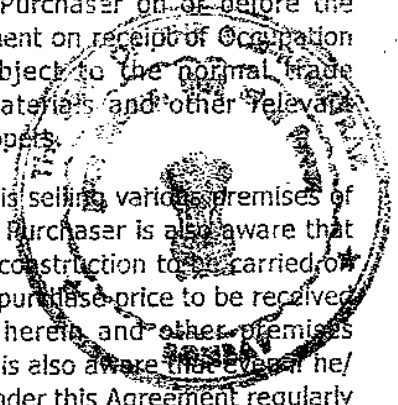
*M. Bhat*  
M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED

ANNEXURE 'A'

Terms and conditions of Sale of Flats No. 1902 on 19<sup>th</sup> Floor and Car Parking No.        in Open/Slit/Upper-Basement/Lower-Basement        forming part the Main Agreement.

1. The Flat Purchaser shall pay to the Developers the installments of price mentioned in Clause 1 of the Main Agreement on the respective due dates without demand, time being the essence of the contract. The Flat Purchaser shall also pay to the Developers amounts payable by them as mentioned in the main agreement and in this Annexure A on the due dates without demand, time being the essence of the contract. On breach of this or any of the other terms and conditions of this agreement, the Developer shall terminate this agreement and dispose of the flat to any other person. In case the Developer decides not to terminate the agreement, then the flat purchaser shall be liable to pay interest at the rate of 24% per annum on delayed payments. In case the Developer decides to terminate the agreement then, 15% of the total purchase price or the amount paid by the flat purchaser to the Developer till date of termination whichever is less shall stand forfeited as liquidated damages. However the Developer shall return balance amount within the period of one year along with interest at the rate of 9% from the date of termination till payment. Such amount may be paid by Developer in installments. However, in case of termination of agreements, irrespective of whether balance amount has been returned or not the Developer shall be entitled to sell the said flat immediately to any other person.
2. Under no circumstances, shall the Flat Purchaser get possession of the said Flat without first paying to the Developers all the amounts due under the Main Agreement and also including interest due thereon. The Developers shall give possession of the said Flat to the Flat Purchaser on or before the possession date mentioned in the main Agreement on receipt of Occupation Certificate in respect of the said Flat, subject to the normal trade circumstances and availability of building materials and other relevant factors, if any, beyond the control of the Developers.
3. The Flat-Purchaser is aware that the Promoter is selling various premises of the building to others on Ownership basis. The Purchaser is also aware that the development of the property including the construction to be carried out by the Promoter by utilising the installments of purchase price to be received by the Promoter from the Flat Purchaser/s herein and other premises purchaser/s of the said building. The Purchaser is also aware that even if he/she/they pays installment/s of purchase price under this Agreement regularly but if some other flat purchaser do not pay the installment/s on their respective due dates to the Promoter, then completion of the work may be delayed. The Purchaser hereby accept and agrees that in case if the construction work or development of the said property is delayed due to any one or more of the other Flat-Purchasers not paying their installment/s or dues on their respective due dates, then the Flat Purchaser herein will not

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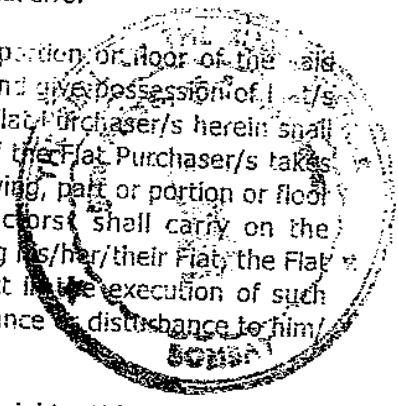
FLAT PURCHASER

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hold the Promoter responsible or liable for the same. The Flat Purchaser herein agrees that if the delivery of possession of the said Flat is delayed due to aforesaid reasons, he / she / they will not insist upon Promoter giving possession of the Flat on the date mentioned in this Agreement and will also not claim any damages for such delay. This condition shall override other terms and conditions of this Agreement pertaining to date of possession of the Flat.

4. The stamp duty and registration charges, including penalty, if any, payable in respect of this Agreement shall be borne and paid by the Flat Purchaser/s alone. The Developers shall not be liable to contribute any amount towards the same.
5. The Flat Purchaser/s shall, in addition to consideration money, pay the stamp duty, registration charges and all other costs, charges and expenses relating to all other documents to be executed by the Flat Purchaser/s and/or the Developers or the Society before transfer of the property in favour of the Society. The Flat Purchaser shall also pay to the Municipal Corporation, MHADA, Government or other public body or authority his/her/their share of development or betterment charges or any other cess, tax, levy or payment that may be hereafter charged, levied or sought to be recovered in respect of the said plot of land, the said building and other structures standing thereon or any part thereof. The sale price of the said Flat is calculated on the aforesaid basis and the Developers are not liable to contribute any amount towards any of the above costs, charges and expenses and outgoings.
6. In the event of any stamp duty, registration charges or any other levy, cess, tax or payment becoming due or payable at any time before the lease of the said property to the Society, the Flat Purchaser/s shall deposit with the Developers the amount proportionately or actually due in respect of the Flat on taking possession of the said Flat.
7. Nothing contained in these presents is intended, nor shall be construed to be a grant, demise or assignment in law of the said Flat or any part of the said Building or the said plot of land to the Flat Purchaser/s.
8. The Developers may complete any wing, part, portion or floor of the said building and obtain part Occupation Certificate and give possession of flats therein to the purchasers of such Flats and the Flat Purchaser/s herein shall not be entitled to raise any objection thereof. If the Flat Purchaser/s takes possession of the Flat in such partly completed wing, part or portion or floor and the Developers or their agents or contractors shall carry on the remaining work with the Flat Purchaser occupying his/her/their Flat, the Flat Purchaser shall not object to, protest or obstruct in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/their.
9. The Promoter may sell, transfer or assign all their rights, title and interest in the said property (subject to the rights and interests created in favour of the Flat Purchaser/s including in respect of the unsold Flats in the said Building but without in any manner affecting the Flat Purchaser's rights.

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(12)

10. The Flat Purchaser/s has already inspected the site and acquainted himself with the nature of the Promoter's title to the said property and their right to sell the said Flat on "Ownership basis" and shall not raise any requisition or objection thereto hereafter.
11. The Flat Purchaser shall, from the date of taking possession of his/her/their Flat :
- (a) Maintain the said Flat at his/her/their own costs as a prudent person in good and tenable condition ;
  - (b) Not to use the same in violation of any provision of law applicable thereto ;
  - (c) Not to use or permit the same to be used for any purpose other than permissible under any law for the time being in force ;
  - (d) Not to cause any nuisance or annoyance to the neighbours ;
  - (e) Not to throw any dirt, rubbish or other refuse or permit the same to be thrown in the passage or in the compound or any portion of the said building ;
  - (f) Not to do or suffer to be done anything in or about to the said building or the said Flat or in the staircase and/or the common passages which may be against the rules or regulations and bye-laws of the Municipal Corporation, MHADA and/or any other concerned authority ;
  - (g) Not to do or cause to be done any act or thing which may render void or voidable any insurance of the said building or any part thereof or cause any increase in premium to be paid in respect thereof ;
  - (h) Not to demolish or cause to be demolished the said Flat or any part thereof or make or cause to be made any change, addition or alteration whatsoever thereto or therein ;
  - (i) Not to refuse or neglect to carry out any work directed to be executed in the said building or in the said Flat after he/she/they had taken possession thereof, by a competent authority, or require or hold the Developers liable for execution of such works ;
  - (j) Not to encroach upon or make use of any portion of the said building or open space of compound not agreed to be acquired by him or otherwise, or any part of the said Flat ;
  - (k) Not to stock or keep any material, object or any other item in the open space of compound and/or park any vehicle in the compound ;
  - (l) Not to restrain the Developers or their servants and agents from entering upon the said Flat for inspecting the same at any reasonable hours or from carrying out any construction or repair work on any part of the said building or the said Flat for proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good condition all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used for the said building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes
  - (m) Within fifteen days of the possession if the Flat Purchaser points out in writing any defect in construction, then the said defect shall be rectified by the Developers;

