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Agreement for Sale

FLAT / SHOP NO. 64 ON 6th FLOOR IN H WING
GARAGE / OPEN CAR PARKING SPACE / STILT
PARKING SPACE NO. -

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Friday, July 22, 2011

1:00:20 PM

पावती

Original

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पावती क्र. : 6806

दिनांक 22/07/2011

मावाये नाव पांकोड

दस्तऐवजाचा अनुक्रमिक

संख्या - 06782 - 2011

दस्ता ऐवजाचा प्रकार

प्रकार (नाम)

मादर कारणाचा नाव: नोदना

नॉदना, नॉदणी, नॉदणी

नॉदणी ची

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नॉदना (अ. 12) व नॉदना (अ. 13) -> नॉदना ची (74)

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मुख्यम निवादाक

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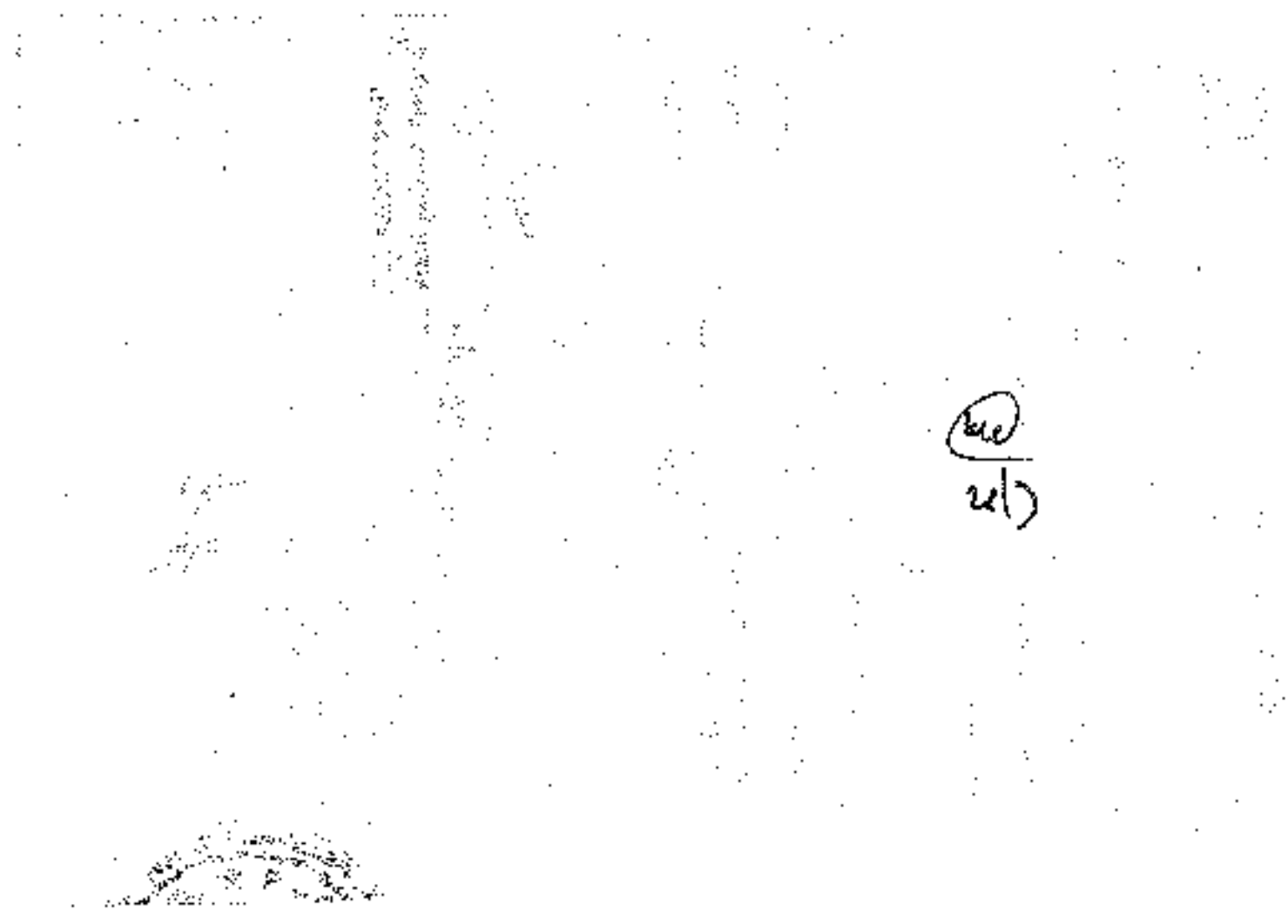
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Source: U.S. Census Bureau, "Marriage, Divorce, Remarriage in the United States," *Current Population Reports*, Series 38-01, Washington, D.C., 1976.

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For more information, contact
 1-800-368-2746

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姓名	性别	年龄	职业	住址	电话
王德胜	男	45	教师	北京市朝阳区	12345678
李小红	女	32	医生	北京市海淀区	87654321
张小明	男	28	工程师	上海市浦东新区	98765432
赵国强	男	55	农民	河南省郑州市	56789012
陈丽娟	女	40	公务员	广东省广州市	34567890
周大伟	男	38	商人	浙江省杭州市	23456789
吴小芳	女	25	学生	四川省成都市	12345678
郑伟明	男	50	教授	北京市清华大学	98765432
孙丽娜	女	35	护士	江苏省南京市	87654321
刘志强	男	42	律师	山东省济南市	76543210
马海燕	女	30	记者	湖南省长沙市	65432109
徐文博	男	22	程序员	广东省深圳市	54321098
黄晓梅	女	48	会计师	浙江省宁波市	43210987
周俊杰	男	33	设计师	安徽省合肥市	32109876
吴静怡	女	27	翻译	福建省厦门市	21098765
郑浩然	男	52	科学家	北京市中国科学院	10987654
孙悦玲	女	37	作家	江苏省苏州市	09876543
刘伟明	男	43	企业家	广东省佛山市	98765432
马小芳	女	29	歌手	浙江省温州市	87654321
徐志强	男	47	法官	山东省青岛市	76543210
黄海燕	女	31	舞蹈家	湖南省长沙市	65432109
周文博	男	24	程序员	广东省深圳市	54321098
吴晓梅	女	49	会计师	浙江省宁波市	43210987
周俊杰	男	34	设计师	安徽省合肥市	32109876
吴静怡	女	28	翻译	福建省厦门市	21098765
郑浩然	男	53	科学家	北京市中国科学院	10987654
孙悦玲	女	38	作家	江苏省苏州市	09876543
刘伟明	男	44	企业家	广东省佛山市	98765432
马小芳	女	30	歌手	浙江省温州市	87654321
徐志强	男	48	法官	山东省青岛市	76543210
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周文博	男	26	程序员	广东省深圳市	54321098
吴晓梅	女	51	会计师	浙江省宁波市	43210987
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郑浩然	男	56	科学家	北京市中国科学院	10987654
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孙悦玲	女	42	作家	江苏省苏州市	09876543
刘伟明	男	48	企业家	广东省佛山市	

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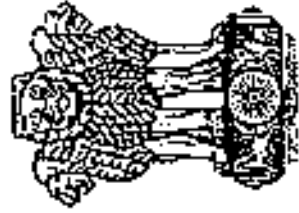
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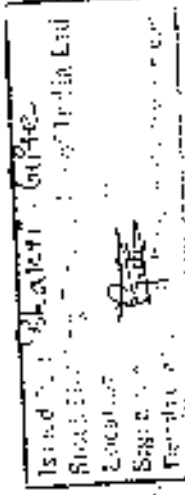
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सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

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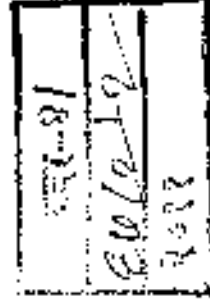


Certificate No. : IN-MH03549390032757J
Certificate Issued Date : 15-Jul-2011 02:58 PM
Account Reference : SHCIL (FIR) mhshc1071 AND HERI/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0103800183043613J
Purchased by : Mohammed Nadeem Aquil Qureshi
Description of Document : Article 25(b)(i)(d) Conveyance
Property Description : Flat no 84 Wing H Rustumjees Central Park CTS no 483,484,484/1to
7 Vill Chakala Andheri East Mumbai
Consideration Price (Rs.) : 32,64,000
(Thirty Two Lakh Sixty Four Thousand only)
First Party : Grebence Property Developers Pvt Ltd
Second Party : Mohammed Nadeem Aquil Qureshi
Stamp Duty Paid By : Mohammed Nadeem Aquil Qureshi
Stamp Duty Amount (Rs.) : 3,26,180
(Three Lakh Twenty Six Thousand One Hundred And Eighty only)



Please write or type below this line

M. Nadeem



Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified in Authorized Government Offices (MCA 21, SE-CIL Office and Sub-regional Offices (SHCIL))
2. The Certified List of ADOs, SHCIL Offices and Offices are available on the Web site www.mhshCIL.com

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151
E-mail :

Mode of Receipt

Receipt Id : RECIN-MHMHSHCIL0103386619045542J
Receipt Date : 15-JUL-2011

Account Name : SHCIL-MAHARASHTRA

Account Id : mhshcil01

Received From : Mohammed Nadeem Aquil Qureshi	Pay To :
Instrument Type : PAYORDER	Instrument Date : 12-JUL-2011
Instrument Number : 269496	Instrument Amount : 326180 (Three Lakh Twenty Six Thousand One Hundred And Eighty only)
Drawn Bank Details	
Bank Name : bank of maharashtra	Branch Name : boribunder mumbai
Out of Pocket Expenses : 0.0 ()	

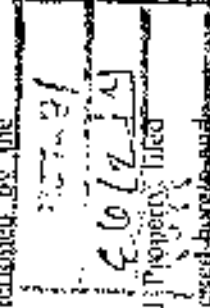


WHEREAS:

a) By and under Development Agreement dated 22nd January 2002 executed between the then existing owners i.e. (i) Mohammed Jamil Mohammed Ismail Qureshi (ii) Mohammed Aquil Mohammed Ismail Qureshi (iii) Mohammed Kafil Mohammed Ismail Qureshi, all of Mumbai Indian Inhabitants (therein referred to as "the First Owners"), (i) Mohammed Rafiq Shaikat Chaudhary (ii) Mohammed Zubair Shaikat Chaudhary (iii) Abdul Gani Shaikat Chaudhary (iv) Shurif Husan Kachali (therein referred to as "the Second Owners"), (i) Mrs. Gulumisa Shahadat, (ii) Abdulla Shahadat, (iii) Mrs. Kulsum Manjoor Khan (iv) Mohd. Farooque Shahadat, (v) Mrs. Farooque Shahadat, (vi) Mrs. Saira Afzal Khan, (vii) Mrs. Shaida Sajid Khan, (viii) Mohd. Ilyas Shahadat, (ix) Mrs. Sahira Mohd. Ayubkhan (therein referred to as "the Third Owners"), (i) Rouman Irani (therein referred to as the "First Confirming Party"), (ii) Sharfuddin A. Patel (therein referred to as the "Second Confirming Party"), (iii) Percy Soli Chowdhry (therein referred to as the "Third Confirming Party") and the Promoter (therein referred to as "the Developer"), the First Owners therein, Second Owners therein, Third Owners therein, First Confirming Party therein, Second Confirming Party therein, Third Confirming Party therein granted development rights to the Promoter of that piece or parcel of land admeasuring 13863.67 sq. meters bearing survey Nos. 49 and 82 and corresponding C/S No. 483 and 484 and 484/ 1 to 7 situate lying and being at Revenue village Chakata, South Salsette, Andheri (E) and more particularly described in the Schedule hereunder written and shown surrounded by a red colour boundary lines on the plan thereof hereto annexed together with structures standing thereon (hereinafter for the sake of brevity called 'the said Property' in the manner) and on the terms and conditions as stated therein.

