



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुद्रांकन अहवाल सन 2013

1. दस्ताचा प्रकार :- कर/रमा/म अनुच्छेद क्रमांक 24 (b)

2. सादरकर्त्याचे नाव :- श्री. श्री. सुभाषराव पारख

3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला

4. गावाचे नाव :- पंचसर

5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 102

6. मूल्य दरविभाग (झोन) :- उपविभाग

7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दकान औद्योगिक

प्रति चौ.मी.दर :- 938800/-

8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफल 993 काररेट / सिन्ट अप चौ.मीटर / फूट

9. कारपार्किंग :- गच्ची :- पोटमाळा :-

10. मजला क्रमांक :- 92 वरमजला उदवाहन सुविधा आहे / नाही

11. बांधकाम वर्ष :- घसारा :-

12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / कच्चे

13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / वाढ

14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र(जुने क्षेत्र) :-

2. नवीन इमारतीत दिलेले क्षेत्र :-

3. भाड्याची रक्कम :-

15. लिह अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-

निवासी/अनिवासी

2. अनामत रक्कम / आगावू भाडे :-

3. कालावधी :-

16. निर्धारित केलेले बाजारमुल्य :-

28000000/-

17. दस्तामध्ये दर्शविलेली मोबदला :-

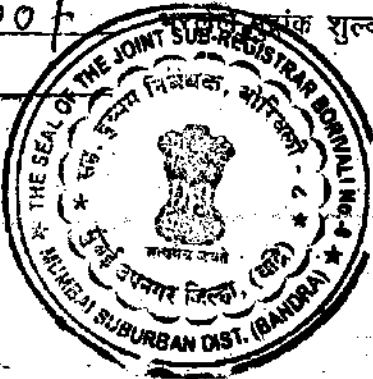
25000000/-

18. देय मुद्रांक शुल्क :- 9250000/-

मुद्रांक शुल्क :- 9250000/-

19. देय नोंदणी फी :- 30000/-

लिपिक



सह मुख्य निबंधक

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# Data of ESBTR for GRN MH000895881201516S

## Bank - IDBI BANK

Bank/Branch : IBKL - 6910711/KANDIVALI [ EAST ]  
Pmt Txn id : 63485695  
Pmt DtTime : 14/05/2015 19:04:05  
ChallanIdNo : 69103332015051451723  
District : 7101 / MUMBAI  
Stationary No : 14038026987036  
Print DtTime : 15/05/2015 12:40:12  
GRAS GRN : MH000895881201516S  
Office Name : IGR190 / BRL1\_JT SUB REGISTRAR BORIVALI 1

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 12,50,000.00/- (Rs Twelve Lakh Fifty Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

Article : B25  
Prop Mvblty : Immovable  
Prop Descr : Flat No 1202on 12th FloorTHAKUR JEWELThakur , VillageKandivali EastMumbai  
: Maharashtra  
: 400101  
Duty Payer : PAN-ABXPP7000P Jayshree Khushaldas Parekh  
Other Party : PAN-AACCP6143Q Thakur Realty Pvt Ltd

Bank Scroll No : 100  
Bank Scroll Date : 15/05/2015  
RBI Credit Date : 15/05/2015  
Mobile Number : 919321241718

Only for verification-not to be printed and used

बदल-८/		
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२०१५		



बदल-61		
३३२२	४	९९९
२०१५		



महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
ई-सुरक्षित बैंक व कोषागार फावेली  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14038026987036

Bank/Branch: IBKL - 6910711/KANDIVALI [ EAST ]  
Pmt Txn id : 63485695 Stationery No: 14038026987036  
Pmt DtTime : 14-MAY-2015@19:04:05 Print DtTime : 15-May-2015@12:40:12  
ChallanIdNo: 69103332015051451723 GRAS GRN : MH0008958812015169  
District : 7101-MUMBAI Office Name : IGR190-BRL1\_JT SUB REGI

StDuty Schm: 0030045501-75/STAMP DUTY  
StDuty Amt : R 12,50,000/- (Rs One Two, Five Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : E25-Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 2,50,00,000/-  
Prop Descr : Flat No 1202, on 12th Floor, THAKUR JEWEL, Thakur, Village, Kandivali Ea  
st, Mumbai, Maharashtra, 400101

Duty Payer: PAN-ABXPP7000F, Jayshree Khushaldas Parekh  
Other Party: PAN-AACCP6143Q, Thakur Realty Pvt Ltd

Bank official1 Name & Signature

*[Signature]*

*[Signature]*



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

*J.K. Parekh*

*[Signature]*

*[Signature]*

*P.V. Parekh*

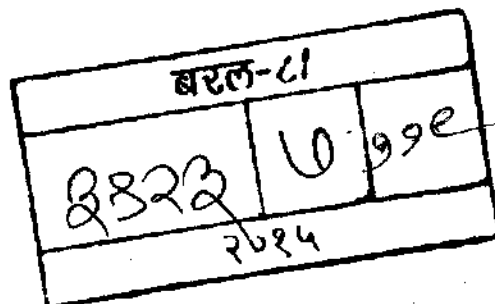


e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



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### AGREEMENT FOR SALE

**THIS AGREEMENT** is made and entered into at Mumbai this 15 day of May, 2015 BY AND BETWEEN **M/S. THAKUR BROTHERS AGRICULTURAL FARM**, a registered partnership firm under the provision of the Indian Partnership Act, 1932 having its office at Thakur House, Ashok Nagar, Kandivali (East), Mumbai - 400101, **AND M/S. THAKUR REALTY PVT. LIMITED**, a company incorporated under Indian Companies Act, 1956 and having its office at Thakur House, Ashok Nagar, Kandivali (East), Mumbai - 400101, hereinafter both referred to as **"THE JOINT DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors, partners, directors and assigns) **ONE PART;**

**AND**

1) Mr./Mrs./M/s. Jayshree Khushaldas Parekh, ② Khushaldas Mangaldas Parekh, ③ Urmish Khushaldas Parekh, ④ Purvika Urmish Khushaldas Parekh having his/her/their address at 201, Shivalaya Tower, 90 ft. Road, Thakur Complex, Kandivali (East), Mumbai - 400101.