  
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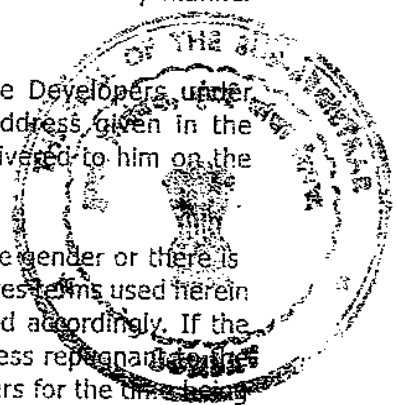
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- (n) Become a member of the said Khatauwadi Tenants Co-operative Housing Society, or any other co-operative society formed to all such purchasers of the flat and from time to time sign all letters, writings, communications, applications and documents and to do all other acts, deeds, matters and things as the Developers and/or the said Co-operative Society shall reasonably require him to do.
- (o) Observe, perform and comply with all the bye-laws, rules and regulations of the said society.
- (p) Not to sell, transfer, assign, let, grant leave and licence, dispose of or in any other manner deal with, dispose of or part with physical possession of the said Flat or any portion thereof or his right, title and interest thereto or therein or under this Agreement, to any other person before paying to the Developers all the amounts due to them hereunder and without first obtaining their prior written consent in that behalf from the Developers. For giving such consent, the Developers shall be entitled to charge and demand consideration and/or fees as the Developers may deem fit and proper.
12. The Flat Purchaser shall pay to the Developers "the monthly contribution" due for the period commencing from seven days after the said Flat is offered for occupation by the Flat Purchaser, regularly on or before the 5th day of each and every month towards his provisional proportionate share of outgoings and expenses due in respect of the said Flat on account of the following, viz.
- (i) Maintenance, repairs to the building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc. ;
- (ii) Cost of keeping the property clean and lighted ;
- (iii) Decorating and/or painting the exterior of the building and passages and staircases ;
- (iv) Lease rent, Municipal and other taxes, cesses, levies and premia in respect of the insurance of the building, land revenue, assessments, etc.
- (v) Salaries and wages of persons employed for watching and/or cleaning the property, operating water-pumps, maintaining records, etc. and
- (vi) All other outgoings due in respect of the said property including those incurred for the exclusive benefit of a Flat Purchaser and/or his tenement Flat. The amounts of deposits and outgoings payable by different Flat Purchasers have been fixed provisionally by the Developers and the Flat Purchaser shall be bound by the same. After the execution of lease in favour of the Society, the Society may revise and re-fix the amounts payable for different Flats. The excess of collections, if any, by the Developers over the outgoings shall be paid over by the Developers to the Society on execution of lease of the said property to it as if it constituted a part of the deposit collected under this clause, subject to adjustment and treatment in the same manner as herein mentioned. If the amount of monthly contribution fixed by the Developers is found to be short, the Flat Purchaser shall pay to the Developers such revised amount as may be fixed by the Developers.


  
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13. If the Developers are unable or fail to give possession of the said Flat to the Flat Purchaser within six months of the "Possession date" mentioned in the Main Agreement, or such further extended date, as may be mutually agreed upon by and between the parties hereto, the Flat Purchaser may, by a notice in writing, terminate this Agreement and in such event, the Developers shall within Ninety days of such notice, refund to the Flat Purchaser the earnest money and all other amounts received from him together with interest thereon at 9% per annum from the date of receipt till payment and thereafter neither party shall have any claim against the other in respect of this transaction and/or the said Flat. The Developers shall be entitled to sell and dispose of the said Flat to any other person/s of their choice, after receipt of such notice of terminating the Agreement.
14. The name of the Building and of the said Society shall not be changed without written consent of the Developers, subject to the provisions of the Letter of Intent referred in the main Agreement.
15. The Advocates for the Developers shall prepare and/or approve as the case may be the and all indenture of lease, other documents to be executed in pursuance of this Agreement.
16. The delay or indulgence on the part of the Developers in enforcing any of the terms hereof, or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any other terms and conditions hereof by the Flat Purchasers nor shall the same in any manner prejudice any of the Developers' rights hereunder.
17. All letters, receipts and/or notices dispatched by the Developers under Certificate of Posting to the Flat Purchaser at his address given in the Agreement shall be deemed to have been properly delivered to him on the 7th day of its posting.
18. The term "Flat Purchaser" herein may include the female gender or there is more than one purchaser and in that event, the derivatives terms used herein with reference to the said expression shall be construed accordingly. If the Flat Purchaser be a partnership firm, the said term unless repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of last survivor. If the Flat Purchaser be a Company or Society, the said term shall, wherever appropriate, mean and include its successors and assigns. In other cases, the said term - wherever appropriate, shall mean and include all persons claiming right title and interest through such Flat Purchaser including their successors in interest.
19. The Flat Purchaser shall lodge the original hereof for registration with the Sub-Registrar of Assurances at Mumbai within one month from the date hereof and intimate to the Developers the serial number under which it is lodged and thereupon, the Developers shall admit execution thereof.

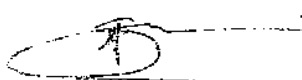



  
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20. Even if the lease of the property is executed in favour of the Society, the Developers will not be bound to hand over possession of said Flat to the Flat Purchaser or to the Society unless and until all the amounts which are due and payable by the Flat Purchaser to the Developers under this Agreement or otherwise are paid alongwith interest, if any, to the Developers. The Developers shall have lien for unpaid price alongwith interest, if any, payable to them as also for any other amount payable by the Flat Purchaser to the Developers. Till the said amount with interest, if any, is paid to the Developers, the Flat Purchaser or the Society will not be entitled to possession of the said Flat. The possession of the Developers shall continue till then.
21. The Flat Purchaser shall, on or before delivery of possession of the said flat keep deposited with the developers the following amounts:
- |        |                     |   |
|--------|---------------------|---|
| (i)    | Rs. 350/-           | For share money, application entrance fee;  |
| (ii)   | Rs. <u>5,000/-</u>  | Towards costs for formation and registration of the common organisation of the Flat purchaser   |
| (iii)  | Rs. <u>41,760/-</u> | Provisional outgoings for 6 months in advance towards proportionate share of taxes & other outgoings;   |
| (iv)   | Rs. <u>41,760/-</u> | Security deposit for maintenance (refundable after adjustment after formation of Common Organisation).  |
| (v)    | Rs. <u>10,000/-</u> | Towards Electric supply connection charges (Main).  |
| (vi)   | Rs. <u>5000/-</u>   | Towards installation of Electric Meter, Sub-Station, water meter and for making deposit to the MCGM for getting permanent water connection and to the MSEB for getting electric connection. |
| (vii)  | Rs. <u>10,000/-</u> | Towards security deposit for interior work.   |
| (viii) | Rs. <u>10,000/-</u> | Consultancy charges for finalisation of ratable value   |
- Total Rs. 123,870/- (Rupees ONE LAKH TWENTY THREE THOUSAND EIGHT HUNDRED & SEVENTY ONLY only)
22. The Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority, at the time of sanctioning the plans and shall before handing over possession of the Flat to the Flat Purchaser obtain from the concerned local authority occupation and/or completion certificate of the said building / part thereof.
23. The Developers hereby state that the Floor Space Index available in respect of the land may be utilised by the Developers elsewhere for any purpose whatsoever. The residual F.S.I. in the plot or the layout not consumed will be available to the Developers only. The society shall not have any claim whatsoever to the said residual F.S.I. available to the Developer.
24. The Transferable Development Right (T.D.R.) and/or the Development Right Certificate (D.R.C.) which may be at any time issued for the said property or any part of the property or arising out of Development of the said property shall always belong to the Developer. The Flat Purchaser or the common Organisation of all Flat Purchasers will not have any share, right, and title,


  
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interest or claim therein. The developer shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) And/or Development Rights Certificate (D.R.C) of the said property or any part thereof to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Developer. The Flat purchaser or the common organisation will not have any share, right Title, interest or claim therein. If required by the Developer requisite provision will be made in Lease of the property in favour of the common organisation of all the Flat Purchasers.

25. If any further FSI is granted or any further FSI is available by use of any T.D.R. or otherwise hereafter even after execution of lease in favour of Society, then the Developers shall have exclusive right to carry out such construction on the said property or on the building constructed on the said property. The Flat Purchaser and the Society will not have right to carry on any further construction if possible by use of any T.D.R. or otherwise any further F.S.I. is granted or to consume any F.S.I. even permitted in future. However, the costs, charges and expenses of such construction shall be borne and paid by the Developer. The Flat Purchaser and the Society will not object to carrying on such construction by the Developer.
26. If any time further construction is carried on, as herein before provided, by the Developer, then he shall be entitled to sell Flats in such further construction on ownership basis to others for his own benefit and shall be entitled to the price and consideration received from them for his own use and benefit. The Flat Purchaser and the said society will not have any share, right, title, interest or claim therein. The Society shall admit the Flat Purchaser as a member of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except normal admission fee and share money to acquire shares of Society.
27. The aforesaid provision regarding construction to be carried on in future by the Developers and their right to sell the same on ownership basis and the Society to admit such purchaser as member shall continue to remain in effect even after lease is executed by the Municipal Corporation of Greater Mumbai of the said property in favour of the Society.
28. The Developers shall utilise the sum of Rs. 5,000/- paid by the Flat Purchaser to the Developers under clause 21(ii) hereof for meeting all legal costs, charges and expenses including professional costs of the Advocates of the Developers in connection with preparation and engrossment of the Lease Deed of the land and Conveyance of the Building.
29. The Developers shall enter into separate agreements with purchasers of different Flats in the said building for sale to them on ownership basis - on terms and conditions substantially similar hereto and the benefit of this and such other agreements shall ensure for benefit of all Flat Purchasers in the said Building and shall be available for enforcement not only against the respective Flat Purchasers thereunder but also against all purchasers in the building and the provisions of such agreements shall bind to the extent applicable, transferees of Flats from the original Flat Purchasers also.