b) Pursuant to the said Agreement for Development the Promoters have commenced the Development and construction work of the said property and construction work as per the plans sanctioned / to be sanctioned by the Municipal Corporation of Greater Mumbai as aforesaid.

c) There are court proceedings pending in respect of the said Property filed before the Hon'ble Bombay High Court, a list whereof is annexed hereto and marked as Annexure - "A".



d) By and under Orders dated 9th September, 2010 in Appeal No. 356 of 2010 in Notice of Motion No.3527 of 2002 in Suit No.4007/2002, Appeal No. 368 of 2010 in Notice of Motion No. 1922 of 2003 in Suit No. 1961 of 2003, Appeal No. 391 of 2010 and Appeal 436 of 2010 in Court Receivers Report No. 73 of 2010 in Notice of Motion No. 3527 of 2010, Appeal No. 357 of 2010 in Notice of Motion No. 1922 of 2003 in Suit No. 1961 of 2003, the Hon'ble Bombay Court recorded orders passed between the parties by consent. Under the same orders, all the interim orders have been vacated upon deposit of Rs.1,20,00,000/- (Rupees One Crore and Twenty lacs only) and Rs.5,00,00,000/- (Rupees Five Crores only) in the Hon'ble Bombay High Court by the Promoter. By and under the same Order dated 9th September, 2010, the Promoter has agreed to reserve the constructed area of 65,000 sq. feet in the proposed commercial complex towards the share of Plaintiff and and Plaintiff No. 2 in the said Property.

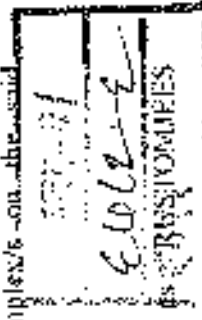


e) By and under Receipts dated 7th October 2010 bearing Nos. 022800 respectively issued by the Prudential and Senior Master, High Court, Bombay, the Promoter herein has deposited the aforesaid amounts of Rs.1,20,00,000/- and Rs.5,00,00,000/- in the Hon'ble Bombay High Court.

f) Pursuant thereto, there are no existing orders restraining the Promoter to continue and complete the development of the said Property or sell or grant possession of the flats constructed on the said property by the Promoter to its Purchasers. The Promoter is also now permitted to construct and provide the common amenities and facilities in the flat purchasers.

g) The Promoters are presently constructing the building to be always known as "TRUSTOMATES CENTRAL PARK" on the property more particularly described in the Schedule hereunder written. The Promoter shall also construct residential buildings and commercial complex on the said Property.

h) Plans of the said buildings to be always known as "TRUSTOMATES CENTRAL PARK" are prepared by M/s. H. M. Jhaveri & Sons the Architects of the Promoters and are approved and sanctioned under L.O.D. No.CE/7673/BPWS/AK, dated 28.10.2002 and the commencement certificate of the said building is issued on 04.01.2003 by the Municipal Corporation of



Greater Mumbai and the said Commencement Certificate has been duly revalidated till date.

i) By and under Occupation Certificate dated 30th June 2109, the Municipal Corporation of Greater Mumbai has permitted the Promoter to grant possession of the Flats in Wings "G" and "H" on the said Property.

j) A copy of the Certificate of Title of the said property issued by M/s. Legal Remedies, Advocates and Solicitors for the copies of the property cards in respect of the said property and the copies of the Plans of the property and the said building are hereto and marked Annexures "B" respectively;



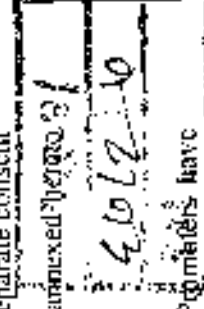
k) The Promoters intend to sell on Ownership basis short flats, roof terrace, terraces, open spaces/gardens/basements/open-stilled parking spaces, garages and other premises in the said buildings in the said Project in accordance with the provisions of the Maharashtra Ownership of Flats Act 1983.

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l) The Purchaser has approached the Promoters to allot them Flat No.64 on 6th Floor in "H" Wing of the building to be always known as "CUSTOMERS CENTRAL PARK", as shown on the enclosed plan on what is popularly known as Ownership Basis;

m) The Promoters have informed the Purchaser that the Promoters have not yet completely finalized the entire scheme of development thereof and have reserved to itself the right to amend from time to time the layout of the said property and provide for construction of one or more buildings than those at present envisaged and to amend the building plans and / or construct additional floor and / or structure on the said property including on the said building in which the Purchaser is purchasing the said flat. A separate consent letter executed by the Purchaser in favour of the Promoter is annexed hereto and marked as Annexure C-1.

n) The Purchaser has demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said property and the layout plans and Building plans, designs and specifications prepared by the Promoters' Architects and of other documents

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as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1983 herein referred to as "the said Act" and the Rules made thereunder and the Promoters have supplied to the Purchaser copies of such of the documents as are mentioned in Rules of the above referred Act as demanded by the Purchaser. The Purchaser has seen the building plan in respect to the said building as at present envisaged and approved by the Corporation and are aware the Promoter shall also construct one residential building and one commercial complex on the said Property; which is delineated with boundary line and access to be given to the Flat Purchaser as shown and highlighted in blue colour on the Plan annexed herewith marked as Annexure C-2.



o) The Promoters are entering into separate Agreements (in form similar to this Agreement) with several other persons and parties who may agree to purchase the Flat Premises/ Shop or Commercial Premises on Ownership Basis on the same terms and conditions herein contained except and subject to such modification as may be necessary or considered desirable or proper by the Promoters with a view that the Purchaser of various premises in the said building to be always known as "CUSTOMERS CENTRAL PARK" and shall ultimately form themselves into a Co-operative Society / Societies under the Maharashtra Co-operative Societies Act, 1960 or a Limited Company / Companies under Companies Act 1956 as the case may be;

p) It has been agreed by and between the parties that if one or more such premises are not taken or acquired by any persons other than the Promoters at the time when the said buildings are ready for occupation, the Promoters will be deemed to be the Owners thereof and shall be entitled to deal with and dispose of the same until such time as the said premises are agreed to be sold by the Promoters to any other person or persons or party as they may deem fit; and the Co-operative Society formed by the Purchasers shall admit Purchaser of such premises without any Charges as the member of the said society save and except entrance fee of Rs.100/- and share money of Rs.500/- for purchaser of 10 shares of such society;

q) The Purchaser has with full knowledge of all the terms and conditions and covenants contained in the papers, plans, orders, schemes and documents referred to herein above including the Agreement for Development dated 22nd January 2002 between the Owners and the Promoters has agreed to purchase

[Signature]

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and acquire from the Promoters the said Flat No.64 on 6th Floor, in "H" Wing of building to be always known as "RUSTOMJEE'S CENTRAL PARK" as shown in the enclosed plan for the sake of brevity and convenience (hereinafter referred to as the said flat) at the lumpsum price and upon and subject to the terms and conditions and covenant herein contained:

- r) Simultaneously with the execution of this Agreement, the Promoter has handed over quiet, vacant and peaceful possession of the said Flat to the Purchaser.
- s) The parties hereto are desirous of recording the terms and conditions agreed between themselves as hereinafter contained.



NOW IT IS HEREBY AGREED DECLARED AND RECORDING BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The recitals contained above form an integral part of the agreement as if the same were set out and incorporated in the operative part.
2. The Promoters are developing all those pieces or parcels of lands, hereditaments and premises (in aggregate admeasuring 13863.67 sq-meters or thereabouts) situate lying and being at Revenue village Chakala, South Subsette, Andheri (E), bearing C.T.S. No.483 & 484 and 484/1 to 7 and more particularly described in the Schedule hereunder written and shown surrounded by a red colour boundary lines on the plan thereof hereto annexed and marked together with structures standing thereon hereinafter for the sake of brevity called 'the said property' as per the various agreements recited above.
3. The Promoters are constructing the proposed building to be always known as "RUSTOMJEE'S CENTRAL PARK" on the property more particularly described in the Schedule; and the plans of the said building are sanctioned as recited above. The Purchaser confirms that he/she/they have inspected the said sanctioned plans L.O.D. and Commencement Certificate and the permission granted under Urban Land (Ceiling and Regulation) Act 1976 prior hereto;

4. The Promoters have agreed to sell and the Purchaser has agreed to purchase Flat No.64 on 6th Floor, in "H" wing of the building to be always known as "RUSTOMJEE'S CENTRAL PARK", as shown on the

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enclosed plan admeasuring about 66.10 square Mtrs., and admeasuring to 711.27 Sq. Fts., carpet feet carpet area, which is inclusive of the area of balconies and gratus areas of AFD, BMS where applicable) for the lumpsum price of Rs. 32,64,000/- (Rupees Thirty Two Lakhs Sixty Four Thousand only), which shall be paid by the Purchaser to the Promoters in the following manner :-

(a) Rs. 32,64,000/- has paid by the purchaser to the promoters before the execution of this Agreement.

(b) Rs. ---/- on offering of possession of the said flat.

5. All the above payments shall be made by the purchaser to the Promoters in the name of M/S. CREEDENCE PROPERTY DEVELOPERS PVT. LTD.



6. The Purchaser's shall pay the amounts as aforesaid in the due dates without fail and without any delay or default as time in respect of the said payments is the essence of the contract. The Promoters will forward to the Purchaser's by ordinary post intimation of the Promoters having carried out the aforesaid work at the address given by the Purchaser under this Agreement and the Purchaser will be bound to pay the amount of installments within eight days of Promoters dispatching such intimation under certificate of Posting / Courier at the address of the Purchaser's as given in these presents. The Promoters will keep certificates of their Architects certifying that the Promoters have carried out given items of work and such certificate will be open for inspection by the Purchaser's at the office of the Promoters and such certificate shall be valid and binding upon the Purchaser's and the Purchaser's agree's not to dispute the same.

The consideration amount of the said flat has been agreed to by and between the parties hereto on the basis of the present cost of the building materials, services and labor charges as on 30.07.2003. The flat Purchaser hereby expressly agrees that in the event of the cost of building material and / or services and / or liaison charges hereafter increases by more than 10% from the present rates, the Purchaser shall pay to the promoters a further amount of the Purchaser price equal to the increased cost building material and / or labor charges above 10% from the present rates as may be verified by the Promoters/Architects and such escalated price shall be paid by the Purchaser to the Promoter divided equally

along with the
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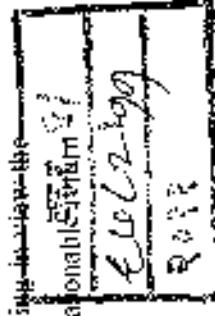
aforsaid. The expression "consideration amount" or "purchase price" or "balance of purchase price" or "all the amounts" or "final dues" wherever appearing in these presents shall deem to include such escalated price if any and till the purchaser pays to the Promoter the entire consideration amount inclusive of escalated price if any together with any other payments and deposits, the Purchaser shall not be entitled to the possession of the said flat.