Pan No. ① ABXPP7000P, ② ABXPP6990Q, hereinafter referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of a limited company its successors and permitted assigns) of the **OTHER PART.**

### **WHEREAS :-**

- 1) In and before the year 1951 Nanabhoy Byramjee Jeejeebhoy was seized and possessed of and/or otherwise well and sufficiently entitled to inter alia to all those several pieces and parcels of land or ground containing by admeasurements 370 Acres, at Village: Poisar,

2) By a registered Conveyance dated 24<sup>th</sup> July, 1951 (registered with the Sub-Registrar of Assurances at Bombay under Registration No. 4212 of Volume No. 1 on 17<sup>th</sup> November 1951) and expressed to be made between the said Nanabhoy Jeejeebhoy as the Vendor of the One Part and Byramjee Jeejeebhoy Limited (subsequently known as Byramjee Jeejeebhoy Private Limited) a company governed under the provisions of the Companies Act, 1956 as the Purchaser of the Other Part, the said Nanabhoy Byramjee Jeejeebhoy sold, granted, assured, conveyed and transferred to the said Byramjee Jeejeebhoy Private Limited inter alia all those several pieces and parcels of land or ground containing by admeasurements 370 Acres.

3) By an Agreement dated 29<sup>th</sup> June, 1982 and expressed to be made between the said Byramjee Jeejeebhoy Private Limited (hereinafter referred to as B.J.P.L.) as the owners of the One Part and the said Bombay Real Estate Development Company Pvt. Ltd., (hereinafter referred to as "BREDCO" and therein referred to as the Developer of the Other Part, BREDCO has acquired development rights inter alia in the said land on the terms and subject to the conditions more particularly stated in the said Agreement dated 29<sup>th</sup> June, 1982.

4) Subsequently by virtue of the Consent Terms dated 21<sup>st</sup> December, 1988 in Company Petition No. 868/1988 in the High Court, Bombay, the said 370 Acres of land belonging to B.J.P.L. stood absolutely vested in M/s. Nanabhoy Jeejeebhoy Pvt. Ltd., hereinafter referred to as N.J.P.L, but subject to the aforesaid Agreement dated 29<sup>th</sup> June, 1982.

5) The said N.J.P.L. confirming the Agreement dated 29<sup>th</sup> June, 1982 entered into by and between B.J.P.L. and BREDCO, duly executed Irrevocable General Power of Attorney in favour of BREDCO being Power of Attorney dated 28<sup>th</sup> February, 1989. Thus BREDCO has paid full consideration money to the said Byramjee Jeejeebhoy Private Limited and obtained from Nanabhoy Jeejeebhoy Private Limited (who were successors in title to the said Byramjee Jeejeebhoy Private Limited as herein recited) an Irrevocable Power of Attorney dated 28<sup>th</sup> February, 1989, in their favour to fully deal with the properties mentioned therein including the said land described in the Schedule there under written.

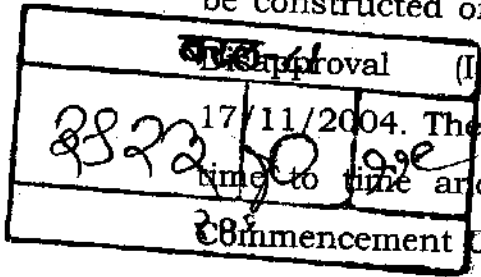
6) In the premises BREDCO has become fully entitled to deal with various properties including the said land and dispose off the same on such terms and conditions as it may deem fit and proper.

7) By Memorandum of Understanding dated 6<sup>th</sup> day of October, 1986 and Supplementary M.O.U. dated 29<sup>th</sup> day of January, 1992, executed between BREDCO and Thakur Brothers Agricultural Farm it was agreed between the parties thereto to develop the various property mentioned therein which include the said land described in the Schedule thereunder written, in the ratio of 60% by BREDCO and 40% by Thakur Brothers Agricultural Farm.

8) A portion of the said property described in the Schedule is earmarked for Development/construction of the Building No. 5 (wing A & wing B) by consuming the F.S.I of 9138.69 sq. mtr. excluding benefit of F. S. I. for areas consumed in Staircase, Balcony and Lift and Common Area and further loading fungible F.S.I. to the extent of 3,194.33 sq.mtrs. and thus total F.S.I admeasuring to 12333.02 sq. mtrs. or thereabouts to be constructed on the portion more particularly described in the First Schedule hereunder written and is hereinafter referred to as "the Smaller Property" A layout of the said portion of land has been sanctioned by Brihan Mumbai Mahanagar Palika by the Deputy Chief Engineer (Building Proposals, Western Suburbs) Bombay Municipal Corporation vide his letter No. CHE/1645/LOR dated 01/02/2008.