  
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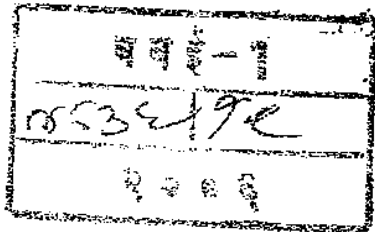
  
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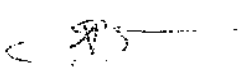
30. The Developers have furnished to the Flat Purchaser the particulars of estimated outgoings of the said Flat.
31. A copy of the Certificate of Title has been issued by M/s. LAW FIRM OF KHONAS, Advocates, Solicitors & Notaries under the provisions of the Maharashtra Ownership Flat Act, 1963 and a copy thereof is hereto annexed and marked Annexure "B". A copy of the Property Card of the said property is hereto annexed and marked Annexure "C". Annexure "D" is the floor plan and the said flat has been indicated with a red colour boundary.
32. The Flat Purchaser shall pay proportionate share of property tax to the Mumbai Municipal Corporation assessed on the whole building PROVIDED HOWEVER that if any special taxes and/or rates are demanded by the Municipal Corporation or any other authority by reason of any permitted use other than residential/commercial/car parking or any other user of the said Flat, the Flat Purchaser alone shall bear and pay such special taxes and rates.
33. The Flat purchaser is aware that the Developers have entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects. The Developers have appointed a structural Engineer for preparation of the structural design and drawings of the Building and the Developers accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the said Building.
34. At the time of taking possession of the Flat, the Flat Purchaser shall pay to the Developers such amount as they in their turn might have paid to the BSES Limited / B.E.S. & T. Undertaking as deposit for electric meters to be fitted to the said Flat.
35. The Flat-Purchaser is aware that even though the terraces of the building under the Municipal Regulations and the Development Control Regulations are common facility, the Developers shall be entitled to sell the said terraces or any part thereof to the Flat-Purchasers of Flat adjacent to the said terraces. The Flat Purchaser hereby accepts the right of the Developers to sell the said terraces. The Purchaser/s of Terraces will have exclusive right to use, occupy and possess the said terraces exclusively. The Flat Purchaser herein or other Flat-Purchasers or the Co-operative Society or any common organisation which may be formed, will be bound by such exclusive right to use, occupy and possess the terraces by such Terrace Purchaser/Flat Purchaser. The purchase price agreed by and between the parties hereto for sale of the Developers right to sell such terraces and receive consideration therefor from such Terrace Purchaser.
36. The Developers will have exclusive right, title and interest in the top terrace of the Building. The Developers will be in absolute use, occupation and possession of the said terrace even after the lease is executed in favour of the Society.


37. If the building or any part thereof gets demolished and/or gets damaged on account of any act of God such as earthquake, floods or any other natural calamity, act of enemy, war other causes beyond the control of the Developers such losses and damages incurred to the structure will be fully sustained by the Flat Purchaser along with the other Purchasers and the Developers shall not be responsible for such loss/damage. The Purchasers shall have to make good the loss so sustained by them.
38. The Developers hereby reserve their right to give for the purpose of advertisement or by putting up hoardings or Neon Light hoardings etc. or any open spaces in the said property including on the terrace either by putting up separate and/or by using compound walls for the said purpose on such terms and conditions as the Developers may desire. The said right shall continue to subsist even after the said property is leased to the Society.
39. If any Municipal rates, taxes, cesses, assessments are imposed on the said property due to such advertisements or hoardings put up on the open spaces or terraces or any other portion or compound walls of the said property, the same shall be borne and paid wholly by the Developers. The Developers shall be exclusively entitled to the income that may be derived by the display of such advertisement, hoardings at any time hereafter. The Flat Purchaser will not object to the same for any reason whatsoever and shall allow the Developers, their agents, servants, etc. to enter into the said property, the terrace and any other open spaces in the said property for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings. The Developers shall be entitled to transfer or assign such right to any person or persons whom they may deem fit and the Flat Purchaser or the Society shall not raise any objection thereto.
40. The Developers hereby reserve the right to allow Telecommunication Companies to use the terrace in such manner, as they may deem fit and proper including installation of their machinery, etc. The said right shall continue to subsist even after the said property is leased to the Society. If any Municipal rates, taxes, cesses, assessments are imposed on the said property due to such installations of machinery by telecommunication Company put up on the open spaces or terraces or any other portion of the said property, the same shall be borne and paid wholly by the Developers. The Developers shall be exclusively entitled to the income that may be derived by way of rent /compensation or in any other form received from telecommunication company or from any one on account of installation of any machinery as aforesaid at time hereafter. The Flat Purchaser will not object to the same for any reason whatsoever and shall allow the Developers, their agents, servants, etc. to enter into the said property, the terrace and any other open spaces in the said property for the purpose of putting and/or preserving and/or maintaining and/or removing the machinery, installed, the advertisement, Hoardings. The Developers shall be entitled to transfer or assign such right to any person or persons whom they may deem fit and the Flat Purchaser or the Society shall not raise any objection thereto.

41. If any dispute, difference or question shall arise between the parties herein or any person or persons claiming through any party herein and other party or between persons claiming through both the parties herein with regard to interpretation of any one or more clauses herein or as to the rights, liabilities and obligations of the parties or accounts or as to the damages, then the same shall be referred to arbitration. The Arbitrators will not be bound to record evidence or give reasons in the Award. Arbitrators will have summary power. Such arbitration proceedings will be held in Mumbai. Subject to aforesaid, provisions of Arbitration and Conciliation Act, 1996 or modifications or re-enactment thereof will apply.

The Developers P.A.N. /G.I.R. No.	VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED AAA CV 1767 G
The Flat Purchasers	
1. Name P.A.N. /G.I.R. No.	M/s./Mr./Ms. <u>UDESHYA PROPERTIES DOT L10,</u> <u><del>DAKSHIN</del> AAACU 82076</u>
2. Name P.A.N. /G.I.R. No.	M/s./Mr./Ms. _____
3. Name P.A.N. /G.I.R. No.	M/s./Mr./Ms. _____



  
FLAT PURCHASER

  
M/S. VISHAL TEKNIKS (CIVIL) PRIVATE LIMITED

Date :

(In reply please quote our Ref. No.)  
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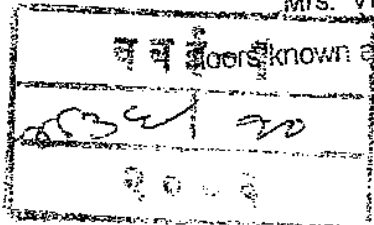
**TO WHOMSOEVER IT MAY CONCERN**

We have investigated the title of the Municipal Corporation of Greater Mumbai to the Property more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property". We have found their title marketable. No mortgage or charge is created by Municipal Corporation.

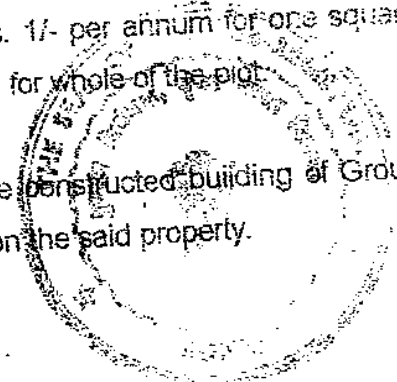
Agreement dated 30<sup>th</sup> November, 1995 has been entered into by and between the Municipal Corporation of Greater Mumbai, (MCGM) Khatawadi Tenants Co-operative Housing Society Ltd., (Society) and M/s. Vishal Tekniiks (Civil) Pvt. Ltd., (M/s. Vishal Tekniiks) with regard to development of the said property.

Clause No. 2 of Tripartite Agreement dated 30<sup>th</sup> November 1995 provides that there shall be lease of the said property for initial period of 30 years subject to terms and conditions that may be prescribed by the Municipal Commissioner as approved by Improvement Committee / Corporation. The Ward Officer by his letter bearing No Estate/ 3598/80, dated 12<sup>th</sup> June, 1995 addressed to the Chief Promoter, Khatawadi Tenants Co-op. Housing Society Ltd., has stated in paragraph 1 of the said letter that there will be lease initially for a period of thirty years subject to the approval of Improvement Committee / Corporation and of Government on lease rent of Rs. 1/- per annum for one square Mt., of land, i.e. Rs. 2,498/- per annum for whole of the plot.

M/s. Vishal Tekniiks have constructed building of Ground + 13<sup>th</sup>



known as "Aditya Tower" on the said property.