7. It is expressly agreed that the Purchaser shall be entitled to the possession of the said premises and the fixtures and fittings and the description of such common area and facilities and the percentage of such common areas and facilities and percentages of the interest in the common areas and facilities which the Purchaser will enjoy in the common areas and facilities of the said premises agreed to be sold is hereunder written:

8. The Purchaser's shall be entitled to the limited common area and facilities along with the said premises and the extent, nature and description of such limited common areas and facilities and the percentage of undivided interest which the Purchaser will enjoy in the Limited Common area and facilities appurtenant to the said premises agreed to be sold is hereunder written;

9. The said premises shall contain specifications, fixtures, fittings and amenities as set out in the Annexure "E" hereunder written and the Purchaser confirms that the Promoters shall not be liable to provide any other specification, fixtures, fittings and amenities in the said premises. However during the course of construction, the Purchaser may instruct the Promoters to make any addition or alteration including any extra amenities provided the same does not involve any structural change and is permitted by the corporation and for such addition, alteration or entire amenities extra cost shall be paid in advance by the Purchaser to the Promoters upon the Promoters agreeing to provide the same. The Promoters shall be at their discretion, be free to provide additional or special amenities such as health-club, recreation club, swimming pool, badminton court, pipe gas and for which the Purchaser's shall be bound and liable to pay additional consideration as may be determined by the Promoters keeping in view the costs and efforts involved in providing the same and the reasonable profit to the Promoters;



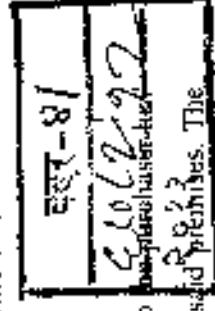
10. If the Purchaser commits default in payment of any of the installments mentioned in Clause 4(A) aforesaid on their respective due dates (the time being the essence of the contract) and if the default continues in spite of 15 days notice in writing to be sent by the Promoters to the Purchaser, the Promoters shall be at liberty to terminate this Agreement in which event the said earnest money deposit paid by the Purchasers to the Promoters shall stand forfeited. The Promoters shall however on such termination refund to the Purchasers the installments of part payment if any which may have till then been paid by the Purchaser to the Promoters, but without any further amount by way of interests for otherwise, for the Promoters terminating this Agreement under this clause, they shall be at liberty to sell and dispose of the said premises to any other person as the Promoters may deem fit at such price as the promoters may determine and the Purchaser shall not be entitled to question such sale or the amount from the Promoters;



11. Without prejudice to promoters other rights under this Agreement and/or in law in Purchaser shall be liable, at the option of the Promoters to pay (and hereby agree to pay) to the promoters interest at the rate of 24% per annum on all amounts that may be due and payable by the Purchaser under the Agreement, if any such amount remains unpaid for seven days or more after becoming due;

12. The Purchaser confirms and acknowledges that the Promoter has been ready and willing to comply all its obligations to the Purchaser and grant possession of the said Flat to the Purchaser, however was restrained from doing so by orders of the Hon'ble High Court, Bombay in the existing litigation in respect of the said Property. The Purchaser confirms that he shall not make any claims whatsoever against the Promoter or hold the Promoter liable in respect thereof any time hereafter.

13. Upon possession of the said premises being delivered to her, she shall be entitled to the use and occupation of the said premises. The Purchaser however shall not be entitled to and shall not change the user of these premises. Upon the Purchaser taking possession of the said premises he / she shall have no claim against the Promoter in respect of any item or work in the said premises which may be alleged not to have been carried out or completed.



14. Upon the Promoter making the said Flat available for possession to the Purchaser, the Purchaser shall be liable to bear and pay all taxes and charges for electricity and other service charges and the outgoings payable in respect of the said premises mentioned in clause (16) hereof;

15. The Purchaser agrees and binds himself/herself to pay regularly every month, by the 5th of each month to the Promoter until the completion of the said property is executed in favour of a Co-operative Society, as aforesaid and thereafter to the nforesaid Co-operative Society, the proportionate share that may be decided by the promoter or the Co-operative Society as the case may be, for (a) Insurance of the said property, Municipal and other taxes that may from time to time be levied on the said land and / or building including water taxes and water charges, (b) outgoings for the maintenance and management of the estate and the amenities, common lights and other outgoings and Maintenance charges such as collection charges, charges for watchman, sweeper and maintenance of accounts, incurred in connection with the said property;

16. The Purchaser shall at the time of entering upon the said premises as Licensee pay to the Promoters the following amount.

1. Rs.100/- towards Membership Fees.
2. Rs.500/- towards Share Money
3. Rs.5000/- toward Legal Fees
4. Rs.3000/- towards Formation & Registration of Society
5. Rs.18000/- towards Electric Meter & Water Meter Connection Charges and Natural Gas Pipe Connection Charges.
6. Rs.30600/- towards Six Months Maintenance Deposit.
7. Rs.30600/- towards Six Months Maintenance Advance
8. Rs.14280/- towards Development Charges.
9. Rs.30600/- towards Club House/ Swimming Pool Charges

Rs.132680/- TOTAL

These aforesaid amounts are to be paid by the Purchaser before the license to enter upon the said premises is given. No interest will be payable thereon.

The Promoters shall utilize the sum of Rs.8000/- paid by the Purchaser to the Promoters for meeting all legal cost, charges and expenses, including professional costs of the Advocate of the promoters in connection with formation of the said Co-operative Society or Limited Company or condominium of Apartments as the case may be, preparing its rules,

regulations and bye-laws and the cost of preparing the conveyance or assignment of lease. The stamp duty, registration charges and other miscellaneous expenses in respect of this agreement and the Deed of Conveyance shall be paid by the Flat Purchaser,

17. The Purchaser shall not use the said premises for any other purposes other than as a private residence and the said car-parking space / garage for parking a motor vehicle and the shop for any commercial purpose permissible by law. The Purchaser shall under no circumstances encroach on the said area;



18. The Purchaser shall maintain the front elevation, side elevation and rear elevation of the said premises, in the same form as the Promoters construct and shall not at any time affect / alter the said elevations in any manner whatsoever without the prior consent in writing from the Promoters. Further the purchaser shall not alter the size and position of and any of the windows of the said premises.

The purchaser shall fit the external grill to the windows of the design, size, material and color as stipulated by the Second Promoter and shall fit it at the position and location as stipulated by them.

19. The Purchaser shall from the date of possession maintain the said premises at his / her cost in a good condition and shall not do or suffer to be done anything in or to the said premises and / or common passages, or the compound which may be against the rules or bye-laws of the Municipal Corporation of Greater Mumbai and shall also comply with the orders passed by the Government of Maharashtra and other authorities under the provisions of the urban land Ceiling Act and other provisions of Law;

20. Provided it does not in any way affect or prejudice the right of the Purchaser in respect of the said premises, the Promoters shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said land and / or in the buildings to be constructed thereon and also the flats/shops/garage/parking space and other units ^{including the said} own discretion and upon such terms and conditions that the promoters shall deem fit and proper and the Purchaser will not be entitled to object to the said sale by the promoters;

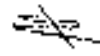


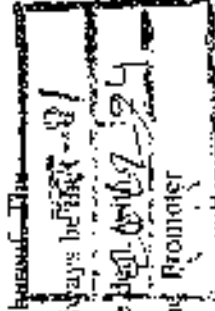
21. The Purchaser shall have no claim whatsoever except in respect of the particular flat / car-parking space / garage and / or promises hereby agreed to be purchased. All other open spaces, unallotted flats / shops, car parking spaces, still areas and other spaces etc. will remain the property of the Promoters until the part/whole property viz. land and building are transferred to the Co-operative Society as herein mentioned by deed and subject to the right of the Promoters under this Agreement.



22. The Purchaser hereby grants his irrevocable power and authority to the Promoters and agrees:

- (a) that till the Conveyance or any other deed vesting the property in favour of Co-operative Society of India, Ltd. is executed, the Promoters alone shall be entitled in all respects to the property available at present or in future for any reason whatsoever including the balance F.S.I. the additional F.S.I. available under D. C. Regulations from time to time and / or by an special concession. modification of present Rules Regulations Statutes, bye-laws etc. F.S.I. available in lieu of the road widening set back, reservation or otherwise howsoever with and/or without premium payable;
- (b) that under no circumstance the Purchaser will be entitled in any F.S.I. or the common organization of the flat holders shall have any right to consume the same in any manner whatsoever;
- (c) to the Promoters developing the said plot of land fully by constructing additional built-up floors/structures thereon so as to avail of the full F.S.I. permissible at present or in future including for staircase, lift, passage, temporary access or by way of purchase of T.D.R. (Floor Space Index) on the said plot and including putting up on any additional construction, as mentioned above and Promoters selling the same and appropriating to itself the entire sale proceeds thereon without the Purchaser or other acquires of the tenements/flats in such building under their common organization having any claim thereto or in any part thereof. The F.S.I. and further and/or additional construction shall always be the property of the Promoter who shall be at liberty to use the same in any manner the Promoter dispose of, sell, transfer etc. the same in manner the Promoter chooses. The Purchaser agrees not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground on inconvenience and/or nuisance. The

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Conveyance of the portion of the said land with building etc. and transfer of rights of the Promoter/Developer as thereafter mentioned shall be subject inter alia to the aforesaid reservation.

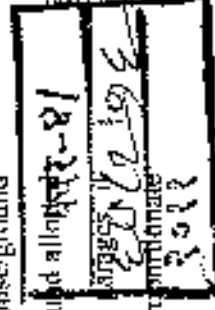
The Promoter shall be entitled to consume the said F.S.I. by raising floor or floors or any structures of any structures;

- (d) to the Promoter selling any part or portion of the said building including the open terrace, stairs or any portion thereof or any part of area of appurtenant land for exclusive use as a place of display of advertisements, boarding, parking or as same may be conveyed; not to raise any objection or interfere with the Promoter's reserved hereunder;
- (f) to execute, at once if any further or other writing, or by deed or otherwise required or necessary for the purpose and intent of this agreement;
- (g) to do all other acts, deeds, things and matter which the Promoter in his absolute discretion deem fit for putting into complete effect the provision of this agreement;

The aforesaid consent and agreement shall remain valid continuous, irrevocable, subsisting and in full force even after the possession of the said flat is handed over to the Purchaser and / or possession of the said property is handed over to the society of the Purchasers of flats and to whosoever acquire the flats from the persons signing agreement.