9) Accordingly, for the purpose of development of the said Smaller Property, the Joint Developers have agreed to jointly develop the said Smaller Property according to the arrangement recorded in the Joint Venture cum Development Agreement dated 18<sup>th</sup> January 2011 and Supplemental Deed to the Joint Venture -cum-Developmental Agreement dated 06<sup>th</sup> June, 2013 wherein as per the second schedule of the said Supplemental Deed to Joint Venture - cum- Development, Joint Developers have decided to develop and is interalia presently constructing on the said smaller Property, one building being Building No. 5 having two wings namely (Wing "A" - "Thakur Wadi" and Wing "B"- "Thakur Jewel"), in accordance with the sanctioned plans and permissions and are entitled to sell on ownership basis premises, garages, open/stilt/podium car parking space and other premises therein. That Wing "A" in Building 5 i.e. Thakur Wadi shall exclusively belongs to "M/s. Thakur Brothers Agricultural Farm" and none of the premises in this Wing "A" of the Building No.5 constructed on the smaller property shall be sold by the Joint Developers and the Building No.5 wing "B" namely "Thakur Jewel", for the purpose of this Agreement shall be referred to as "the said Building" wherein Flats/ garages, open/stilt/podium car parking space and other premises therein have offered the Purchasers.

10) The Municipal Corporation of Greater Mumbai (hereinafter referred to as "The MCGM") has sanctioned plans for construction of the said Building to be constructed on the said Property and accordingly issued Intimation of Approval (I.O.D.) bearing No.CHE/A-3253/BP(WS)AR dated 17/11/2004. The said sanctioned plans have been amended/revised from time to time and sanctioned. The MCGM has on 08/01/2008 issued Commencement Certificate (C.C) in respect of the said Building bearing No. CHE/A-3253/BP(WS)AR, copies of the I.O.D and the C.C. are annexed hereto.



11) The Joint Developers have entered into a prescribed Agreement with the Architect registered with the council of Architects and have also appointed Structural Engineers for preparing structural designs, drawings and specifications of the building to be constructed on the said smaller Property and the Purchaser accepts the professional supervision of the said Architect and the said Structural Engineer till completion of the said Building.

12) Copy of the said Property Register Cards in respect of the Said smaller property are annexed hereto and marked as **Exhibit "7"**.

13) At the instructions of the Joint Developers, Shukla & Associates, Advocates & Advisors have issued their Title Certificate dated 10.06.2013. A copy of the said Title Certificate is annexed hereto as **Exhibit "1"**.

14) (a) The Purchaser has demanded inspection from the Joint Developers and the Joint Developers have given inspection to the Purchaser of all documents of title relating to the said Smaller Property, including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Joint Developer's Architects, the Title Certificate, Revenue records and all other documents as specified under the Maharashtra Ownership Flats (regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the Maharashtra Ownership Flats Act") and the rules made there under.

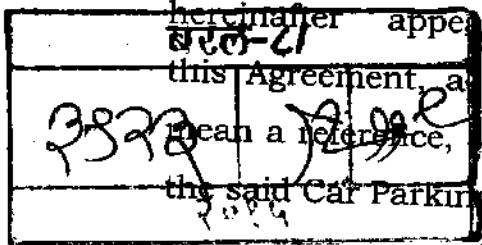
(b) The Purchaser acknowledging the facts that they have taken the inspection of the all the necessary documents permissions and duly sanctioned Plans to their own satisfaction and have satisfied his/her/themselves about the validity, legality and correctness vis-à-vis the factual position of Building No. 5 having two wings namely (Wing "A" - "Thakur Wadi" and Wing "B"- "Thakur Jewel") and the position of the flat in Wing "B" to be taken by the Purchaser and have also satisfied

his/her/themselves about the representations made by the Joint Developers including taking inspections of all the documents ~~and~~ taking independent enquiries about the same to their own satisfaction and he/she/they understood the fact that Wing "A" in Building 5 i.e. Thakur Wadi shall exclusively belongs to "M/s. Thakur Brothers Agricultural Farm" alongwith independent strip of land leading from the main road to the temple as well as forming the access exclusively meant for Wing "A" namely 'Thakur Wadi' and none of the premises in this Wing "A" of the Building No.5 constructed on the smaller property shall be sold by the Joint Developers.

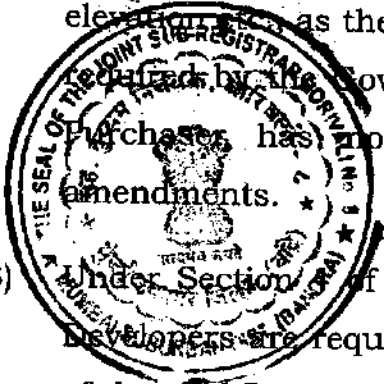
(c) The Purchaser acknowledge the facts that he/she/they shall have no rights over the premises or property belongs to the Wing "A" of the Building No.5 and in future Purchaser alongwith other purchasers of Wing "B" i.e. "Thakur Jewel" shall not try to merge the same into the co-operative society or under the Company (if form) or create nuisance or legal right or administrative right in respect of the property belongs to Wing "A" alongwith independent strip of land leading from the main road to the temple as well as forming the access exclusively meant for Wing "A" namely 'Thakur Wadi' nor with respect to the existing temple adjacent to Wing "A" of Building No.5.

- 15) The Purchaser is made aware that the concerned local authorities and/or government may lay down certain terms, conditions, stipulations and restrictions and upon observance and performance of which the Occupation and the Completion Certificates in respect of the said Building may be granted by the concerned local authority;
- 16) The Purchaser being desirous of acquiring a Flat in the said building being constructed on the said smaller property and has approached the Joint Developers and requested them to allot to him/her/they Flat No. \_\_\_\_\_ admeasuring about 124.50 sq.mtr. (carpet area) (approximately) equivalent to \_\_\_\_\_ sq.mtr. (built up area) (approximately) on the \_\_\_\_\_ Floor in the Wing "B" of Building No."5" known as 'Thakur Jewel' as shown on the plan thereof hereto annexed and marked in Exhibit 11 together with ~~1 stack~~ car parking/s at stilt/Podium/open (car parking no/s. to be allotted later) admeasuring about \_\_\_\_\_ sq.mtr. being constructed on the part of the smaller property (hereinafter referred to as "the said Flat" or "the said premises") and the said Car Parking Space" respectively. The description of the wing "A" in Building 5 "Thakur Wadi" and wing "B" in Building 5 "Thakur Jewel" are more particularly described in the Second Schedule and Third Schedule respectively. On the request of the Purchaser,

the Joint Developers agree to allot to the Purchaser, and the Purchaser agrees to acquire from the Joint Developers the said Flat and the said Car Parking Space for the consideration and on the terms and conditions hereinafter appearing. Unless referred to individually for the purpose of this Agreement, a reference to the expression "the said Premises" shall mean a reference, so far as the context required, to both the said Flat and the said Car Parking Space.