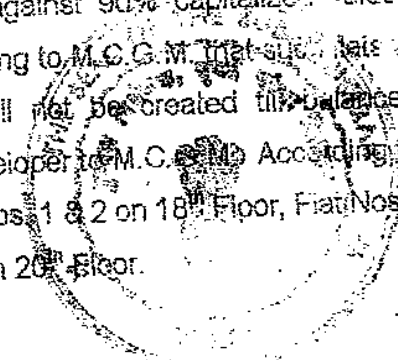
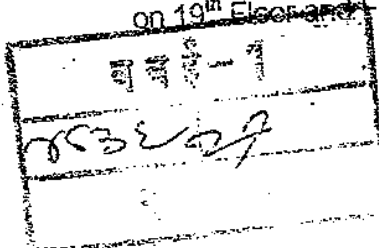
(In reply please quote our Ref. No.)

Date :

Thereafter M/s. Vishal Teknics redevelopment proposal has been sanctioned by Improvement Committee of MCGM and MCGM vide their Resolution No. 265 dated 20<sup>th</sup> December 2002 and No. 1743 dated 6<sup>th</sup> February 2003 respectively. M/s. Vishal Teknics say that by its letter dated 30<sup>th</sup> May 2003 issued by AC/Estates/32225/A (SO) issued by BMC to Vishal Teknics Ltd., BMC has allowed the additional 0.347 FSI subject to the terms and conditions are set out in the said letter. Condition no. 2 requires M/s. Vishal Teknics to pay 10% of the capitalized value for additional FSI. Accordingly Rs. 32,92,235/- (Rupees Thirty Two Lacs Ninety Two Thousand Two Hundred Thirty Five Only) has been paid to BMC on 9<sup>th</sup> October 2003.

With reference to the earlier Tripartite Agreement between MCGM, M/s. Vishal Teknics a subsequent Resolution has been passed by MCGM dated 7/3/2005 bearing Resolution No. 1185 & Resolution bearing No. 148 by Improvements Committee on 23<sup>rd</sup> November 2004 by which it is clarified that in Clauses Nos. 2, 3, & 5 of the resolution no. 1743 dated 6<sup>th</sup> February 2003 instead of 'Tripartite' words 'bipartite' be substituted. Accordingly Bipartite Agreement has been executed on 15<sup>th</sup> November 2005 between MCGM and M/s. Vishal Teknics with respect to the additional F.S.I.

M/s. Vishal Teknics (Civil) Pvt. Ltd., have earmarked the flats on which M.C.G.M. will have a lien against 90% capitalized value. M/s. Vishal Teknics has informed in writing to M.C.G.M. that such flats will not be sold or third party interest will not be created till balance 90% capitalized value is paid by the Developer to M.C.G.M. According to M/s. Vishal Teknics such flats are Flat Nos. 1 & 2 on 18<sup>th</sup> Floor, Flat Nos. 1 & 2 on 19<sup>th</sup> Floor and Flat Nos. 1 & 2 on 20<sup>th</sup> Floor.



(In reply please quote our Ref. No.)  
M/s. Vishal Tekniks have executed Term Loan agreement dated <sup>Date:</sup> 2<sup>nd</sup> December 2005 with "Housing Development Finance Corporation" (HDFC) in respect of Akruti Aditya Project comprising Stilt + 20 floors of 45 flats admeasuring 48427 sq.ft. at Khatauwadi, Grant Road, Mumbai.

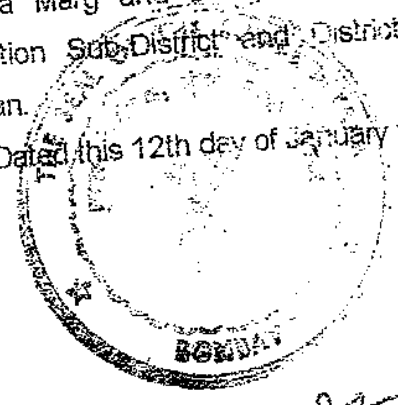
The Term Loan agreement specifies that unless HDFC agrees M/s. Vishal Tekniks cannot sell, mortgage, lease, surrender or otherwise the said project or any part thereof which includes the flats on 14<sup>th</sup> to 20<sup>th</sup> floor. It also states that unless the HDFC agrees M/s. Vishal Tekniks cannot let or otherwise howsoever the part of the property or any part thereof which includes the flats on 14<sup>th</sup> to 20<sup>th</sup> floors.

We have inserted newspaper in Free Press Journal and in Mumbai Samachar in Gujrati to invite claims from public. We have received a letter from Shri. Anant Arjun Kirve through his Advocate A.Z. Rizvi without any supporting documents for his objection or without stating any objection in particular

**Schedule of the Property**

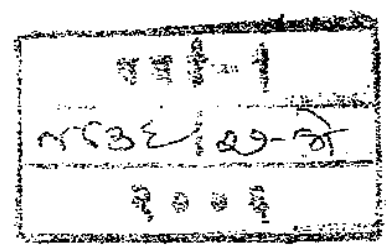
ALL THAT piece or parcel of land or ground with structures standing thereon known as Khatauwadi, situate lying and being in D-Ward admeasuring 2498.34 sq. mtrs. or thereabout situate at 36, Navashi Bharucha Marg and being C.S., No. 42 of Tardeo Division in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

Dated this 12th day of January 2006.



For M/s. Law Firm of Khonas

*Zarana*  
Partner





Section 174 of the Income Tax Act, 1961

1. Name of the assessee	2. Name of the firm	3. Name of the partner	4. Name of the partner	5. Name of the partner	6. Name of the partner	7. Name of the partner	8. Name of the partner	9. Name of the partner	10. Name of the partner

11. Particulars of the assets and liabilities of the assessee as on the date of valuation.

12. Particulars of the assets and liabilities of the assessee as on the date of valuation.

13. Particulars of the assets and liabilities of the assessee as on the date of valuation.

14. Particulars of the assets and liabilities of the assessee as on the date of valuation.

15. Particulars of the assets and liabilities of the assessee as on the date of valuation.

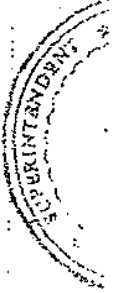
16. Particulars of the assets and liabilities of the assessee as on the date of valuation.

17. Particulars of the assets and liabilities of the assessee as on the date of valuation.

18. Particulars of the assets and liabilities of the assessee as on the date of valuation.

19. Particulars of the assets and liabilities of the assessee as on the date of valuation.

20. Particulars of the assets and liabilities of the assessee as on the date of valuation.





Handwritten notes and signatures in the right margin, including a signature that appears to be 'S. S. Srinivasan'.