The nature, extent and description of the "common area and facilities" and of the "limited common area and facilities" shall be as under:

- (a) COMMON AREA AND FACILITIES to the purchasers of building / Compound of the building i.e. the open area (out of the said land described in the Schedule hereunder written) appurtenant to the built up area of the said building "RUSTOMDEES CENTRAL PARK" but excluding the front open space and/or open space / garden adjoining to row house / ground floor premises specifically agreed to be sold alongwith such row house/ground floor premises and the car parking spaces in the compound allotted a) to be allotted to the respective flat holders and the b) permitted and constructed. The Purchaser will have a proportionate undivided interest in the above.



(b) LIMITED COMMON AREA AND FACILITIES to the Purchaser of buildings:

i. Common Entrance lobby and foyer of the particular building in which the above mentioned flat is located and the lift / lifts of such building shall be for the Purchasers of the respective building.

ii. The staircase of the particular building in which the said flat is located shall be available to the Purchasers of the respective building for the purpose of ingress and egress but not for the purpose of storing or recreation or for residence or for shop. These limited Common Areas are applicable to all the purchasers of flats located in the particular building in question. The Purchaser will have a proportionate undivided interest in the above.

(c) The underground water tanks with the pumps and pump-house and the overhead water tank to be constructed separately for the building to be always known as "RUSTONMILLS CENTRAL PARK" will serve only that building.

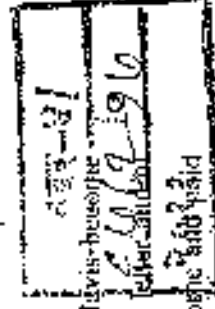
23. Nothing contained in these presents is intended to be nor shall be construed to be grant, demise or assignment in law of the said premises or of the said land, hereditaments and premises or any part thereof or of the said buildings thereon or any part thereof. Nothing contained herein shall deprive the Promoter of their rights to be for not hoarding for advertisement from the compound of the buildings. It is expressly agreed that the promoters shall be entitled to sell to any person's Hoarding rights (including rights to put up Hoarding in the compound and on the terrace).

24. The parties hereto specifically declare and confirm that :

(a) The Flat Holder had inspected the property and had ascertained for himself / herself that the work of the said building is completed and the same is ready for use and occupation;

(b) Any stamp duty and/or other charges, duties or and taxes payable on these presents and/or on such possession or any record thereof or otherwise, the same shall be borne by the Purchaser alone and

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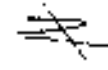


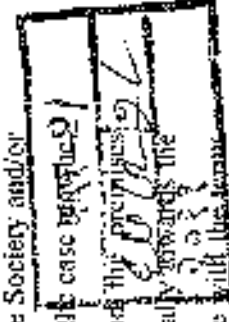
(c) This Agreement is not an agreement to sell or immovable property or conveyance within the meaning of the terms under the Bombay Stamp Act 1958 and no interest in the immovable property is or is intended to be transferred to or vested interests in the Flat-Holder's.

25. The Purchaser till the deed of Conveyance is executed shall not let, sell, transfer or assign or part with his interest under this Agreement or part with possession of the premises and all the dues payable by him/her to the Promoters under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and / or conditions of this Agreement without obtaining the previous consent in writing of the Promoters,

26. The Purchaser and the persons to whom the said premises are let, sub-let, transferred, assigned or given possession of with the consent of the Promoters, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Promoters and/or Co-operative Society may require for safe guarding the interest of the Promoters and/or of the Purchasers in the said building;

28. The Purchaser and the persons to whom the said premises are let, sub-let, transferred, assigned or given possession of with the consent of the Promoters shall observe and perform all the bye-laws and/or the rules and regulations which the Co-operative Society at registration may adopt and the additions, alterations or amendments, thereof, for protection and maintenance of the said building and the premises therein and / or in the compound and for the observance and carrying out of the Building Rules and Regulations, the Bye-laws for the time being of the Municipal Corporation of Greater Mumbai and other public bodies. The Purchaser and the persons to whom the said premises are let, sublet, transferred, assigned or given possession, shall observe and perform all the stipulations and conditions laid down by such Co-operative Society and/or the Government of Maharashtra and / or the Promoters as the case may be regarding the occupation and uses of the buildings and the premises therein and shall pay and contribute regularly and punctually towards the taxes and / or expenses and other outgoings in accordance with the terms of this Agreement;





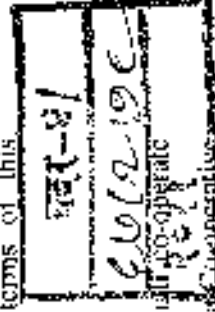
29. The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society to be formed in the manner herein appearing and also from time to time sign and execute all applications for registration and for formation and the registration and for membership and other papers and documents necessary for becoming a member, including the bye-laws of the proposed society and duly filled in, sign and return the same to the Promoter within 10 (ten) days of the same being sent by the Promoters to the Purchaser. No objection shall be taken by the Purchaser if any amendments or modifications are made in the draft bye-laws as may be approved by the Registrar of Co-operative Societies or any other competent authority. The Purchaser shall be bound from time to time to sign all papers, documents and to do all acts, deeds, matters and things as may be necessary from time to time for safeguarding the interest of the Promoters and of the other purchasers of the other flats in the buildings.



30. The Purchaser hereby covenants that from the date of possession, he/she shall keep the said premises, the wells and partition wall, sewers, drains, pipes and appurtenance thereof belonging in good tenable repair and shall abide by the conditions of the Government, Bombay Municipal Corporation or the B.S.F.S. Co. Ltd. and any other authorities and local bodies and shall attend, answer and will be responsible for all violation of any such conditions or rules or bye-laws.

31. The Purchaser along with the other Purchasers who take or have taken the other flats, shops in the building shall form themselves into a Co-operative Society. On the Co-operative Society being registered the rights of the Purchasers as the Purchaser of the said premises will be recognized and regulated by the provisions of the said Co-operative Society and the Rules and Regulations framed by them but subject to the terms of this agreement.

32. On the completion of the said building, the Promoters shall co-operate with the Purchaser in forming, registering or incorporating a Co-operative Society, the rights of members of the Co-operative Society being subject to the rights of the Promoters under this Agreement and the Conveyance to be executed in pursuance hereof. When the Co-operative Society is registered and when all the amounts due and payable to the Promoters in respect of all the flats and other premises in the said Building are paid in



full as aforesaid, and when the construction of all the building's proposed by the Promoters on the said property are completed the Promoters shall (subject to his obtaining the permission required under the law and rules and regulations) execute / get executed the necessary Conveyance of the said property more particularly set out in the Schedule hereunder written together with the said buildings in favour of such Co-operative Societies.

The Purchaser shall not raise any objection and / or claim for compensation if the areas permitted to be conveyed is less than the area shown in the Schedule hereunder written.

Notwithstanding anything to the contrary, the Promoters shall be entitled to decide at their sole discretion and the Purchaser shall be bound thereby to cause one or more separate body or bodies of purchase to be formed if one or more building or buildings or wing or wings thereof and / or other land transferred by way of one or more lease or leases or otherwise shall be suitable and permissible manner the undivided portion of land beneath such structure or structures together with the minimum required land appurtenant thereto at a nominal rent and for such term and conditions and covenants as the Promoters may deem fit and proper. The Promoters shall also be entitled to decide upon the manner in which and the body by which the infrastructural and / or common facilities will be regulated and managed and the Purchaser is bound thereby.

The Promoters may decide to obtain instead sector wise Conveyance jointly in favour of one or more societies of the buildings situated in such sector.

None of the society or its body shall be entitled to any FSI exceeding the FSI consumed in such building and that all the remaining FSI and right to consume the same including its and by way of addition to such building horizontally or vertically will belong to the Promoters.

33. In the event of the Society being formed and registered before the sale and disposed by the Promoters of all the flats, shops and other premises in the building the power and authority of the society so formed and / or of the Purchaser and / or Purchaser of the other flats and shops in the said building shall be subject to the overall authority and control of the Promoters in respect of any of the matters concerning the said building the construction and completion thereof and all amenities pertaining to the same and in particular the promoters shall have absolute authority and control as regards as unsold flats/shops and other premises and the areas underneath

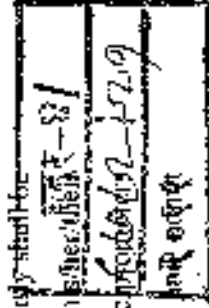
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the title and the disposal thereof. The Promoters shall be liable to pay only the Municipal taxes at actual in respect of the unsold flats, shops and other premises, then and in such case, the Promoters shall join in as the Promoters / Member in respect of such unsold premises as and when such premises are sold to the persons of the choice and at the discretion of the promoters, the Co-operative Society shall admit as members the purchaser of such premises without charging any premium or donation or any other extra payment in any manner and without any obligation of admission of such purchase as the member of the said society.



34. M/s. Kamibhai Unadkat & Co. of the Promoters shall prepare and approve as the case may be, the Deed of Conveyance and all documents to be executed in pursuance of the agreement and the bye-law in connection with the formation, registration and/or incorporation of the Co-operative Society. All costs, charges and other expenses in connection with the preparation and execution of the Deed of Conveyance and other documents and formation and registration of the Co-operative Society shall be borne, shared and paid by all the purchasers of the said building in proportion to the respective purchase price of their respective premises and/or paid by such Co-operative Society. Such amount shall be kept deposited by the Purchaser with the Promoters one week before the time of taking possession of the said premises and the said amount shall not bear any interest.

35. The stamp duty and registration charges and taxes (including value added tax and any indirect and/or service tax) of and incidental to this agreement and any document executed in pursuance of this Agreement and/or in respect of the said premises and/or the said property shall be borne and paid by the Purchaser. It shall be the responsibility, obligation and liability of the Purchaser to lodge this agreement for registration. In the event the said agreement is not lodged for registration by paying the appropriate stamp duty as may be applicable under the law, the Purchaser only shall be liable to bear and pay the fines, penalty etc. and entirely at his/her own risk. In compliance with the obligations under the law, the Purchaser will attend the office of the Sub-Registrar of assurance, and execute of this Agreement and so as to get the same registered. After the Purchaser inform the Promoters in writing the number under which it is



lodged and forwarding the photo copy of the Receipt issued by the Sub-Registrar of Assurance.

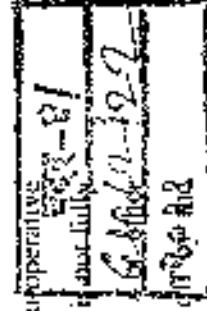
36. The Non-refundable deposits that may be demanded by or paid to the Municipal Corporation of Greater Mumbai for the purpose of sanctioning the plans and/or issuing the commencement certificate, I.O.D. and/or occupation certificate and/or Building completion Certificate and for giving water connection to the said building shall be payable by the Purchasers of the said building in proportion to the respective shares of the respective flats, the amount of the same to be determined by the Promoters. The Purchasers agree to pay to the Promoters within seven days of demand, such Proportionate share of the Purchase price as such determined.



37. If at any time any further development tax and/or betterment charges or other levy are charged, levied or sought to be recovered by the Mumbai Municipal Corporation, Government and/or any other public authority in respect of the said land and/or the building and/or the approval of construction or occupation thereof the same shall be borne and paid by all the Purchasers in proportion to the respective area of their respective flats.