17) The present layout, design, elevation, plans etc., may be required to be amended from time to time by the Joint Developers and the Purchaser has entered into the present Agreement knowing fully well that the scheme of development proposed to be carried out by the Joint Developers on the said Smaller Property may take a very long time, therefore the Joint Developers may require to amend, from time to time, the plans, layout, design, elevation etc., as the Joint Developers may consider necessary or as may be required by the Government, MCGM or any other local authority and the Purchaser has no objection to the Joint Developers making such amendments.



18) Under Section of the said Maharashtra Ownership Flats Act, the Joint Developers are required to execute a written Agreement for Sale in respect of the said Premises agreed to be sold to the Purchaser and the Parties are therefore, executing these presents which shall be registered under the provisions of the Registration Act, 1908.

19) The List of Exhibits attached to this Agreement are stated hereinbelow:

Exhibit "1"	Title Certificate dated 10/06/2013
Exhibit "1 A"	Certificate from Architect & Consultant dated 03/06/13
Exhibit "2"	Specifications
Exhibit "3"	Copy of the ULC order dated 22/04/1994
Exhibit "4"	Copy of the ULC order dated 04/05/2002
Exhibit "5"	Copy of IOD dated 17/11/2004
Exhibit "6"	Copy of C.C. dated 08/01/2008 updated till 31/01/2013
Exhibit "7"	Copy of Property Register Cards.
Exhibit "8"	Registered Undertaking regarding Fungible FSI.
Exhibit "9"	Copy of Block Plan.
Exhibit "10"	Sketch Plan of the Floor
Exhibit "11"	Copy of the typical Plan

20. The Joint Developers are entering into similar separate agreements with the several other persons and parties for the sale of the premises in the Wing "B" of Building No.5 hereinafter referred as "Thakur Jewel".

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

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1. The Joint Developers shall construct the said Building namely 'Thakur Jewel' on the said Smaller Property in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority alongwith Wing "A" namely "Thakur Wadi" as per the understanding between the Joint Developers and which have been understood, seen and approved by the Purchaser with such variations and modifications as the Joint Developers may consider necessary or as may be required by the Government, MCGM or any other authority from time to time. The Joint Developers reserves the right to amend the sanctioned plans from time to time, for which no consent in writing of the Purchaser will be required, unless it adversely affects the premises agreed to be purchased by the Purchaser.

2. The Purchaser made aware of the fact that the Joint Developers have to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authorities and/or Government bodies at the time of sanction of the said plans or thereafter.

3. (A) Subject to the terms and conditions herein, the Joint Developers hereby agree to allot/sell to the Purchaser and the Purchaser agrees to accept the allotment/sale from the Joint Developers of the said premises being;

(i) The said Flat being Flat No. 1202 admeasuring about 127.50 sq.mtr. (carpet area) (approximately) equivalent to — sq.mtr. (built-up area) (approximately), on 12<sup>th</sup> Floor in the Wing "B", of the Building No. "5" known as Thakur Jewel as shown on the Plan and marked and annexed as Exhibit 11 hereto.

(ii) Together with 1 stack open/stilt/podium level car parking (car parking no./s to be allotted later) admeasuring about — sq.mtr.

(all the aforesaid said Flat and the said Car Parking Space are hereinafter collectively referred to as "the said premises").

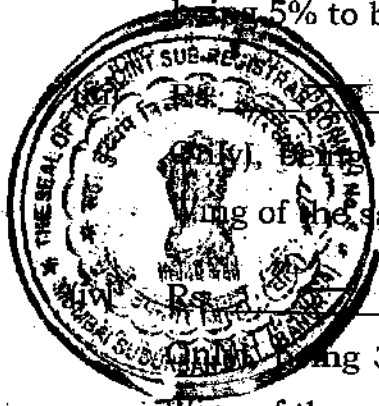
At or for the price of Rs. 2,50,00,000/- (Rupees Two Crores Fifty lacs only), (hereinafter referred to as "the Sale Price").

(B) The Sale price of Rs. 2,50,00,000/- (Rupees Two Crores  
fifty lacs only), is to be  
paid by the Purchaser to the Joint Developers (in addition to other  
amounts mentioned in clause 29 hereinafter) and shall be payable by the  
Purchaser to the Joint Developers in the following manner :

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Only), being 15% earnest money deposit  
paid prior to execution hereof (the receipt and payment whereof the  
Joint Developers doth hereby admit and acknowledge);

(ii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only)  
being 5% to be paid immediately after completion of plinth level.



Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only), being 3% to be paid on completion of 1<sup>st</sup> slab of the said  
Wing of the said Building.

Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only), being 3% to be paid on completion of 2<sup>nd</sup> slab of the said  
Wing of the said Building.

(v) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only), being 3% to be paid on completion of 3<sup>rd</sup> slab of the said  
Wing of the said Building.

(vi) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only), being 3% to be paid on completion of 4<sup>th</sup> slab of the said  
Wing of the said Building.

(vii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only), being 3% to be paid on completion of 5<sup>th</sup> slab of the said  
Wing of the said Building.