RECEIVED BY THE DIRECTOR GENERAL OF INVESTIGATION  
MADRAS OFFICE

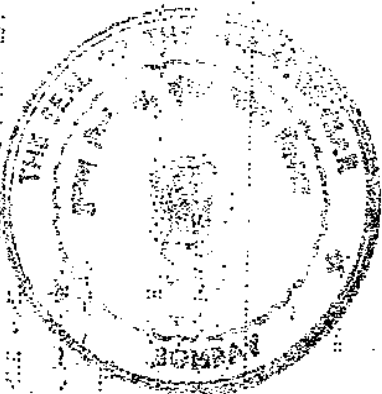
RECEIVED BY THE DIRECTOR GENERAL OF INVESTIGATION  
MADRAS OFFICE

RECEIVED BY THE DIRECTOR GENERAL OF INVESTIGATION  
MADRAS OFFICE

RECEIVED BY THE DIRECTOR GENERAL OF INVESTIGATION  
MADRAS OFFICE

RECEIVED BY THE DIRECTOR GENERAL OF INVESTIGATION  
MADRAS OFFICE

RECEIVED BY THE DIRECTOR GENERAL OF INVESTIGATION  
MADRAS OFFICE

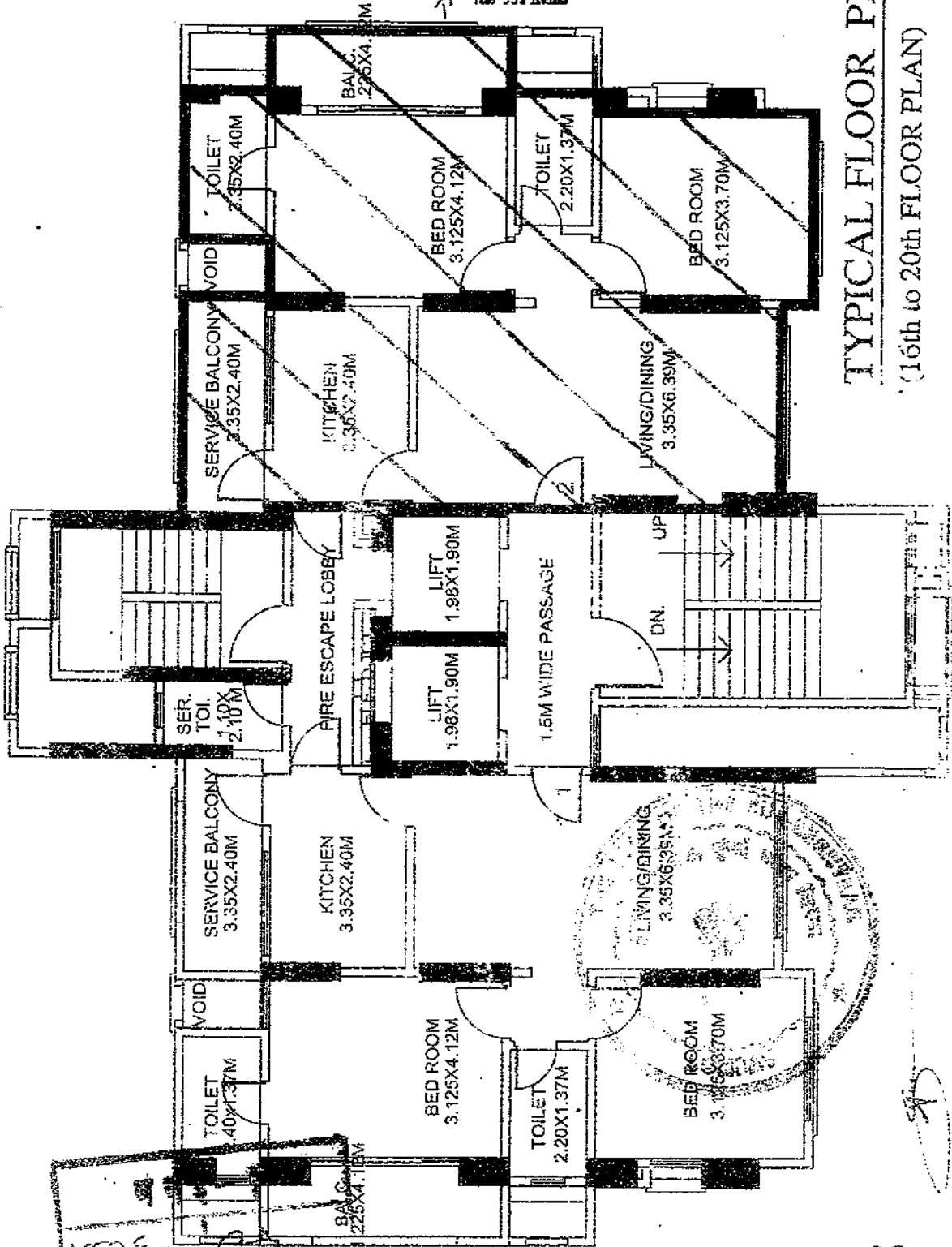


Handwritten numbers '333' and '21' in a box at the bottom left.



# AKRUTI ADITYA

## TYPICAL FLOOR PLAN (16th to 20th FLOOR PLAN)



FLOOR NO. 1902, 19th floor,  
→ CARPET area - 78 sq. ft.  
- 78.30 sq. mtrs.

PRINT FILE 981

1532

MB

To, Secretary, Greater Bombay City Corp.

The Secretary,  
Khatow Waste Traders Cooperative Society  
206, Tardeo Arch (Circular Market) Bldg,  
Tardeo Mumbai 400034

10/1 Commencement certificate plans  
renewed for further 3 years  
from 15-1-99 to 14-1-2002. Duly  
approved. BBPC 4918-c-10/1

*[Signature]*  
Executive Engineer  
Municipal Engineer (City) 11/1

Sir,

With reference to your application dated 19-12-77 for Development Permission and grant of Commencement Certificate under Section 15 and 60 of the Maharashtra Regional and Town Planning Act, 1946, regarding out development for Proposed Building 'C'

and building permission under Section 15 of the Greater Bombay Municipal Corporation Act, 1868, to erect a building in Building No. Plot No. / C.E. No. / C.T. No. 112 Division/Village/Town Statice Branch Planning Scheme No. Tardeo Ward D The Commencement Certificate/Building permit is granted in the following conditions:-

- 1) The land vacate in consequence of the abandonment of the setback line/road widening line shall form part of the public street.
- 2) That no law or usage to put the land shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Building permit shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to use the land which does not vest in you.
- 5) This Commencement Certificate/Building permit shall not be extended period shall be in no case exceed one year. Further that such lapse shall not bar any subsequent application for building permission under Section 15 of the Maharashtra Regional and Town Planning Act, 1946.

This Certificate is liable to be cancelled if the Municipal Commissioner for Greater Bombay, if satisfied that:-

- a) The development work in respect of the land is not completed under this Certificate or not in accordance with the approved plans not in accordance with the approved plans.
- b) any of the conditions specified in the Municipal Commissioner for Greater Bombay is not complied with.
- c) The Municipal Commissioner is not satisfied that the same is not in accordance with the provisions of the Act and the rules thereunder.

*[Signature]*  
Municipal Engineer (City) 11/1



CERTIFIED TRUE COPY  
*[Signature]*  
CITYGOLD MANAGEMENT SERVICES PVT. LTD  
ARCHITECTURAL DIVISION

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

8) *This C.C. is put up up to plinth level only*  
The Municipal Commissioner has appointed Shri S.M. Sankar Assistant Engineer, to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This Commencement Certificate is valid upto 2-2-1991

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

*sd/-*  
Assistant Engineer  
Building Proposals (C/502)

For Municipal Commissioner, Greater Mumbai

C/970625

*1513/11918/1/D/1122*

*Copy to Architect*

*22/1/92*  
*A/1757(C/1024)*

*1513/1918/C/D/1122 of 21-1-92*

*This C.C. is further extended up to*

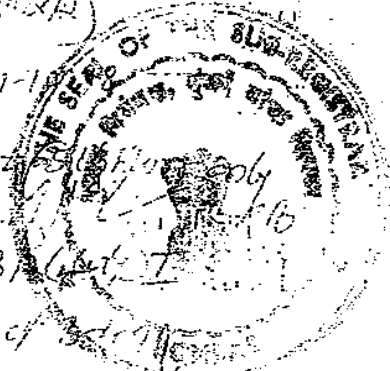
*1513/11918/1/D/1122*

*1513/1918-C/D/1122 of 21-1-92*

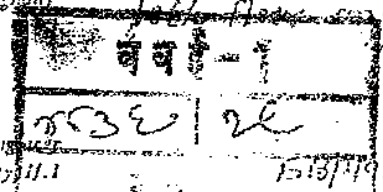
*This C.C. is further extended up to*

*1513/1918-C/D/1122 of 22-7-91*

*This C.C. is further extended for entire work.*



**10D:** Commencement certificate is issued for further period to one year from the date of issue of this certificate approved under No. EB/14798



Executive Engineer  
Bldg. Proposal (City) II

*1513/1918-C/D/1122 of 22-7-91*

**CERTIFIED TRUE COPY**

*purna*  
CITYGOLD MANAGEMENT SERVICES PVT. LTD.  
ARCHITECTURAL DIVISION.

*22/1/92*  
*A/1757(C/1024)*

No. EB/4918/D/A  
 31/10/06

To

M/s. Vishal Techniks (Civil) Pvt. Ltd.  
 Aknuli Trade Center  
 Road No. 7, Marol MIDC  
 Andheri (E)  
 Mumbai 400 093.

Sub:- Proposed redevelopment of property bearing  
 C.S.No.42 of Tardeo Division, 76, Naushir  
 Bharucha Marg, known as Khatauwadi.

Ref: Your Architect's letter dated 10<sup>th</sup> Oct. 2005.

WITHOUT PREJUDICE

Sir,

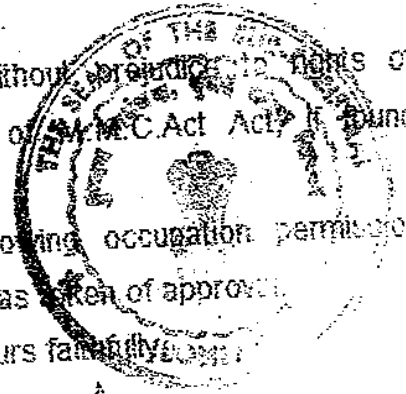
With reference to above letter, this is to inform you that there is no objection to occupy the Bldg. under reference for 2 basements + still + 1<sup>st</sup> to 20<sup>th</sup> upper floors which is constructed under supervision of Architect Mrs. Maya Valdiya (Regn. No. CA/97/20982) and Regd. Structural Engineer Chd Rajesh Shah (Regn.No. STR/S-481) subject to following conditions :-

1. That the Certificate w/s 270A from H.E. Dept shall be submitted before B.C.C.

This occupation permission is granted without prejudice to rights of M.C.G.M. to take action under Section 353-A of M.C. Act if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,



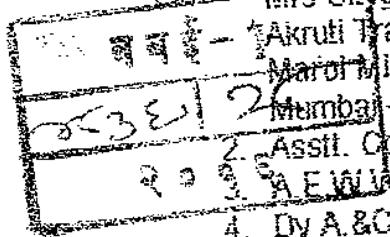
sd/-

Dy. Chief Engineer  
 Building Proposals (City) /c.

