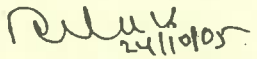


Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the 24th day of Jan 2006 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval


Executive Engineer, (S.R.A.)
111 (4/C)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

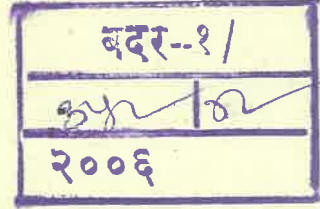
Attention is drawn to the notes Accompanying this Intimation of Approval



ANNEXURE - F

LIST OF AMENITIES



- Main entrance shall be flush door with veneer finish and French polished and remaining doors will be flush/paneled and oil painted, W/C & Bath shall be Louvered window. Living Room/Bedroom/Kitchen shall be Aluminium Sliding with ball bearing and all the channel shall be of heavy gauge & all others as to suit the elevation.
- All necessary fittings for doors and windows shall be good quality Brass. The entrance doors shall be provided with good quality night latch, eyeglass, safety Chain and Aldrop. The Flooring of the Hall shall good quality marble/glazed ceramic /Granamite tiles in rest of the flat kitchen flooring which shall be of spartex tiles. Each W.C. and Bathroom shall be water proofed. Bathroom and W.C. shall be provided with polish marble stone/spartex flooring and colour Ceramic tiles upto ceiling.
- Each kitchen shall be provided with marble platform with stainless steel sink with water tap and Ceramic tiles upto beam bottom.
- W.C. shall be provided with good quality Indian / W.C. pan with flush system. Bathroom shall have concealed plumbing with mixer & shower having hot & cold water system and wash basin.
- Concealed copper electrification with adequate points in all rooms including excellent quality switches.
- Provision for cable T. V. connection in Living and Bedroom
- Intercom Facility for all Flats.
- Water supply as per the norms of the B. M. C.
- All underground drainage shall be strictly in accordance with Municipal Bye-laws.
- The staircase room shall have a well designed precast R.C.C. grills. All the inside plaster walls shall be finished with white wash. External surface shall be painted with water-proof colour. Wood and iron work shall be oil painted.
- Compound wall shall be provided of suitable design and with gates, wherever necessary Concrete pavement as per the B.M.C. Bye-laws.
- One Lift of approved make.



Customer Copy		
Deposit Br.	Date: 13-1-06	
Pay to:	Acct Stamp Duty Mumbai	
Franking Value	Rs.	200
Service Charges	Rs.	10
Total	Rs.	210
Name of Stamp duty paying party : Mr. Vikas Suresh Khanvilkar 9/4, Dubey Estate, Shyam Nagar, Jogeshwari (E), MUM - 60		
DD/Cheque No. cash <i>cl</i>		
Drawn on Bank -		
Received With Thanks Rs. <u>2000</u> Towards Payment Of Stamps Duty		
(For Bank Use only)		
Tran ID	MUMBAI	
Franking St. No.	5/154	
Officer		

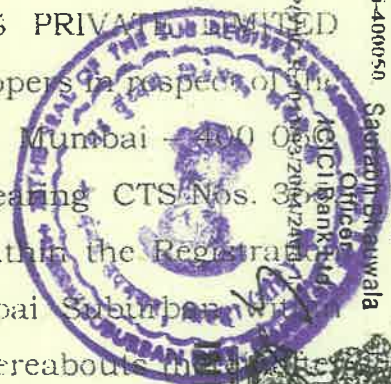
बदर-१/
२००६

UNDERTAKING

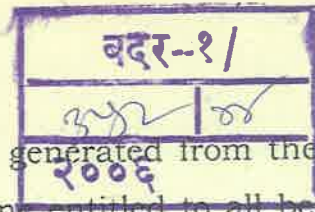
I, **Shri. Vikas Suresh Khanvilkar** of Mumbai Indian Inhabitant residing at 9/4, Dubey Estate, Shyam Nagar, Jogeshwari [East], Mumbai - 400 60 do hereby solemnly declare and state as under:-

1. I declare that one SONAL CONTRACTORS PRIVATE LIMITED (hereinafter called "**the Developers**") are the Developers in respect of the property situated at Village Majas, Jogeshwari [E], Mumbai - 400 0 bearing Plot No. 17 A of the Jogeshwari Scheme, bearing CTS Nos. 365 /1 to 18 of Village Majas, Taluka Andheri within the Registrar Sub-District of Andheri, Mumbai, District Mumbai Suburban, Greater Mumbai admeasuring 1401 sq. yds. Or thereabouts (hereinafter called "**the said property**").

Vikas Suresh Khanvilkar



ICICI Bank Ltd. Krystal Building,
Waker-Field Road, Bandra (West),
Mumbai-400050. *Ag. P. ...*
D-51/STP/...
Stamp Duty: Rs. 00002001-PB5148
Stamp Duty MAHARASHTRA
Special Adhesive JAN 13 2006
80158
188800
14:32



6. I declare that if any area of FSI may be generated from the said property, then that the Developers shall be alone entitled to all benefits there from and I shall not claim any rights therein absolute right to dispose off the same to any person/s in the manner the Developers deem fit and proper.

AND I MAKE THIS UNDERTAKING on solemn affirmation stating as above the true facts and knowing fully well that the same will be relied upon and acted upon.