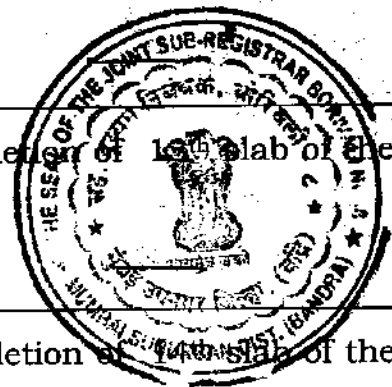
(viii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only), being 3% to be paid on completion of 6<sup>th</sup> slab of the said  
Wing of the said Building.

(ix) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only), being 3% to be paid on completion of 7<sup>th</sup> slab of the said  
Wing of the said Building.

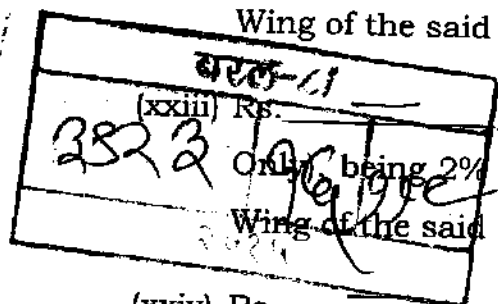
(x) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only), being 3% to be paid on completion of 8<sup>th</sup> slab of the said  
Wing of the said Building.

- (xi) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 9<sup>th</sup> slab of the said Wing of the said Building.
- (xii) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 10<sup>th</sup> slab of the said Wing of the said Building.
- (xiii) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 11<sup>th</sup> slab of the said Wing of the said Building.
- (xiv) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 12<sup>th</sup> slab of the said Wing of the said Building.
- (xv) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 13<sup>th</sup> slab of the said Wing of the said Building.
- (xvi) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 14<sup>th</sup> slab of the said Wing of the said Building.
- (xvii) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 15<sup>th</sup> slab of the said Wing of the said Building.
- (xviii) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 16<sup>th</sup> slab of the said Wing of the said Building.
- (xix) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 17<sup>th</sup> slab of the said Wing of the said Building.
- (xx) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 18<sup>th</sup> slab of the said Wing of the said Building.
- (xxi) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 3% to be paid on completion of 19<sup>th</sup> slab of the said Wing of the said Building.

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(xxii) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only), being 2% to be paid on completion of 20<sup>th</sup> slab of the said  
Wing of the said Building.



(xxiii) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only), being 2% to be paid on completion of 21<sup>st</sup> slab of the said  
Wing of the said Building.

(xxiv) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only), being 2% to be paid on completion of 22<sup>nd</sup> slab of the said  
Wing of the said Building.

(xxv) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only), being 2% to be paid on completion of 23<sup>rd</sup> slab of the said  
Wing of the said Building.



Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only),  
being \_\_\_\_\_ on completion of brick work.

Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only), being 5% on completion of plastering work.

Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only), being 5% of the balance sale Price  
amount to be paid on or before receiving Possession.

All the parties have agreed that possession shall be handed over to the Purchaser/s at the last after obtaining the signature of both the Joint developers. It is further agreed by and between the parties that before booking and/or registering the Agreement for sale the Purchaser shall pay the tax deduction at source at the rate of 1% or applicable rate in addition to above mentioned consideration to the joint developers. All the procedure in respect of Section 194IA on Tax Deducted at Source of Immovable Property shall be an obligation of the Purchaser only.

(C) The Sale Price shall be exclusive of all taxes, levies, duties, cesses etc. All such taxes, levies, duties, cesses (whether applicable/payable now or become applicable/payable in future) including Service Tax and/or Value Added Tax (VAT) etc., shall be borne and paid by the Purchaser alone for which he/she/they are indemnifying the Joint Developers and the Joint Developers shall never be liable, responsible and/or required to bear and/or pay the same or any part thereof.

(D) In addition to the Sale Price, the Purchaser shall pay all other amounts mentioned herein including the amounts mentioned in clause 29 hereafter.

The Purchaser shall pay the sale price and all other amounts to the Joint Developers prior to taking possession of the said premises.

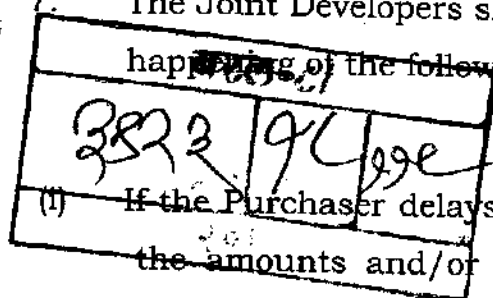
4. The Purchaser shall make all payments of the Sale Price due and payable to the Joint Developers through an account payee cheque/demand draft/pay order/ wire transfer/any other instrument drawn in favour of "Thakur Realty Pvt. Ltd". In case of any financing arrangement entered by the Purchaser with any financial institution with respect to the purchase of the said Premises, the Purchaser undertakes to direct such financial institution to and shall ensure that such financial institution does not disburse/pay all such amounts towards Sale Price due and payable to the Joint Developers through an account payee cheque/demand draft drawn in favour of "Thakur Realty Pvt. Ltd". Any payments made in favour of any other account other than Account No. 1505802100046196 of Punjab & National Bank in favour of "Thakur Realty Pvt. Ltd" shall not be treated as payment towards the said premises.
5. The Parties hereto confirm that this document constitutes the full agreement between the Parties and supersedes all previous agreements, arrangements, understanding, writings, allotment letters, brochures and/or other documents entered into, executed and/or provided.
6. (a) The Purchaser agrees and confirms that the payment of installments shall be made on the due dates, without any delay or default of any of the terms of this Agreement. The Purchaser agrees that the time for payment shall always be the essence of the contract. An intimation forwarded by the Joint Developers to the Purchaser that a particular stage of construction is completed shall be sufficient proof that a particular stage of construction is completed.
- (b) the Purchaser agrees to pay the Joint developers the aforesaid installments within 15 days from the date of intimation by the Joint developers. Beyond 15 days, the Purchaser shall pay to the Joint developer interest @24% per annum on the amount due and failing in arrears.
- (c) However, the Purchaser agrees that the Demanded installment shall not be delayed for more than 30 days from its due date and if thereafter, still the installment is not paid, in that event the Joint Developers shall have the absolute right to rescind this agreement.