MANAGEMENT SERVICES PVT. LTD.  
 ARCHITECTURAL DIVISION.

No. EB/4918/D/A  
 31/10/06

- Copy to : 1. The Architect,  
 M/s. Gold Management Services Pvt. Ltd.  
 Aknuli Trade Centre, Road No. 7  
 Marol MIDC, Andheri (East),  
 Mumbai - 400 093.



2. Assit. Commissioner "D" Ward.
3. A.E.W. "D" Ward.
4. Dy A.&C. (City).
5. Assit. Commissioner (Estates)
6. Assit. Commissioner (Market).

*[Signature]*  
 Dy. Chief Engineer  
 Building Proposals (City) /c

Section 21, 29  
15/5/06

Handwritten notes in Marathi, including "77" and "1997".

**AGREEMENT FOR SALE**

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BETWEEN

VISHAL TEKNIKS (CIVIL) PVT. LTD.  
DEVELOPERS

AND

UDESHYA PROPERTIES PVT.

LTD.

& Others

PURCHASERS

FLAT / SHOP / UNIT NO.

1902

ON THE 19<sup>TH</sup> FLOOR

AND CAR PARKING SPACE

NO       

ON UPPER LEVEL / LOWER  
LEVEL / STILT / OPEN SPACE

**ADITYA**

35, Khalaawadi, Naushir Bharucha Marg,  
Grant Road, (W) Mumbai -400007.

M/s. Law Firm of Khonas,  
Advocates, Solicitors & Notaries,  
45, M.P. Shetty Marg, Fort,  
Mumbai 400 001.



दस्त गोषवारा भाग - 2

बंबई  
दस्त क्रमांक (4836/2006)  
४३

दस्त क्र. [बंबई-4836-2006] चा गोषवारा  
बाजार मूल्य : 7740480 मोबदला 7500000 भरलेले मुद्रांक शुल्क : 371250

पावती क्र.: 4909 दिनांक: 15/05/2006  
पावतीचे वर्णन  
नाव: उदेश्या प्रॉपर्टीज प्रा लि तर्फे संचालक विशाल  
सुखानी .

दस्त हजर केल्याचा दिनांक : 15/05/2006 05:13 PM  
निष्पादनाचा दिनांक : 15/05/2006  
दस्त हजर करणा-याची सही :

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

30860: एकूण

- दस्ताचा प्रकार : 25) करारनामा
- शिक्या क्र. 1 ची वेळ : (सादरीकरण) 15/05/2006 05:13 PM
- शिक्या क्र. 2 ची वेळ : (फी) 15/05/2006 05:15 PM
- शिक्या क्र. 3 ची वेळ : (कबुली) 15/05/2006 05:17 PM
- शिक्या क्र. 4 ची वेळ : (ओळख) 15/05/2006 05:17 PM

दस्त नोंद केल्याचा दिनांक : 15/05/2006 05:17 PM

दु. निबंधकाची सही, मुंबई शहर 1 (फोर्ट)

ओळख :  
खालील इसम असे निवेदित करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तींचा ओळखतात,  
थ त्यांची ओळख पत्कितात.

1) विकास घाणेकर - घर/प्लॉट नं: 187 साई आरती

- गल्ली/रस्ता: --
- ईमारतीचे नाव: -
- ईमारत नं: -
- पेट/वदाहत: फोर्ट
- शहर/गाव: मुं
- तालुका: -
- पिन: 1

2) पराश सावंत - घर/प्लॉट नं: वरीलग्रामाणे

- गल्ली/रस्ता: -
- ईमारतीचे नाव: -
- ईमारत नं: -
- पेट/वदाहत: -
- शहर/गाव: -
- तालुका: -
- पिन: -

दु. निबंधकाची सही  
मुंबई शहर 1 (फोर्ट)



प्रत्येक दस्तऐवज करून घ्या  
दस्तावेज एकूण ४३  
मुद्रांक क्रमांक ४८३६/२००६  
दिनांक: 15 MAY 2006

दु. निबंधकाची सही, मुंबई शहर 1 (फोर्ट)



15/05/2006

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

बवइ1





दस्त क्र. 4836/2006

5:17:38 pm

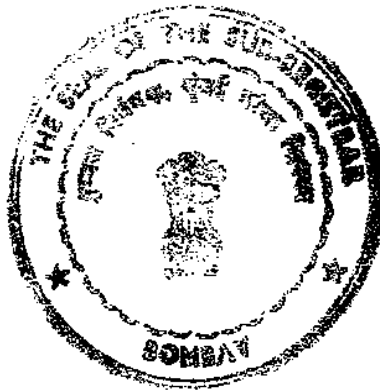
मुंबई शहर 1 (फोर्ट)

दस्त क्रमांक : 4836/2006

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: उदेश्या प्रापटीज प्रा लि तर्फे संचालक विशाल सुखानी .</p> <p>पत्ता: घर/फ्लॅट नं: 701/712 ए</p> <p>गल्ली/रस्ता: नरीमन पॉईंट</p> <p>ईमारतीचे नाव: एम्बसी सेंटर</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/माव: मुं</p> <p>तालुका: -</p> <p>रि</p>	<p>लिहून देणार</p> <p>वय 30</p> <p>सही</p>		
2	<p>नाम: भे.विशाल टेक्निक्स ( सिविल ) प्रा लि तर्फे मयुर धनवंतराय शाह तर्फे मुखत्यार पराग जयप्रकाश सावंत .</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: रोड नं 7</p> <p>ईमारतीचे नाव: आकृती ट्रेड सेंटर</p> <p>ईमारत नं</p>	<p>लिहून देणार</p> <p>वय -</p> <p>सही</p>		

HH  
शह दुय्यम निबंधक  
मुंबई शहर क. १.



**पंजाब नॅशनल बँक**  
punjab national bank

बँक शाखा, नॅशनल कॉफी ट, मुंबई (1232)  
Rajala Chambers, Near m Point, MUMBAI - 400021

देशी आदेश CASH ORDER  
असहकारणी NOT NEGOTIABLE

दिनांक Date 20/05/05

पेय PAY JOINT SUB REGISTRAR MUMBAI CITY को ONLY

रुपये RUPEES thirty thousand only

का भुगतान करे

पंजाब नॅशनल बँक  
For Punjab national bank

₹. 330,000.00RS  
RS.  
शाखा मम संख्या BRANCH SERIAL No. 1874/2005

*[Handwritten Signature]*

आधिकारित हस्ताक्षरकर्ता जी.पी.ओ.ए.सं.  
AUTHORISED SIGNATORY(S) WITH OBPA No.

SXD

LT

INR 57008711 1000210146



*[Handwritten scribbles and stamps at the bottom left]*



Thursday, September 22, 2005

11:15:19 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1892

गावाचे नाव विलेपार्ले

दिनांक 22/09/2005

दस्तऐवजाचा अनुक्रमांक वदर 15 - 01883 - 2005

दस्ता ऐवजाचा प्रकार मुखत्यारकना

सादर करणाराचे नाव: मयूर धनवंतराव पाटील

नोंदणी फी	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (9)	180.00
<b>एकूण</b> रु.	<b>280.00</b>

आपणास हा दस्त अंदाजे 11:30AM रोजी वेळेत मिळेल

*(Signature)*  
 मुख्य निबंधक  
 सह-मुख्य निबंधक  
 मुंबई उपायगर जिल्हा

बाजार मूल्य: 0 रु. मोबदला: 0 रु.  
 भरलेले भुज्यांक शुल्क: 200 रु.

REGISTERED ORIGINAL DOCUMENT  
 DELIVERED ON 22/09/05  
 मयूर - 1  
 1892  
 2005



# ICICI BANK LTD FRANKING DEPOSIT SLIP

Customer Copy		Date: 21/09/15
Deposit Br.	Acot Stamp Duty Mumbai	
Pay to:	Rs.	2007
Franking Value	Rs.	10
Service Charges	Rs.	210/-
Total	Rs.	210/-

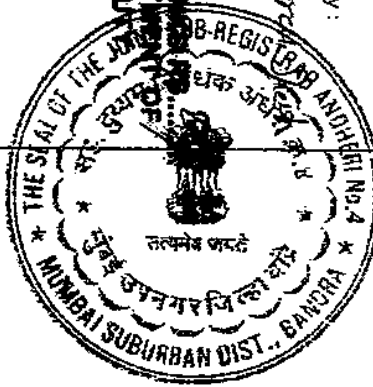
Name of Stamp duty paying party:  
*Mayur Dhanvantra*

DD / Cheque No. *Cash*  
Drawn on Bank

RECEIVED WITH THANKS  
TOWARDS PAYMENT OF  
STAMP DUTY

Trade ID: *11*  
Franchising No. *00283*

Officer



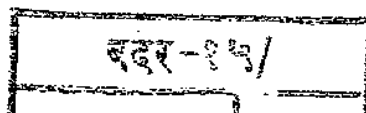
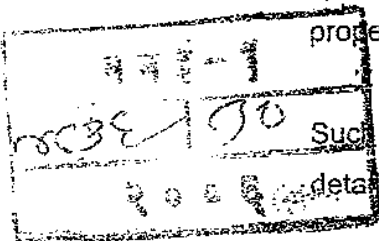
## POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **MAYUR DHANVANTRAI SHAH**, Adult, Indian Inhabitant, residing at Flat No. 104, Akruiti Nova-A, Niharika Complex, Saiwadi, N.S Phadke Marg, Andheri (E), Mumbai - 400069, send greetings :-

WHEREAS I am one of the Executives of Akruiti Nilman Limited, a Company incorporated and registered under the companies Act, 1956 (Act 1 of 1956) having its registered office at Akruiti Trade Centre, Road No.7, Marol MIDC Andheri (E), Mumbai- 400 093 (hereinafter referred to as the company) and I am the Head of the Marketing Division of the said company. In addition, I am also an authorised official of a Firm called *M/s. Sushiksha Realtors*, having its administrative office in the same premises mentioned above.