38. The Purchaser agrees and binds himself to pay to the Promoter his/her provisional monthly contribution of Rs. 5100/- per month towards the aforesaid outgoing and maintenance charges (referred to in Clause (16) above) from the date as provided herein above in clause 14 and payable every month regularly in advance till such time as the said property is transferred in Co-operative Society and he/she shall not withhold the same for any reason whatsoever.

39. If for any reason prior to the completion of the said building and the receipt by the promoter of the total consideration money receivable by them, a Deed of Conveyance is executed in favour of the Co-operative Society and if on the date of such conveyance the said building is constructed and / or completed and / or if the building and portion of the said property has or have not been disposed of by the Promoters on ownership basis, or if the Promoters have not obtained in full the consideration money receivable by him from all persons who obtain the flats, car-parking spaces and other portions in the said property.



then and in such event, the Promoters shall have the right to construct and complete the said building and to dispose off the unsold flats, car-parking spaces and/or with other portions of the said property and / or to receive the consideration money even though such Conveyance is obtained in favour of the Co-operative Society. Adequate covenant for the above shall be made in the Deed of Conveyance.

40.

All notices to be served upon the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by prepaid post, under certificate of posting, upon receipt of which the address specified below:

12, Mariam Manzil, 57, Dr. Mrs. Leela Melville Road, N.

41.

The Purchaser shall permit the Promoters and their surveyors and agents, with or without workmen and others at all reasonable times to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and the Purchaser shall make good, within three months of the Promoter giving a notice, all defects, decays and work of repairs of which such notice in writing shall be given by the Promoters to the Purchaser and also for the purpose of repairing any part of the building and for the purpose of making, repairing maintaining, rebuilding, cleaning, lighting and keeping in order and condition all service, drains, pipes, cables, water courses, gutters, wires, partition, walls or structure or other convenience belonging to serving or used for the said building, and also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric wires and cables and for similar other purposes and for all other purposes contemplated by this Agreement.

42.

It is clearly understood and agreed by and between the parties hereto that the Promoters shall have the unqualified and unfettered right to sell on ownership basis to anyone of his choice, the terrace above the top floor of the said new building subject to the necessary means of access to the terrace for such purposes so as to reach the water tank and lift machine room of the building. The Purchaser's of such terrace shall be permitted to make use of the same for all purpose whatsoever as permissible by law.

However, the Purchaser shall not enclosed or cover the said terrace without the written permission of the Promoter and/ or the Society, as the case may be and Municipal Corporation of Greater Mumbai.

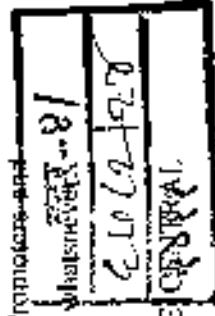
43. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO:

- (a) that the terrace space in front of or adjacent to the terrace flats in the said building, if any, and the terrace above the row houses shall belong exclusively to the respective purchaser of the terrace flat/row house if allotted by the Promoters and such terrace spaces are intended for the exclusive use of the respective purchaser of the row house Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the society or as may be decided by the respective flat/row house Purchaser to whom the said open space is exclusively allotted by the Promoters and other Purchasers shall only have right of entry at reasonable hours for maintenance of any common service lines passing through such open space.



- (b) that the ground level open spaces in front, rear and side of the flats and other premises (if any) shall exclusively belong to the respective Purchaser to whom the said open space is exclusively allotted by the Promoters and other Purchasers shall only have right of entry at reasonable hours for maintenance of any common service lines passing through such open space.
- (c) that the purchase price mentioned hereinabove is purely on lumpsum basis and no dispute whatsoever shall be entertained at any time relating to purchase price. The Aggregate areas mentioned herein for flats/premises shall be used for determining the proportionate distribution amongst the various flats holders of any common expenses incurred or to be incurred on the whole of building and land and which distribution is otherwise not specified anywhere else.

- (d) that irrespective of disputes if any, which arise between the Purchaser and the Promoters and / or the said Co-operative Society all amounts, contributions and deposits including amounts payable by the Purchaser to the Promoters under this Agreement shall always be paid punctually by the Purchaser to the Promoters and shall not be with held by the Purchaser for any reason whatsoever.



44. That the Society shall be always known as "RUSTOMJEE CENTRAL PARK" and the name of the Co-operative Society or Ltd. Company of Condominium of Apartments to be formed shall bear the said name and this name shall not be changed without the written permission of the Promoters.

45. If any time prior to the execution of the Deed of Conveyance the P.S.I. at present applicable to the said land is increased, such increase shall ensure for the benefit of the Promoters, alone without any rebate to the Purchaser.

46. So long as the areas of the said premises (agreed to be acquired by the Purchaser from the Promoters) is not altered and the amenities set out in the Annexure E hereunder written are not altered, the Promoter shall be at liberty and are hereby expressly permitted to make alterations in the layout/elevation of the property and/or of the building, garden spaces and/or varying the location of the access of the building, as the Promoters of the situation and the circumstance of the case may require. The Purchaser expressly hereby consents to all such variations. The Promoters are fully and absolutely entitled to utilize the floor space as may be sanctioned by the Municipal Corporation of Greater Mumbai. The Promoters are entitled and the purchaser gives his / her irrevocable consent and no objection to put additional construction by constructing additional floor, converting stilts area in ground floor flats/shops and garages or such premises entirely at their own discretion. The Promoters are entitled to construct the area Phase wise and complete the same in the manner they may deem fit and proper.

The Purchasers shall not be entitled to raise any objection in any manner and do hereby give their irrevocable consent and no objection to the Promoter to put up such construction at their discretion.

47. The Promoters shall have a first lien and charge on the said premises agreed to be acquired by the Purchaser.

48. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Rules 1983 and any other provisions of law applicable thereto.



THE SCHEDULE OF THE PROPERTY

All that piece or parcel of land admeasuring total area of 13863.67 sq. mts. bearing survey Nos. 49 and 82 and corresponding CTS No. 483 and 484 and 484 1 to 7 situate, lying and being at Village Chakala, Taluka Bandra, South Salsette, Talukdi and Registration Sub District and District of Mumbai City and Bombay Suburban most particularly described as under:

FIRSTLY

All that big piece or parcel of land or ground situate lying and being at Chakala in Taluka South Salsette Bombay Suburban District in the Registration Sub District of Bandra and now in the Registration District and Sub District of Bombay and Bombay Suburban admeasuring 3146 sq. yards equivalent to 3651.641 sq. meters or thereabouts and made up of piece of land entered in the Collectors Book of Revenue and in the record of rights of the Village of Chakala as under:



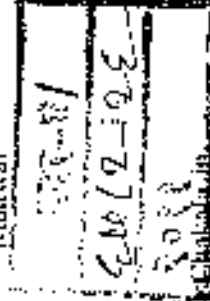
S.No.	Plot No.	Folio No.	Area	Assessment
	Hissa No.		Acres-guntas	Rs. An. Ps.
49	0	1	0	0-1-0
81	1/2	0	0	4-5 1-13-0
81	2/2	0	0	2-5 0-2-0
81	3/2	0	0	1-5 0-4-3
81	4	0	0	5-25 1-0-0
81	8/2	0	0	0-3-3
82	6/2	0	0	0-75 0-0-0
82	7	0	0	2-5 0-8-0
82	8/2	0	0	0-25 0-1-0
82	10/3	0	0	6-25 1-2-0

and all of which whole piece of land is bounded as follows :

on or towards the North : Andheri Main Road
on or towards the East : property of Hussein Dehulwasi
on or towards the South : partly by property of Pescols
partly by the property of Matwal D'Almeida

SECONDLY

All that piece or parcel of land or ground situate lying and being at Chakala in Taluka South Salsette Bombay Suburban District in the Registration Sub District of Bandra and now in the Registration District and Sub District of Bombay City and Bombay Suburban admeasuring 11318 sq. yards equivalent to 9462.29 sq. meters or thereabouts and made up of piece of land entered in the Collectors Book of Revenue and in the record of rights of the Village of Chakala as under:



[Signature]

S.No.	Plot No. Tissa No.	Fahai No.	Area Acre-gundha	Assessment Rs. An. Ps.
81	1(part) / 1	-	0	6.25
81	2(part) / 1	-	0	8.5
81	3(part) / 1	-	0	1.5
81	8(part) / 1	-	0	4.5
81	-	3	0	8.25
82	3(part) / 1	-	0	2.25
82	4(part) / 1	-	0	6.25
82	5(part) / 1	-	0	4.25
82	6(part) / 1	-	0	13.25
82	8(part) / 1	-	0	12.25
82	9(part) / 1	-	0	1.25
82	10(part) / 2	-	0	11.25
82	11(part) / 2	-	0	2.25
82	- / 1	2	0	1.5
83	- / 1	2	0	2.0
84	2 / 1	-	0	5.25
			2	10.75



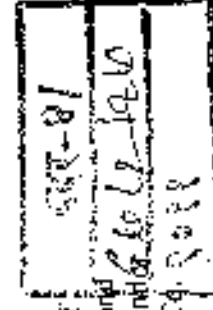
and all of which whole piece of land is bounded as follows :

on or towards the North : Andheri Market Road
 on or towards the East : property of M. Ummathoo
 on or towards the South : partly by property of D. Pereira
 : partly by the property of Mumval
 : D'Almeida
 : on or towards the West : property of Progressive Land
 : Building & Trading Company

THIRDLY

All that piece or parcel of vacant land or ground situate lying and being at Chakala in Taluka South Saketla Bombay Suburban District in the Registration Sub District of Bandra and now in the Registration District and Sub District of Bombay City and Bombay Suburban measuring 1544 sq. yards equivalent to 1290.93 sq. meters or thereabouts, being part of a plot comprising 2418 sq. yards and registered and made up of piece of land entered in the Collectors Book of Revenue and in the record of rights of the Village of Chakala as new entry No.25 (old nos being 212 Survey No 82 Plot No. 1 & 2) and all of which whole piece of land is bounded as follows :

on or towards the North : formerly by the property of
 Mohd. Hossein Dehdushi and
 Now by the property of Venk
 property of M. Hussein & Co.
 & now by the property of
 Mohd. Abdul Hussein & Co.
 on or towards the East :
 on or towards the South : partly by property of Anai
 : Ratanshu Doctor & partly by



[Signature] x

on or towards the West : The property of D.M. Bhoor
partly by the property of Amir
Shanker & partly by property
Of Francis Dornberg Chensul

FOURTHLY

All that piece or parcel of vacant land situate and lying and being at Village
Chakata Pat Tukdi Bandra Taluka South Salsette, Tukdi and registration Sub
District and District of Mumbai City and Bombay Suburban of which the
particulars are as under :

S.No.	Pl.OT No.	Hissa No.	Area Sq.yds
49	3	4	484
82	12	5	912

S.No.49 Hissa No. 4 bounded as follows :

On or towards the East : land of Mohd.Abdul Hussein

On or towards West & North : land of Mohd.Abdul Hussein &

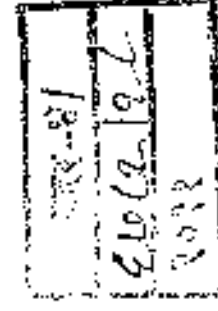
On or towards the South : land of Amir Shanker

S.No.82 Hissa No.5 bounded as follows :

On or towards North & South land of Zamister Bhusa

On or towards West & South : land of Hijis saheb

On or towards South & East : land of Naser Namai Parsi



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

SIGNED SEALED AND DELIVERED

by the withinnamed "PROMOTER"

M/s. Credence Property Developers Pvt. Ltd.