J.K. Pareek

Pareek

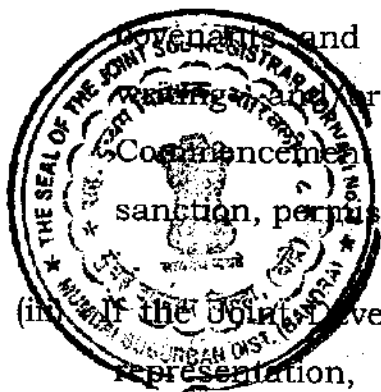
P. V. Pareek

7. The Joint Developers shall be entitled to terminate this Agreement on the happening of the following events ("Events of Default");



(i) If the Purchaser delays or commits default in making payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise;

(ii) If the Purchaser commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other the terms and conditions of layout, I.O.D., Commencement Certificate, U.L.C. permission, N.O.C. and other sanction, permission, Undertakings and Affidavits etc.;



(iii) If the Joint Developers is of the opinion and/or belief that any of the representation, declarations and/or warranties etc., made by the Purchaser in the Booking from Acceptance Letter, Allotment Letter, present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Purchaser is untrue or false;

(iv) If the Purchaser has been declared and/or adjudged to be insolvent, bankrupt etc., and/or ordered to be wound up;

(v) If the Purchaser is, convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than six months.

(vi) If any of the assets and/or properties of the Purchaser is attached for any reason whatsoever under any law, rule, regulation, statute etc.

(vii) If the Joint Developers is of the opinion and/or belief that the Purchaser is an undesirable element and/or is likely to cause nuisance and/or cause hindrances in the completion of the project and/or anytime thereafter and/or it is apprehended that he is likely to default in making payment of the amounts mentioned in this Agreement;

(viii) Any execution or other similar process is issued and/or levied against the Purchaser and/or any of his assets and properties;

(ix) If the Purchaser has been declared and/or adjudged <sup>order of</sup> unsound mind;

(x) If the Purchaser has received any notice from the Government in the India (either Central, State or Local) or foreign Government for the Purchaser's involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him;

(xi) If the Joint Developers are of the opinion and/or belief that any of the aforesaid event has been suppressed by the Purchaser;

8. On the happening or occurring of any of the Event of Default then and in that event, the Joint Developers shall without prejudice to all other rights that the Joint Developers may have against the Purchaser under this Agreement, or in law or otherwise, be entitled to terminate this Agreement and (ii) forfeit and appropriate the following amount from the Purchaser.

(i) A minimum of 5% (five percent) of the Sale Price or all the losses and/or damages suffered in the sale of the said Premises to a new Purchaser, whichever is more.

(ii) A minimum of 6% (six percent) of the Sale Price or all losses and/or damages suffered in the sale of the said Premises to a new Purchaser whichever is more, in case of any brokerage being paid with respect to the sale of the Said Premises.

9. (i) Upon the Joint Developers terminating this Agreement, the Purchaser shall cease to have any right, title, interest, claim, demand, etc., of any nature whatsoever against the said Premises or any part thereof and/or against the Joint Developers and the Joint Developers shall be entitled to deal with and dispose off the said Premises to any other person/s as it deem fit without any further act or consent of the Purchaser.

(ii) Upon the Joint Developers terminating this Agreement as aforesaid, the Joint Developers shall become liable to refund without interest, the balance (i.e. amount paid by Purchaser to the Joint

Developers less the Amount which the Joint Developers are entitled to forfeit as aforesaid) if any due to the Purchaser only after the said Premises is sold and all amounts including amounts towards Sale Price has been received from the new Purchaser in respect of the said Premises. However any profit and all other advantages and benefits arising from the sale of the said premises to a new Purchaser shall be to the sole and exclusive credit of the Joint Developers and the Joint Developers shall be entitled to dispatch the said refund cheque to the Purchaser by registered post acknowledgement due at the address given by the Purchaser in these presents irrespective of whether or not the Purchaser accepts/encashes the cheque/s, it will amount to be the said

Notwithstanding anything contained herein, in case of any delay or default in making payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, the Joint Developers shall without prejudice to any other right to terminate and forfeit such amount from the Sale Price and put an end to this Agreement as mentioned herein, be entitled to receive and recover from the Purchaser and the Purchaser shall pay to the Joint Developers interest on all outstanding payment at the rate of 2% (Two percent) per month from the due date till the date of actual payment. It has also been agreed that in case of every delay in the payment of any installments/amounts hereunder, the Purchaser shall be liable to pay an additional charge of Rs.5000/- (Rupees Five Thousand Only) as administrative fee for every installment/amounts delayed along with the interest payable as mentioned hereinabove. In any event of default of payment by the Purchaser this Agreement can be terminated by the Joint Purchasers at their sole discretion.