AND WHEREAS during the course of discharge of my executive functions, I am to execute various documents on behalf of the said Company/Firm and also on behalf of its/their Group and Associate Companies, firms, etc., whose main business activity are development, maintenance and sale of real estate properties, both residential and commercial/premises.

Such properties are developed and/or being developed in various locations, the details of such properties are given in First to Tenth Schedule hereto.



REGISTRAR OF COMPANIES  
MUMBAI SUBURBAN DISTRICT  
BANDRA  
REGISTRATION NO. 4  
120582  
00002001-286899  
29-1-20

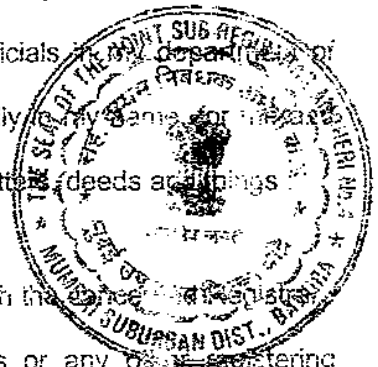
NR

AND WHEREAS due to official exigencies I am unable attend to the completion of the registration formalities, by presenting myself and admitting execution of various documents before the various Sub Registrar of Assurances.

AND WHEREAS, I am, therefore desirous of appointing some of my sub - ordinate Officials in the said company to act as my Attorney and to lodge such documents executed / to be executed by me for registration and admit execution thereof on my behalf before the concerned Registrar/Joint Registrar/Sub-Registrar of Assurances and all other Officials of the Government of Maharashtra who are empowered to discharge such functions.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT :-**

I, **MAYUR DHANVANTRAI SHAH**, Head of the Marketing Division of the said Akruiti Nirman Ltd (the said company) do hereby nominate, constitute and appoint **Shri FARAG JAYPRAKASH SAWANT**, Adult, Indian Inhabitant, and **Shri JOHN REGINALD JOSEPH**, Adult Indian Inhabitant, both of them located at land bearing CTS No. 29(pt), 30(pt), 31, 34(pt) part Road No.7, Marol MIDC Industrial Area, Andheri (E), Mumbai-400093, sub-ordinate officials of the said company, jointly and each of them individually on my behalf to do all or any of the following acts, matters, deeds and things



- To appear before and lodge for registration with the Joint Registrar/ Sub-Registrar of Assurances or any other authority or official, empowered to register the documents of registrable nature, all or any such deeds, documents, agreements, contracts, indentures, conveyances, Re-conveyances, Deeds of confirmation, Deeds of cancellation and/or Rectification/modification, settlement deeds, Release deeds, Leases, Leave and License agreements, Mortgage Deeds, Lispendens, charges, Declarations, undertakings, statements, forms, receipts, discharges, writings and any other document and all such

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बवई-१३/  
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executed by me in my official capacity.

2. To admit execution of all such deeds and documents enumerated in clause 1 above which are executed / will be executed by me, before the said registering officials as stated in clause 1 above.
3. To receive back from the concerned registering officials such of those documents as enumerated in clause 1 above, duly registered together with Index-II and certified copies thereof.
4. To pay for and incur all such charges and expenses as are required for registering or otherwise of all or any of those documents during the course or registration and subsequently.
5. To do all or any of the acts incidental or in connection therewith necessary for registration of such documents, ~~by me and on my behalf.~~
6. And I do hereby ratify and confirm all or any of the aforesaid deeds done or performed by my said Attorney.



IN WITNESS WHEREOF, I, MAYUR DHANVANTRAI SHAH, have set and subscribed my hand and signature hereunto on this 22<sup>nd</sup> day of September 2016

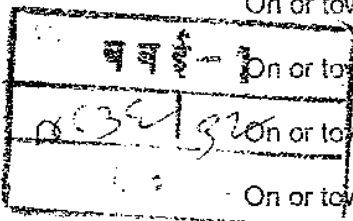
FIRST SCHEDULE OF THE PROPERTY

ALL that piece or parcel of land/ plot admeasuring 3253.78 sq. Mtrs. bearing O.P.

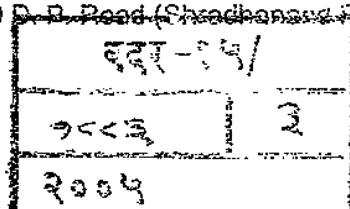
No. 251, Final Plot No. 274 of Town Planning Scheme, Villa Parle No. V

(Principal) Final :

- On or towards the North by : 10<sup>th</sup> Road/Final Plot No. 257
- On or towards the South by : 9<sup>th</sup> Road/Amol Apartment, Final Plot 296/295
- On or towards the East by : Rehab Building 1-AB
- On or towards the West by : 18.30 D. B. Road (Shreechhannay Road);



MB



ALL that piece or parcel of land/ plot admeasuring 500.05 sq. mtrs. bearing O.P. No. NIL, Final Plot No. 411 of Town Planning Scheme, Ville Parle No. V (Principal) Final :

On or towards the North by : Final Plot 412/Acharya Villa;  
On or towards the South by : Final Plot/Kriti Bhavan  
On or towards the East by : 18.30 D. P. Road (Shradhanand Road);  
On or towards the West by : Final Plot No. 409/Nalla

### SECOND SCHEDULE OF THE PROPERTY

ALL that piece or parcel of land or ground situate, lying at CTS No. 104 (pt), CTS No.106 (pt) and CTS No. 96 (pt) of Village Mulgaon, Taluka Andheri, in the Registration and Sub District of Mumbai City and Mumbai City and Mumbai Suburban admeasuring about 3810.00 sq. mtr. or thereabouts and bounded as follows :

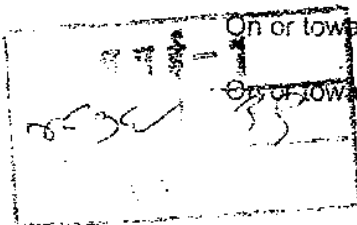
On or towards the North by : Land bearing CTS No. 96 (pt)  
On or towards the South by : Road No. 14 and land bearing CTS No. 107  
On or towards the East by : Boundary of Village Mulgaon  
On or towards the West by : Ratta Center and Land bearing CTS No. 96



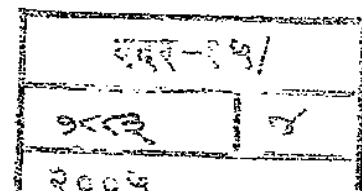
### THIRD SCHEDULE OF THE PROPERTY

ALL that piece of land forming a part of the property described in the Schedule above situate at Gavanpada, Village Mulund (East), B. S. D. bearing CTS No.492 (pt) admeasuring 2288.52 sq. mtrs. - sale plot area, or thereabouts and bounded as follows :

On or towards the North by : by Road / CTS No. 492 A/1 (pt)  
On or towards the South by : by Road / CTS No. 492 A/1 (pt);  
On or towards the East by : by CTS No. 492 A/1 (pt);  
On or towards the West by : by 90 ft. N.C.Phadke Road/CTS Nos.491, 493, 494.



MJ



ALL THAT piece or parcel of land or ground together with structures standing thereon situated lying and being at Village Mohili, Taluka Kuria, City Survey Record, bearing CTS Nos.693 & 699 admeasuring in the aggregate with an area of 19,751.40 sq. mtrs (as per property card) or thereabouts and bounded as follows :

- On or towards the North Side by : Pipeline and Land bearing CTS No.717, 715 (pt), 713(pt), 700;
- On or towards the South side by : Land bearing CTS No.697/1;
- On or towards the East side by : Land bearing CTS No.698/Pipeline;
- On or towards the West side by : Land bearing

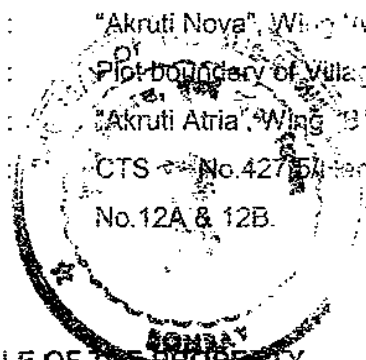
FIFTH SCHEDULE OF THE PROPERTY



Residential Sale Building Wing "B" of "Akruti NOVA"

ALL that piece or parcel of land or ground together with structures there situated lying and being at Village Gundavali, Taluka Andheri (E), S. C. D. bearing CTS No. 427/4 admeasuring 1104.80 sq. mtrs. or thereabout and bounded as follows .