Solemnly declared at Mumbai]

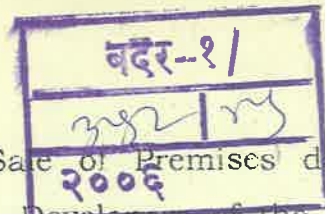
Aforesaid this 14th day of January 2006]

V. Khanvilkar

Shri. Vikas Suresh Khanvilkar

Before me.





2. I declare that by an Agreement for Sale of Premises dated 14th January 2006 made between the Developers of the One Part and myself of the Other Part, the Developers have agreed to sell the Flat No. 605 admeasuring 545 sq. ft. super built-up area on the 6th Floor in the Wing No. 'B'/Building "SONAL PARADISE" (hereinafter called "the said Premises") in the building comprised in the Free Sale Component of the Slum Rehabilitation Scheme, known as "SONAL SIDDHI" being constructed/constructed on the said property to us at or for the price and on the said property to us at or for the price and on the terms and conditions therein contained.

3. I hereby confirm that the Developers shall be entitled to give, allot, sell, assign, lease, give on leave and license basis or allow on such basis as the Developers may deem fit, basement/ open terrace and /or part terraces on any floor and also the terrace on the top floor of the said building and the open car paring spaces in the compound of the building/s for consideration and with right of ownership or occupancy or lease or license or such other right as they deem fit in their absolute discretion and I agree and declare and confirm not to raise any dispute or objection to such sale, lease, assignment, transfer or otherwise however by the developers of such basement /open terrace/car parking as the case may be.

4. I confirm that the terrace above the top floor of the building belongs to the Developers and that I am not in any manner claiming any interest in respect of the common terrace and /or in the open area and area. I further state that the garages, parking under still and all common areas in the building and the compound belongs to the Developers absolutely and I have not right therein save except for ingress into the building and the said Premises and egress out of the Premises and building.

5. It is also hereby agreed that in event any additional area is available for construction then the Developers shall be entitled to submit amended plans and obtain sanction thereof and commence and complete the work of construction of such additional area on the said property. My consent as contemplated by the Maharashtra Ownership Flats Act is hereby given.

Bhanvkar





16/01/2006

दुय्यम निबंधकः

11:44:00 am

अंधेरी 1 (बांद्रा)

दस्त गोषवारा भाग-1

वदर1

दस्त क्र 352/2006

दस्त क्रमांक : 352/2006

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विकास सुरेश खानविलकर - - पत्ता: घर/फ्लॅट नं: 9/4 गल्ली/रस्ता: - ईमारतीचे नाव: दुबे इस्टेट ईमारत नं: - पेट/वसाहत: शाम नगर शहर/गाव:जोगेश्वरी (पू) तालुका: - पिन: 60 पॅन नम्बर: एएलक	लिहून देणार वय 29 सही 	 39816 - 130745	
2	नाव: सोनल काँट्रॅक्टर तर्फे संचालक चंद्रकांत दिनकर प्रभु - - पत्ता: घर/फ्लॅट नं: ऑफीस क्र. 006, एमबसी, अपना घर , 1ला क्रॉस लाईन, लोखंडवाला कॉम्प्लेक्स, अंधेरी (प) मुं 53 गल्ली/रस्ता: - ईमारतीचे	लिहून देणार वय 52 सही 	 39816 - 130745	

वदर-1
352/2006
२००६





दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (352/2006)

दस्त क्र. [वदर1-352-2006] चा गोषवारा
बाजार मुल्य :1164240 मोबदला 817500 भरलेले मुद्रांक शुल्क : 42000

पावती क्र.:351 दिनांक:16/01/2006
पावतीचे वर्णन
नांव: विकास सुरेश खानविलकर - -

दस्त हजर केल्याचा दिनांक :16/01/2006 11:40 AM
निष्पादनाचा दिनांक : 14/01/2006
दस्त हजर करणा-याची सही :

[Handwritten signature]

11650 :नोंदणी फी
1000 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

12650: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 16/01/2006 11:41 AM
शिकका क्र. 2 ची वेळ : (फी) 16/01/2006 11:43 AM
शिकका क्र. 3 ची वेळ : (कबुली) 16/01/2006 11:43 AM
शिकका क्र. 4 ची वेळ : (ओळख) 16/01/2006 11:43 AM

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

दस्त नोंद केल्याचा दिनांक : 16/01/2006 11:43 AM

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

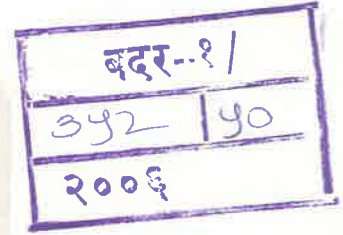
1) के डी कांचन - - ,घर/फ्लॅट नं: लिहून देणारप्रमाणे

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

2) स्नेहप्रभा प्रभू - - ,घर/फ्लॅट नं: वरीलप्रमाणे

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

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प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी-क. १,
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)

वदर-१/352/2006

पुस्तक क्र.मांक १, क्र.मांक ४४
नोंदला.

दिनांक: १६/१/०६

सह. दुय्यम निबंधक, अंधेरी-क. १,
मुंबई उपनगर जिल्हा.