7

in the presence of *Sandip Gaonde*

Vishwanath Band

SIGNED SEALED AND DELIVERED

by the withinnamed "PURCHASER"

MR. MOHAMMED NADEEN AQUL QURESHI

in the presence of *Sandip Gaonde*

Vishwanath Band

) For Credence Property Developers

) Pvt. Ltd.,



Director

[Signature]



[Signature]



18-81
506219-C
2022

RECEIPT

RECEIVED from MR. MOHAMMED NADEEM AQUB OLURESHI, a sum of
Rs. 32,64,000/- (Rupees Thirty Two Lakhs Sixty Four Thousand only) by Cheque
Nos. mentioned below, Muttibai being the amount as provided for hereinabove.

WITNESS

WE SAY RECEIVED
For CREDESCO PROPERTY DEVELOPERS PVT. LTD.

1. Sundip Gaaab

[Signature]

(PROMOTERS)

2. Vishwanath Band



Date	Cheque No.	Bank Name	Amount (Rs.)
01.07.2011	764345	Bank of Maharashtra	32,64,000
		TOTAL	32,64,000



By a notice Dated of Release dated the 10th day of May 1984 duly registered with the Registrar of Companies at Mumbai under Sr.No.1734/84, the 1/6th undivided share of Said Ghanshyam Chaudhary Gupta was purchased by Shaikat Fasmullah Chaudhary, who is already holding 1/3rd undivided share in the said property.

In the meantime dispute arose between Shaikat Fasmullah Chaudhary and Shaikat Fasmullah Chaudhary who were partners in a company known as Shaikat Shuklat & Co. and holding 1/3rd undivided share each in the said property and various suits were filed in the High Court of Madras at Madras, Item: Suit No.1350 of 80, Suit No.843 of 85 and Suit No.5070 of 1980.

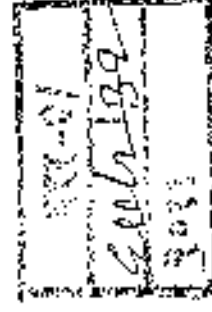


During the pendency of these proceedings Shaikat Fasmullah Chaudhary died on the 13th March 1984 leaving behind him no heirs and no issue. Following persons according to the Mohammedan Law by which he was governed in his death:-

- (i) Mrs Gafur ul Haq Shaikat
- (ii) Abinika Shaikat
- (iii) Mrs Kulsam Marguer Khan
- (iv) Mehd. Farooque Shaikat
- (v) Abdul Majid Shaikat
- (vi) Mrs Sami Aftal Khan
- (vii) Mrs Shaida Saifullah Khan
- (viii) Mohd Rhyas Shaikat
- (ix) Mrs Sabir Mohd Ayubkhan

During the pendency of the aforesaid proceedings, Shaikat Fasmullah Chaudhary also died intestate on 5th March 1985 at Mumbai leaving behind him the following persons as his heirs and legal representatives according to the Mohammedan Law by which he was governed at the time of his death:-

- (i) Ayyalissa Shaikat
- (ii) Mohd Rafiq Shaikat
- (iii) Mehd Zahair Shaikat
- (iv) Abdul Gani Shaikat
- (v) Mrs Ahmida Ahmed Hussain
- (vi) Mrs Malik ur Risa Mustafa Khan
- (vii) Mrs Qamariah Sharif Hussain
- (viii) Mrs Samia Mehd Mobin Khan
- (ix) Mrs Khatun Gulshan Mustafa
- (x) Mrs Mehmud Mustafa Bashir Chaudhary



The above mentioned heirs and legal representatives of late Shaukat H. Chaudhary and late Shahadat H. Chaudhary were brought on record in the three suits, viz. H.C. Suit Nos. 1350 of 30, 345 of 33 and 317/1 of 35. A compromise was arrived at between all the heirs and legal representatives of late Shahadat Hasmulah Chaudhary as also the heirs and legal representatives of late Shahar Hasanulh Chaudhary and they agreed to sign the compromise so as to avoid any dispute over the said property. According to the Consent Terms filed in the High Court Suit No. 1350 of 30, heirs and legal representatives of late Shaukat Hasmulah Chaudhary are entitled to 8.51% undivided share in the said plots of land more particularly described in the Schedule hereunder written.



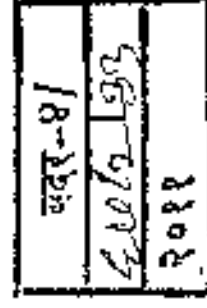
Similarly the heirs and legal representatives of late Shaukat Hasmulah Chaudhary and late Shahadat Hasmulah Chaudhary have between themselves 41.50% undivided share in the plots of land more particularly described in the Schedule hereunder written.

In view of the statements recorded in the said Consent Terms, the two suits, viz. H.C. Suits Nos. 345 of 33 and 317/1 of 35 were dismissed for want of prosecution.

In the premises aforesaid, the heirs and legal representatives of late Shahadat Hasmulah Chaudhary and the heirs and legal representatives of late Shahadat Hasmulah Chaudhary jointly acquired undivided one-half (1/2) share in the said property bearing CTS No. 484 and more particularly described in the Schedule hereunder written, alongwith Mohammed Jamil Mohammed Ismail Qureshi, Mohammed Aqqil Mohammed Ismail Qureshi and Mohammed Ismail Qureshi, who are the partners of M/s Premier Iron & Metal Industries, who are owning the other one-half (1/2) undivided share in the said property.

In the aforesaid premises, we hereby certify that the heirs and legal representatives of late Shahadat Hasmulah Chaudhary, heirs and legal representatives of late Shahadat Hasmulah Chaudhary and the partners of M/s Premier Iron & Metal Industries, i.e. Mohammed Jamil Mohammed Ismail Qureshi, Mohammed Aqqil Mohammed Ismail Qureshi and Mohammed Ismail Qureshi are the owners of the said property more particularly described in the Schedule hereunder written, and their title to the extent of their respective shares in the said property is clear, marketable, free from all encumbrances and reasonable doubts. The proportion and shares held by each of them are as under:-

- (i) Mohammed Jamil Mohammed Ismail Qureshi
- (ii) Mohammed Aqqil Mohammed Ismail Qureshi
- (iii) Mohammed K. Ismail Qureshi, partners of



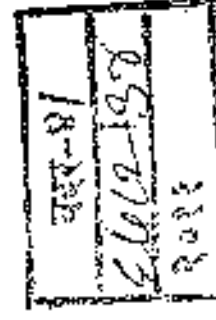
(i)	Mrs Hafsumsa Shahadat	)
(ii)	Abdulla Shahadat	)
(iii)	Mrs Kulsam Mangoor Khau	)
(iv)	Mohd. Farooque Shahadat	)
(v)	Abdul Majid Shahadat	)
(vi)	Mrs Salim Abdul Kham	)
(vii)	Mrs Shamsa Saifullah Khan,	)
(viii)	Mohd Yusuf Shahadat	)
(ix)	Mrs Sahris Mohd Ayubkhan, all heirs and legal representatives of late Shahadat	)
	Kashmullah Chaudhary	) 8.50% undivided
	Share	
(i)	Abdulsalam Shahadat	)
(ii)	Mohd Rafiq Shahadat	)
(iii)	Mohd Zubair Shahadat	)
(iv)	Abdul Gani Shahadat	)
(v)	Mrs Absumma Ahmad Hossain	)
(vi)	Mrs Mahsumma Marjona Khan	)
(vii)	Mrs Qarunnisa Sharif Hossain	)
(viii)	Mrs Saharula Mohd Mehin Khan	)
(ix)	Mrs Khairunnisa Gulam Munglala	)
(x)	Mrs Mahsumia Mustafa Basalat Chaudhary	)
(xi)	Mrs Zaidunnisa Mohd Mehmood Khan	)
	all heirs and legal representatives of late)	
	Shah Simakat Hamzullah Chaudhary	) 41.50% undivided share



SCHEDULE OF THE PROPERTY HEREIN ABOVE REFERRED TO:

FIRSTLY

All that big piece or parcel of land or ground situate lying and being at Chhalala, in Taluka South Sakinaka Bombay suburban district, in the registration Sub-district of Basudra and comprising 3146 square yards equivalent to 2629.70 sq. meters or thereabouts and made up of pieces of land entered in the Collector's Book of Revenue and in the record of Rights of the Village of Chhalala as under:-



Survey No. Plot No. Plot No. Area Assessments
Hissa Hissa Ac. Gts. Rs. An. Ps.

40	0	1	0 - 1	0	1	0
81	5	0	0 - 4-1/2	0	13	0
81	2 1/2	0	0 - 2-3/4 + 1/4	0	2	0
81	2 1/2	0	0 - 3-1/2	0	4	0
81	2	0	0 - 3-1/4	1	0	0
81	3/2	0	0 - 1	0	0	0
82	6/2	0	0 - 1/2	0	0	0
82	7	0	0 - 2-1/2	0	0	0
82	8/2	0	0 - 1/4	0	0	0
82	16/3	0	0 - 6-1/4	1	0	0



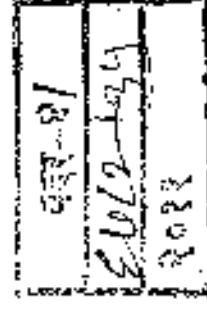
and all which whole piece of land is bounded as follows: that is to say: On the North by the Arber-Mareel Road, On or towards the East by the property of Mahan D'Almeida and On or towards the Dandahin, On or towards the West by the property of Manuel D'Almeida and On or towards the South partly by the property of Pascoe and partly by the property of Manuel D'Almeida.

SECONDLY:

All that piece or parcel of land or ground situate lying and being at Chikala in Taluka South Salgaon, Bombay suburban District in registration sub-Division of Bandra and adjoining 11.7 1/2 sq. yards equivalent to 940 2/3 sq. meters or thereabouts and entered in the Collector's Books of Revenue and in the records of Rights in the Village of Chikala as under:

Survey No. Plot No. Plot No. Hissa No. Area Assessments
Ac. Gts. Rs. An. Ps.

81	1(part)	-	1	0 - 6-1/2
81	2(part)	-	1	0 - 8-1/2
81	3(part)	-	1	0 - 1-1/4
81	4(part)	-	1	0 - 1-1/2
81	5	3	-	0 - 8-1/4
82	2(part)	-	1	0 - 2-1/4
82	4(part)	-	3	0 - 6-3/4
82	5(part)	-	1	0 - 4-3/4
82	6(part)	-	1	0 - 12-1/4



BOUNDARY OF THE SURVEY NO. 49 & JISSA NO. 4

On or towards the East the land of Mohamed Ali Abdul Haseeb and Co., on or towards the west and north land of Mohamed Ali Abdul Haseeb and Co., and on or towards the South by land of Amin Shaukat.