11. All the aforesaid rights and/or remedies of the Joint Developers are cumulative and without prejudice to one another.
- 12(A) It is expressly agreed that the right of the Purchaser under this Agreement or otherwise shall always be restricted to the said Premises only. And such right will accrue to the Purchaser only on the Purchaser making payment of all the amounts including the Sale Price to the Joint Developers strictly in accordance with this Agreement and only on the Purchaser performing and complying all other terms, conditions, covenants, obligations, undertakings etc., hereof. All other unsold premises, car parking, portion or portions of the Said Building etc., shall always be the sole and absolute property of the Joint Developers even

after formation of co-operative society under the Maharashtra Co-operative Societies Act, 1960 or to a condominium or Limited Company comprising or holders of the premises situated in the Building (hereafter be referred to as the "the Said Organization"). The Purchaser hereby confirm and consents to the irrevocable, absolute and unfettered right of the Joint Developers to develop, sub-develop and/or assign its rights give on lease, sub-lease, and/or deal with and dispose off the Said smaller Property and/or the Said Building and/or all other unsold premises and car parks and portion or portions of the Said Property delineated on the plan annexed hereto as part of Wing "A" namely Thakurwadi including common areas, such as ~~internal~~ internal roads, open spaces, in the manner deemed fit by the Joint Developers without any consent or concurrence of the Purchaser or any other person. The Purchaser is further aware that the Joint Developers have retained its right to permit the Users/Occupiers of other premises in the Said Building alongwith the Users/Occupiers of other premises developments on the Larger Property to use the recreational facilities and confirms that the Joint Developers can exercise such right, for enabling enjoyment of the recreational facilities as may be required by the Joint Developers.

(B) The common areas of the Building No.5 Wing "A" and Wing "B" are described in the Schedule hereunder written. It is agreed that:

- (i) the Joint Developers shall always be the owner and will have all the rights, title, interest in respect of the said common areas, and will be entitled to deal with and dispose off the same in such manner as the Joint Developers may deem fit.
- (ii) the Purchasers of the premises in Wing "B" shall not have any right, title, interest etc. in respect of the said common areas of the Wing "A".
- (iii) The Purchaser of the premises in Wing "B" shall be permitted to use the said common areas of Wing "B" on such terms and conditions as the Joint Developers may deem fit.

13(A) the Purchaser of premises in the building shall join in forming and registering an Association of Apartment Owners or a Society or a Limited Company (Sole Option being with Joint developers) as may be decided by the Joint developers to be known by such name as a Promoter may decide and which will be approved by the Registrar of Co-operative Housing Society or Registrar of Company as the case may be or Purchaser alongwith other Purchasers shall co-

operate in forming any other organization and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the said "Thakur Jewel Co-operative Housing Society" or other organization for the Said Building Wing "B" and for becoming a members of and shall duly fill in, sign and return to the Joint Developers including the bye-laws of the proposed organization within fifteen days of the same being forwarded by the Joint Developers to the Purchaser, so as to enable the Joint Developers to register the organization of the Purchaser. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Article of Association, as may be required by the Registrar of Co-operative Societies/Registrar of companies, as the case may be, or any other Competent Authority.

The Purchaser hereby undertakes and without demure agreed on the fact that they shall not raise any dispute on the steps of the Joint Developers to form any such said organization. In no event the concerned co-operative society or the Purchasers of premises in the Building/Wing for which such society have been formed shall be entitled to require subdivision of the said property so as to segregate the area to be conveyed to such society from the said property. The Joint Developer shall also be entitled instead of executing a Conveyance of the land in favour of such society, to execute in its favour a lease for a term of 999 years on a nominal annual rent of Rs.1/- of the plinth area of the said Building/Wing and the surrounding land as may be determined by the Joint Developers.

Such lease shall contain such terms and conditions as the Joint Developer shall determine having regard to the development of the said property as a layout area. It has been specifically agreed by the Purchaser that after registration of the Co-operative Housing Society or any other organization, the required conveyance as per MOFA shall only be restricted to the plinth area or the underneath area of the Building known as "Thakur Jewel" together with minimum compulsory open spaces as per D.C. Regulation and Purchaser shall never claim any right in whatsoever nature on the property, title, benefits and amenities of "Thakur Wadi" known as Wing "A" of Building No5 under any governing act or under the disguise of any other applicable law in India. Purchaser is hereby acknowledging the fact that he/she/they shall separately execute the Indemnity Deed/ Declaration Cum Indemnity Bond in favour

of Joint Developers to safeguard the rights of owner of Wing "A" of Building No.5 namely "Thakur Wadi". The Flat Purchasers further agreed to bear the cost, charges and expenses for preparing, executing and registering of the Conveyance, lease deed, Transfer Deed and any other document or documents and assurance required to be executed by the Joint Developers and/or Owners and Purchaser/s shall also bear the professional costs/fees of the Advocates and Solicitors of the Joint Developers for preparation and approval of such document and also stamp duty applicable at the time of conveyance or registering the lease deed (on the recommendation of the Joint Developers) and registration fees and charges shall be borne and paid proportionately by all the Purchasers of the premises in the said building Wing and that the Joint Developers shall not be liable to contribute anything towards such expenses. The proportionate share of such cost, charges and expenses shall be payable by the Purchasers immediately on demand being made by the Joint Developers in that behalf. The Purchaser shall contribute to the Joint Developers on execution of this Agreement, the sum of Rs. 9,90,000/- (Rupees Nine lacs ninety thousand) towards his/her/their share of such costs, charges and expenses. only.

The Joint Developers shall thereafter execute the lease or conveyance only after the Joint Developers have;

- (i) Utilized, consumed, loaded etc. entire Floor Space Index ("FSI"), potential, yields of the Said Property and/or Transferable Development Rights ("TDR");
  - (ii) Completed the construction of the said Building and/or other building/construction on the said Smaller Property and sold all the premises in the said Building including garages, stilt, parking, open spaces and;
  - (iii) Received all the amounts including the Sale Price from the Purchasers thereof; And till then, the Joint Developers shall not be bound, liable, required and/or called upon to form any such Said organization, and shall not be required to execute lease or conveyance or any other document in respect of the portion of the Said Property together with said Thakur Jewel standing thereon on the portion of the Smaller Property and the Purchaser agrees and grants irrevocable consents not to make any demand or raise dispute or objection in that behalf.
- (C) It is expressly and specifically clarified, agreed, understood and confirmed that considering the overall development of the Said smaller

property, the Joint Developers shall at its discretion be entitled to form such number of Society's/Condominium/Company and/or its respective independent association/committee for the purpose of management and administrative convenience as the Joint Developers may decide.