- On or towards the North side by : "Akruti Nova", Wing "A" Sale building;
- On or towards the South side by : Plot boundary of Village Villa Parle;
- On or towards the East side by : "Akruti Atria", Wing "B" Sale building;
- On or towards the West side by : CTS No.427/5/1 tenab Building No.12A & 12B.



SIXTH SCHEDULE OF THE PROPERTY

Residential Sale Building Wing "B" of "Akruti Atria"

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ALL that piece or parcel of land or ground together with structures there situated lying and being at Village Gundavali, Taluka Andheri (E), B. S. D. bearing CTS No. 427/4 admeasuring 1104.80 sq. mtrs. or thereabout and bounded as follows :

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On or towards the North side by : "Akruti Atria", Wing 'A' Sale building;  
 On or towards the South side by : Plot boundary of Village Ville Parle;  
 On or towards the East side by : 18.3 m D. P. Road;  
 On or towards the West side by : Akruti Nova, Wing "B" Sale building.

**SEVENTH SCHEDULE OF THE PROPERTY**

**Pocket No.4 of MIDC Village Mulgaon**

ALL THAT piece or parcel of land or ground together with structures standing thereon known as "Gautam Nagar" situated lying and being at Village Mulgaon, Andheri (E), M.S.D., bearing CTS No. 96(PT) admeasuring 4990.18 sq.mtrs. in the Marol Industrial area, thereabout and bounded as follows:-

On or towards the North Side by : Road No.8 / Plot No.21 / ITL  
 On or towards the South side by : Central Road / CTS 96 (PT)  
 On or towards the East side by : Central Road / ORKEY Mill  
 On or towards the West side by : Telephone Exchange MTNL / Rehab  
 Buildings - 1A/B/3D/E/F

**EIGHT SCHEDULE OF THE PROPERTY**

**(ASHRAM CHAW)**



ALL THAT piece or parcel of land or ground situated, lying and being at Plot No.274 of Village Ville Parle, Tal. Andheri in the registration Sub-district of Andheri, Mumbai Suburban District, admeasuring about 3253.78m<sup>2</sup> or thereabout and follows this is to say:-

On or towards the North Side by : Teeth Road 9-15m.  
 On or towards the South side by : Godavari Niwas / Road 9-15 (Prop.)  
 On or towards the East side by : Shradhanand Road  
 On or towards the West side by : Pramanik Co-Op. Hsg. Soc./F.P.

No.275

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**(ASHRAM CHAWL)**

ALL THAT piece or parcel of land or ground situated, lying at F.P. No.411 of village Vile Parle, Tal. Andheri in the registration Sub-district of Andheri, Mumbai Suburban District admeasuring about 3253.78m<sup>2</sup> or thereabout and follows this is to say:-

- On or towards the North Side by : F.P. No. 412
- On or towards the South side by : F.P. No.410
- On or towards the East side by : F.P. No.409(pt) & 412(pt)
- On or towards the West side by : Shradhanand Road

**TENTH SCHEDULE OF THE PROPERTY**

**(ADITYA)**

ALL THAT piece or parcel of land or ground with structures standing thereon known as Khatauwadi, situate lying and being in 'D' Ward admeasuring 2498.34 sq. mts. or thereabout situate at 36 Naveshi Bhaucha Marg and being C. S. No.42 of Tardeo Division in the Registration District and District of Mumbai City and Mumbai Suburban.

SIGNED AND DELIVERED )  
by the withinnamed : )  
MR. MAYUR DHANVANTRAI SHAH )

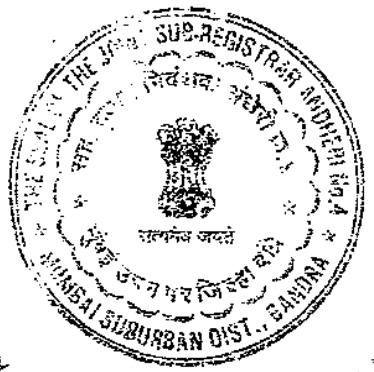
In the presence of .....  
Dese Pak - Talje

I have read the Power of Attorney and hereby accept the contents thereof and agree to act accordingly.



1) Shri PARAG JAYPRAKASH SAWANT



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2) Shri JOHN REGINALD JOSEPH



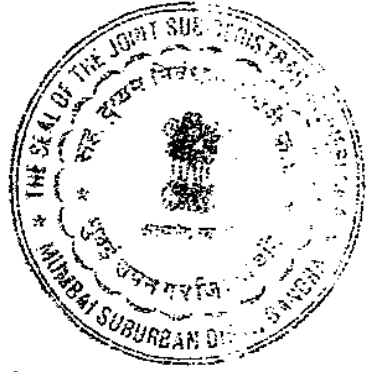
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1039

<p>1. नाव - भशुर धनवतराय शाह - -          पत्ता घर/फ्लॅट नं: 104, आकृती नंवा ,ए विंग          निहा:रिका कॉम्प्लेक्स, साई वाडी, एन एस फडके मार्ग,          अंधेरी पू मुं 69          पत्नी/स्वता: -          ईमारतीचे नाव: -          ईमारत नं: -          प्लॉट/वसाहत:</p>	<p>लिहून घेणार          वय 35          सही <i>M. Shah</i></p>		
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<p>2. नाव पराग जयप्रकाश सागत - -          पत्ता घर/फ्लॅट नं: आकृती टॅड सेंटर रोड नं 7,          मराठ एम आय डी सी अंधेरी पू मुं 93          पत्नी/स्वता: -          ईमारतीचे नाव: -          ईमारत नं: -          प्लॉट/वसाहत: -          शहर/गाव:          जिल्हा:</p>	<p>लिहून घेणार          वय 27          सही <i>P. Saugat</i></p>		
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<p>3. नाव जॉन आर कोसेक          पत्ता घर/फ्लॅट नं: वरौलमाम्          पत्नी/स्वता: -          ईमारतीचे नाव: -          ईमारत नं: -          प्लॉट/वसाहत:          शहर/गाव:-          जिल्हा:          पोस्टाचे नाव:-</p>	<p>लिहून घेणार          वय 26          सही <i>J. A. Kosek</i></p>		
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 9444 C  
 2004



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दस्तावेज कल्याण दिनांक : 22/09/2005 11:11 AM

निष्ठादनाचा दिनांक : 22/09/2005

दस्तावेज करणा-याची सही :

*Mishra*

दस्तावेज प्रकार : 46) मुखत्यारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 22/09/2005 11:11 AM

शिक्का क्र. 2 ची वेळ : (फ्री) 22/09/2005 11:16 AM

शिक्का क्र. 3 ची वेळ : (कबुली) 22/09/2005 11:16 AM

शिक्का क्र. 4 ची वेळ : (ओळख) 22/09/2005 11:16 AM

दस्तावेज कल्याण दिनांक : 22/09/2005 11:16 AM

ओळख :

खासगी इतम असे नियेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीचा ओळखतात, व त्यांची ओळख पटविताना.

1) दिपक तळगे - - घर/फ्लॅट नं. 187, वझार गेट, फोर्ट मुंबई

पत्ता/रस्ता:

इमारतीचे नाव -

इमारत नं. -

पेठ/वसाहत:

शहर/जिल्हा:

मालक:

पिता:

2) मनाज खवार - - घर/फ्लॅट नं. जयंतप्रभा

पत्ता/रस्ता:

इमारतीचे नाव -

इमारत नं. -

पेठ/वसाहत:

शहर/जिल्हा:

सल्लुका:

पिता:

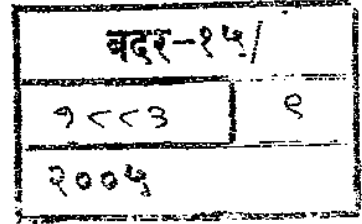
100 : नोंदणी फी

180 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)).

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

280: एकूण

सह. मुख्य निबंधक अंधेरी-४  
मुंबई उपनगर जिल्हा



प्रमाणित करण्यास येते की, या दस्तावेजमध्ये एकूण.....रु.....पाने आहेत

सह. मुख्य निबंधक अंधेरी-४  
मुंबई उपनगर जिल्हा.

बदर-१५/ 3/2005  
पुस्तक क्र. १, खंड ३  
नोंदणी  
दिनांक. 22/09/05

सह. मुख्य निबंधक अंधेरी-४  
मुंबई उपनगर जिल्हा.