BOUNDARY OF THE SURVEY NO. 82 JISSA NO. 3

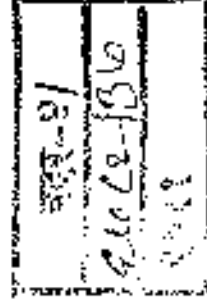
On or towards the North and South the land of Zamister Bhana. On or towards the West and South the land of Bijus Sahai and on or towards the South and East the land of Parsh.

Note: All the above four pieces of land totally admeasures about 13865.67 sq. yards or thereabouts and are sold with the fact 13865.67 sq. yards or thereabouts and are sold with the fact 13865.67 sq. yards or thereabouts.



Witnessed this 25th day of February 2022

LEGAL REPRESENTS



क्र.सं.	विवरण	प्रमाण	दिनांक
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महाराष्ट्र शासन

सं. २५७८/२०१८

महाराष्ट्र शासन

सं. २५७८/२०१८

महाराष्ट्र शासन

सं. २५७८/२०१८

महाराष्ट्र शासन

सं. २५७८/२०१८

महाराष्ट्र शासन

सं. २५७८/२०१८

महाराष्ट्र शासन

सं. २५७८/२०१८



सं. २५७८/२०१८

महाराष्ट्र शासन

सं. २५७८/२०१८

सं. २५७८/२०१८

सं. २५७८/२०१८

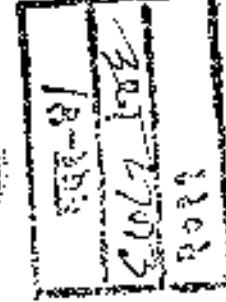
सं. २५७८/२०१८

सं. २५७८/२०१८

सं. २५७८/२०१८

सं. २५७८/२०१८

सं. २५७८/२०१८



संस्था का नाम :- **राष्ट्रीय युवा संघ** - **रा.यु.अ.विशेषज्ञ** - **संस्था का नाम** - **रा.यु.अ.विशेषज्ञ**

पता :- **रा.यु.अ.विशेषज्ञ**

संस्था का नाम :- **रा.यु.अ.विशेषज्ञ**

संस्था का नाम :- **रा.यु.अ.विशेषज्ञ**

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संस्था का नाम :- **रा.यु.अ.विशेषज्ञ**

ANNEXURE "C-1"

19th July, 2011

CONSENT LETTER

From:

Mr. Mohammed Nadeem Aquil Qureshi
12, Mariyam Manzil, 57, Dr. Mrs. Leela Melville Road,
Mumbai - 400008.

To,

Credence Properties Private Limited
702, Netroj, M.V. Road Junction,
Western Express Highway, Andheri (W),
Mumbai - 400069.

Dear Sir,

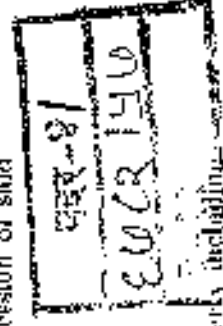
Re: Flat No. 64 measuring 711.27 square feet in Wing H of Kestonjee's Central
Park ("the said Flat") situated at Chhatra, Andheri - Mumbai ("the said
Property")



I, Mr. Mohammed Nadeem Aquil Qureshi, adult of Indian Nationality, residing at 12,
Mariyam Manzil, 57, Dr. Mrs. Leela Melville Road, Mumbai - 400008, do hereby
hereby confirm and acknowledge as follows:-

- i. By and under MOFA Agreement dated 19th July, 2011, executed between
Credence Properties Private Limited, a company having its registered office at
702, Netroj, M.V. Road Junction, Western Express Highway, Andheri (W),
Mumbai - 400069 ("Credence") and me, Credence has transferred on ownership
basis to me the said Flat.

- ii. Simultaneously with the execution of the declaration, Credence has handed
over to me and put me in the quiet, vacant and peaceful possession of said
Flat.



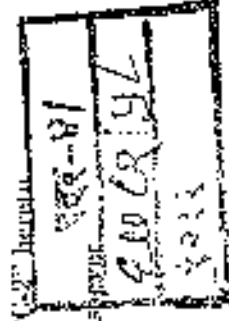
- iii. I am aware of the pending litigation in respect of the said Property including
Suit No. 4007 of 2002 and Suit No. 1964 of 2003 and all the applications filed
therein before the Hon'ble Bombay High Court and the several orders passed
therein.

iv. I confirm and acknowledge that you were restrained due to the pending litigation from executing the MOFA Agreement and handing over possession of the said Flat to me. I hereby state that I shall not have any claim against you whatsoever for delay in executing the MOFA Agreement and/or delay in handing over possession of the said Flat to me and shall not hold you responsible in any manner whatsoever.

v. I confirm that I have examined and inspected the aforesaid Building and the said Flat on the said Property, and is satisfied with the area, construction, designs and specifications thereof.

vi. I further confirm and acknowledge that Credence shall further additional buildings i.e. residential and commercial building on the said Property (which portion is delineated with blue colour line on the Plan annexed as Annexure "C-2" in the MOFA Agreement) and the plans of the two buildings are annexed hereto and I have no objection in respect of the same. I acknowledge that as per direction of the Hon'ble Bombay High Court, Credence is to construct the commercial building (out of the two additional buildings) within a period of 3 1/2 years. Hence, I shall co-operate with Credence in the further construction on the said Property and shall not create any hindrance with respect to the same whatsoever.

vii. I further state that I am aware that due to the construction of the aforesaid two additional buildings, Credence shall provide ingress and egress to the said Flat from the side shown in blue in the plan annexed as Annexure "C-2" hereto for which I give my consent and shall not raise any objections whatsoever.



viii. I further acknowledge that Credence has not yet completely finalised the entire scheme of development on the said Property and have reserved to itself the right to amend the layout of the said Property and provide for construction of one or more buildings than those at present envisaged and to amend the building plans and/or construct additional floor and/or structure on the said Property including on the said Building.

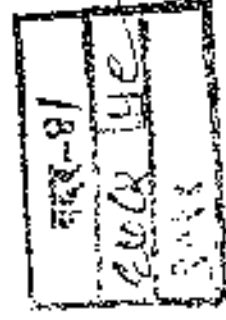
I confirm



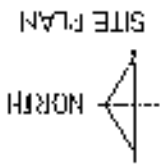
Mr. Muhammad Nadeem Aquil Qureshi

Credence Property Developers Pvt. Ltd.



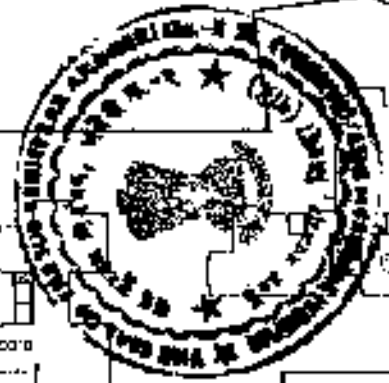


CENTRAL PARK



SITE PLAN

PROPOSED LAYOUT ON PROPERTY BEARING C.T.S NO.483,484/1/107 OF VILAGE CHAKOLA AT ANDHERI (EAST), MUMBAI



PROPOSED COMMERCIAL BLDG.

PROPOSED RESIDENTIAL BLDG. (I)

K x 11m

18-2-81

210 CR 80

2202

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/7673/WS/AK

30 JUN 2009

FULL OCCUPATION CERTIFICATE

To:

Boman Irani C.A to
Shri. Aqil Qureshi & Others
3rd Floor, J.M.C. House,
Bisleri Compound of W.E.H.,
Andheri (E), Mumbai- 400 099

Sir,

The full development work of residential building comprising of Dowerment+ still+ 1st to 7th upper floors of Bldg No.4, on plot bearing C.T.S. No. 483,484,484/1 to 7 of village Chakala, situated at Madhwaradas Varanji Road, Andheri (East), is completed under the supervision of Mr. Ashwin H. Bhavari, Licensed Surveyor, Licence No. J-24, may be occupied on the following condition:-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from I.E. and a certified true copy of the same shall be submitted to this office within 15 months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.



Yours faithfully,

[Signature]
Executive Engineer (Bldg. Proposals)
Western Sub: [K]

वर्कर-४/
६१०७२/६९
२०१२

P.S.KARWE

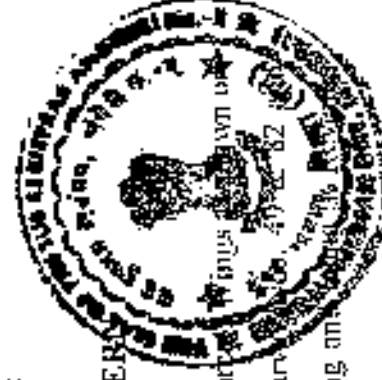
ARCHITECT

13-402 Jupiter, Vasant Galaxy, Link Road, Goregaon (West), Mumbai 400 104.
Phone No. 2878 7156.

Certificate

Date:

TO WHOMSOEVER IT MAY CONCERN



This is to certify that the co-relationship between the nomenclature of the Approved Plans/Occupation Certificate & sale plans of Survey Corresponding CTS Nos. 483 & 484, 484-1 to 7 situated, lying and Village Chakala, South Salsette, Andheri- East is as below.

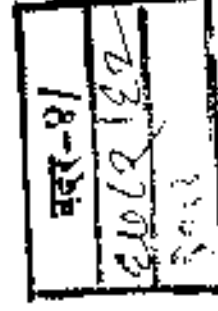
Approved Plans/Occupation Certificate	Name in Sale Plan
Building No. 1	Commercial
Building No. 2	A & B Wing
Building No. 3	C, D & E Wing
Building No. 4	G & H Wing

Yours sincerely,

P.S. Karwe

(P.S. Karwe)

(Regn No. CA/95/16026)



Annexure

1. BUILDING :-

The Building consists of still + several upper floors. The Building will be of R.C.C. frame structure with internal and external walls made of brick/block work.

2. FLOORING :-

Mosaic flooring will be provided in the entire flat including living room, passages and bedrooms. Mosaic skirting will be provided in living room, kitchen, passages and bedrooms. Glazed Tiles will be provided as bathroom Dado up to 4ft. height, in each bathroom. A Kaddappa Platform with sink will be provided in the kitchen. Glazed Tiles will be provided above the kitchen platform upto 2 ft. height.

Lift lobby and steps will be provided with Kaddappa flooring.

3. PLASTERING :-

Internal walls will be plastered & neeru finished and painted.
External walls will have sand face plaster.

4. PAINTING :-

External walls will be painted with long lasting paint.

5. DOORS :-

a. MAIN DOOR :-

Main doors will have wooden frame and flush door. The door will have Number plate & aldren.

b. KITCHEN & BED ROOM DOOR :-

The door frame will be made of wood. The door will flush door, this will be painted on both sides. The door will have tower bolt from inside.

c. BATH ROOM DOOR :-

The Bathroom door will have wood frame painted in enamel. The bathroom door will be flush door. The door will be enamel painted on both sides and it will be, lockable from inside.

6. WINDOWS :-

All windows and louvers will be aluminium. All windows will be provided sheet glass.

7. ELEVATOR :-

The Building will have two Elevators in each wing.

8. GENERAL AMENITIES :-

a) Each flat will be provided with adequate light and fan points.

S. S. S.



भारतीय गैर न्यायिक

पचास

रुपये

₹ 50

FIFTY
RUPEES

RS. 50

INDIA
POSTAL
STAMP



श्री. विनोद चंद्रकाश्रि

स. नं. 2000

- 0 OCT 1964

श्री. विनोद चंद्रकाश्रि (क)
जो. नं. 2, गंगा नदी किनारे परत
पुणे-411 004, महाराष्ट्र

₹ 50/-
₹ 50/-
₹ 50/-
₹ 50/-

GENERAL POWER OF ATTORNEY

NOW ALL MEN BY THESE PRESENT I, PERCY SOLI
CHOWDHURY aged about 34 years, adult, Indian Inhabitant,
having my address to the present of these purpose at 3rd Floor,
PVR, Flou-4, B-12, L. Compound, W. E. Highway, Angkor (East),
Vientiane - 400 000, hereby S END GREETING:-

18

15-81
40/2/64

रामनाथिक



100

**FIFTY
RUPEES**

18-2
19-2
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21-2

INDIA

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2010-2011

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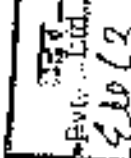
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अंगीत उ.

WHEREAS (are the Director in various companies namely:

- | | | |
|-----|--|---|
| (1) | M/s. Keystone Realtors Pvt. Ltd., (Registration No.11-94208) | |
| (2) | M/s. Brickwork Trading Pvt. Ltd., (Registration No.11-116463) | |
| (3) | M/s. Cradence Property Developers Pvt. Ltd., (Registration No.11-96712) | |
| (4) | M/s. Ashray Dwellers Pvt. Ltd., (Registration No.11-089819) | |
| (5) | M/s. Rustonjee Developments Pvt. Ltd., (Registration No V45201-MH 2001 PTC-122977) | |
| (6) | M/s. Rustonjee Landmark Construction Pvt. Ltd., (Registration No.11-108003) |  |

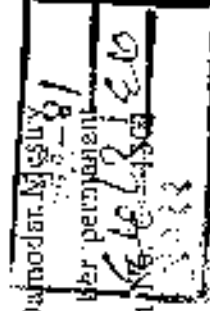
- (7) M/s. Prism Realty Pvt. Ltd., (Registration No.V70100 MH
2003 PTC-141380)
- (8) M/s. Ireen Engineering Pvt. Ltd., (Registration No.11-
127835)
- (9) M/s. West Wood Realtors Pvt. Ltd.,

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

WHEREAS due to exigencies of meeting the needs of my business I am in a position to attend personally to various assignments including the lodging, admission, registration and execution of Original Agreement for Sale duly registered in the office of the Sub - Registrar, Bandra, Fort Mumbai, Bombay District, Kurla, Chembur and any other Sub - Registrar of Assurances in India as the case may be in respect of the various and singular Agreement for Sales, Deed of Confirmation, Affidavits and undertaking as may be required wherein I have signed, execute and admit the execution of the Documents as Director of the companies wherein I am presents as the Director or I may be the Director in any of the companies to be formed, incorporated and registered in the State of Maharashtra and in any other State in India.

WHEREAS I am desirous of appointing a fit and proper person as my true and lawful attorney to act and do all or any other following things, matters, deeds and acts and as more fully and particularly setout herein below and I hereby appoint, nominated, constitute authorized MRS. GHEETA MANOHAR MONDKAR, aged about 52 years, daughter of Shri Bhagwan Damodar Jagtap and wife of Dr. Manohar G. Mondkar, having her permanent residence and address for correspondence at Flat No. 6, 3rd floor,

(8)



Building No.2, Rustomjee Regency, Ideal Farm, Rustomjee
Acers, R. I. Marg, Dahisar (W), Mumbai - 400 068, whose
signatures I have attested hereunder for proper any easy
identification and whose photographs is also affixed hereto as a
mark of identification as my true and lawful attorney to do all or
any things, matters, deeds and acts, in my name and on my
behalf, as hereinafter appearing.

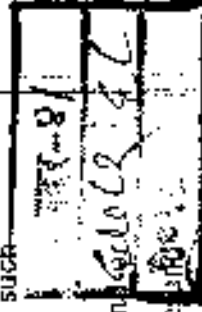


1. To execute and admit execution before the Sub-Registrar of Assurances, Bandra, Fort Mumbai, the Agreement to be executed by me as the Director of the company specify above and on any one of the companies to be formed and and registered in India.

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

3. To apply for and receive certified copies of the documents, Index II certificate and receive back the duly registered Original Documents for and on my behalf and to give effectual discharge or acknowledgement to receipt of such documents and or copies.

4. To apply for and to receive refund of Stamp Duty and any other charges due and payable on account of Refund of Stamp Duty and Charges in respect of the Agreement's submitted for cancellation and refund of Stamp Duty thereof.



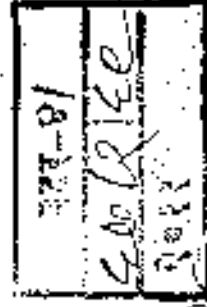
5. To apply for and get the documents duly adjudicated by the Superintendent of Stamps, Mumbai and Collector of Stamps, and to receive back the Originals of adjudicated documents and give effective receipt/acknowledgement thereof.
6. To complete every formality for registration of any document or agreement or indenture wherein I sign as the Director of the Company.
7. I hereby undertake to ratify each and every one of the acts, deeds or things which the Attorney may do or cause to be done under the powers herein granted.
8. I have lodged this General Power of Attorney for registration at the office of the Sub - Registrar, Mumbai, Borivari, Goregaon, Kurla, chembur.



MR. PERCY SOLI CHOWDHRY



MRS. GEETA MANOHAR MONDKAR
(Specimen Signature of Attorney attested by me)



BEFORE ME.

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2014年12月

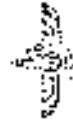
14. 17. 1972

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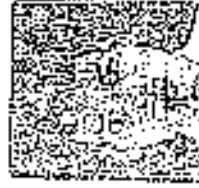
Bediwell.



सह. दुग्धन संस्थान, जेठरी-१,
मुंबई उपनगर जिल्हा.



Minister
Cabinet



Employee Code : 100066

Name : Sardar Sarbajit

Designation : Executive Engineer
Superior

Blood Group : B +ve

Sardar

Authorized Signatory



Instructions

1. Employees are expected to carry their cards with them while on duty & produce the same on demand.
2. This card is an identification card & it must be carried on leaving the company premises or on arrival of the company.
3. Loss of the card must be reported in writing to the issuing authority immediately.
4. In case of loss a new card will be issued against the cost of Rs. 150/-.

Printed serial number: 66765887

Serial No. 66765887

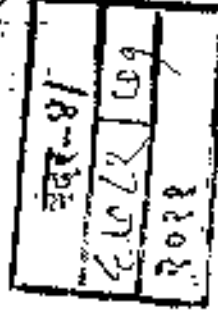
M. L. Sarbajit, Sardar Sarbajit, Sardar Sarbajit, Sardar Sarbajit

Printed Serial Number: 66765887

Serial No. 66765887

Printed Serial Number: 66765887

Serial No. 66765887



धोषणापत्र

मी श्रीमाली गंगीला पोस्टकार्ड याद्वारे घोषित करतो की,

मुख्य निबंधक अंकीरित यांचे वारसांलयात एकदा रोजी

या शिर्षकांचा दस्त नोंदणीसाठी लादर करण्यात आला आहे. अंकीरित

त्यादी व इतर यांनी दि. २२-१०-१९९२ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस लादर केला आहे

/निघादीत वारस कवुलीलयाव दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी

कोणती मजत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र

रद्दकाल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र यांनी वेळ असून उपरोक्त मुल्लो

वारसदारा मी पूर्णतः सक्षम आहे. सदरचे कुलमुखत्यारपत्र यांनी आलास, नोंदणी

लागवियम १९०८ चे कलम ८२ अन्वये यादी मला लागवियम

आहे.



दिनांक: २२/१०/११



मुख्य निबंधक अंकीरित यांचे वारसांलयात

२२



Name: Sandeep Gawde
Employee Code: R0065
Designation: Senior Executive
Department: Customer Support
Class Group: B-4B
Emergency No: 9172433334

W
Authorized Signatory



Name: Vishwanath Bhard
Employee Code: R0460
Designation: Officer
Department: Customer Support
Class Group: B-4B
Emergency No: 9323123702

W
Authorized Signatory

वदर-४/
6-10/12/03
30pp

28/05/2011

दुय्यग निबंधक

12:14:31 PM

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दस्त गोपधारा भाग-1

पृष्ठ 4

दस्ता क्र 6782/2011

५९ ७७

दस्त क्रमांक : 6782/2011

दस्ताचा प्रकार : अवरनामा

अनु क्र. पदाकाराचे नाव व पदा

पदाकाराचा प्रकार

छायाचित्र

अंगठ्याचा उसा

नाम : अ.द.स. प्राविण जेकरकरा या वि.पे. संस्था.क.

पत्ती : जीवरी तर्फे मु.व.स.स.स. मीना संजगाव

ता.प. : पणजोटे नं. 766, 14-वाठ

संस्था : जवरी गु.पु.

गुपती-संख्या : AAUGC3387G

ईम

सिद्धि देवार

वय 52

सही



DATED THIS _____ DAY OF _____ 2004

AMENITIES AGREEMENT

M/S. CREDECE PROPERTY DEVELOPERS PVT. LTD.

AND

SRI/MRS./MISS/M/S. _____

PURCHASERS

AMENITIES AGREEMENT

FLOOR NO. _____ ON _____ FLOOR IN _____ WING
GARAGE/OPEN CAR PARKING SPACE/STILT
PARKING SPACE NO. _____

IN

CENTRAL Park

C/S NO. 484, 484/1 to 7 & 487, ANANDHI ESTATE, MADRAS - 600 069



CREDECE PROPERTY DEVELOPERS PVT. LTD.
SUDHARF ACHRA, 13, MARIE DAHISAR CO., MUMBAI 400 056.

Legal Advisors :

Kanubhai Inambhai & Co.

Advocates & Solicitors

Unadkat Terrace, 1st Floor, Anja Shopping Centre,
Thak Road, Santacruz (W), Mumbai - 400 054.

DATED THIS 19th DAY OF July 2011

AGREEMENT FOR SALE

M/S. CREDENCE PROPERTY DEVELOPERS PVT. LTD.

AND

SRI/MRS./MRS/MR. MUHAMMED NADEEM

ADOLPH DURESHI

PURCHASERS

AGREEMENT FOR SALE

FLAT/SHOP NO. 64 ON 6th FLOOR IN H WING
GARAGE/OPEN CAR PARKING SPACE/STILT
PARKING SPACE NO. —

IN

CENTRAL Park

GTS NO. 484, 484/1 & 487, ANDHERI (EAST), MUMBAI - 400 069.



CREDENCE PROPERTY DEVELOPERS PVT. LTD.
RUSTOFAVE ACRES, 1,5 WARE, DAHISAR (W), MUMBAI - 400 069.

Legal Advisors :

Kautilya Unadkat & Co.

Advocates & Solicitors

Unadkat Terrace, 1st Floor, Anji Shopping Centre,
Tilak Road, Santacruz (W), Mumbai - 400 054.