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	14.	All cost	

20% of the said Organization as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Joint Developers and by the Purchaser including stamp duty, registration charges etc., payable in respect of such documents, as well as the entire professional costs of the attorneys of the Joint Developers and approving all such documents shall be borne and paid by the Purchaser and the Said Organization as aforesaid and/or proportionately by all the holders of the premises etc., in the Said Building namely 'Thakur Jewel'. The Joint Developers shall not be liable to contribute anything towards such expenses.

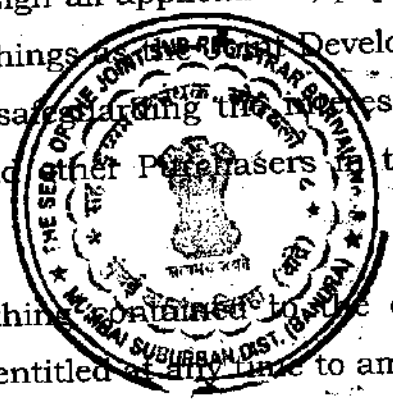
15. It is agreed that one month prior to the execution of the conveyance/lease the Purchaser shall pay to the Joint Developers, the Purchaser's share of stamp duty and registration charges payable, if any, by the said Organization on the execution of the conveyance/lease or any document or instrument of transfer in respect of the Said Thakur Jewel of Building No.5. The Purchaser alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this Agreement and/or all other documents etc.
16. The Joint Developers shall sell/allot all premises, garages, car parking, open spaces, terraces etc. intended to be constructed on the Said Property with a view ultimately that the Purchasers/Allottees of all the premises, garages, car parking, open space etc. in Said Building shall be admitted to the Said Organization. It is agreed and clarified that the Joint Developers shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose off the premises, garages, car parking, open spaces, terraces etc., separately and independently and the Purchasers/Allottees of all the premises, garages, car parking, open space in the said Building shall be admitted to the Said Organization.
17. The Developers hereby specifically declares that as per clause 10(a) of the Joint Venture-cum-Development Agreement dated 18/01/2011 and the other terms mentioned in Supplemental Deed to the Joint Venture -cum-Developmental Agreement dated 06<sup>th</sup> June, 2013, the Developers shall

have no right, title or interest and as such shall never claim any right, title or interest with respect to the Wing "A" of the said Building as well as with respect to the independent strip of land leading from the main road to the Temple as well as forming the access exclusively meant for Wing "A" nor with respect to the existing Temple which are more particularly shown by red colour line in the plan annexed to the said Joint Venture-cum-Development Agreement as Exhibit "A" thereto.

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18. The Purchaser and the person to whom the Said Premises is permitted to be transferred shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as may be required by the Joint Developers or the Said Organization may require for sale of the interest of the Joint Developers and/or Purchaser and other Purchasers in the Said smaller Property.

- 19.(i) It is agreed that notwithstanding anything contained to the contrary herein, the Joint Developers shall be entitled at any time to amend the existing layout and/or to construct additional building/structures on the said Property and/or additional floors on Said Building being constructed on the Smaller Property even after completion of Said Building and/or even after execution on conveyance/ lease in respect of the said Building in favour of the Said Organization. All such additions, alterations, additional floors and/or additional wings, building and/or structures shall be the sole property of the Joint Developers who shall be entitled to sell/allot and/or otherwise deal with the same in the manner the Joint Developers deems fit. Such additional construction may either be on account of additional F.S.I. that may be available from the said Larger Property or elsewhere and/or on account of TDR and/or any other rights, benefits including floating right which may be available in respect of the Said Larger Property or other properties and/or any potential that may be available on account of the amendment in the Development Control Rules or F.S.I. or otherwise or on account of floating rights and all other benefits and right. The Joint Developers shall be entitled to utilize and consume such TDR, F.S.I. Fungible F.S.I or any other potential, other rights, benefits including floating rights etc. to the extent permissible as per rules/regulation in force at such relevant time. The Purchaser shall not be entitled to claim any rebate in price or any other advantage from the Joint Developers on the ground of the Joint Developers making additional construction or any other ground whatsoever. The Purchaser hereby confirm and consents to the irrevocable and unfettered right of the Joint Developers to amend the



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P. V. Parth

Parth

Parth

J. K. Parth

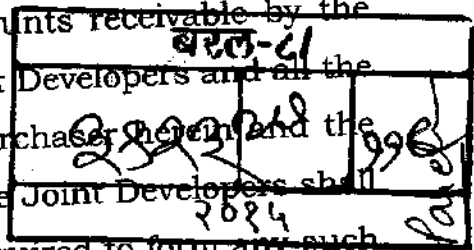
existing layout and construct and sell/allot the Said Building/Structures on the said Smaller Property and/or additional floors on the Said Building being constructed on the Said Property in the manner deemed fit by the Joint Developers without any further or other consent or concurrence in future and these consents and confirmation given by the Purchaser, under section 7 and 7(a) of Maharashtra Ownership Flats Act or any amendment made from time to time.

- (ii) It is agreed between the Joint Developers and the Purchaser that the Joint Developers shall be entitled to develop the said Smaller Property in phase-wise manner and/or sector-wise manner as the Joint Developers may desire. The Joint Developers are retaining unto itself full rights for the purpose of providing ingress or egress to the Purchaser from the said Smaller Property in the manner deemed fit by the Joint Developers and the Purchaser unequivocally consents/agrees not to raise any objection or dispute regards the same now or anytime in the future.

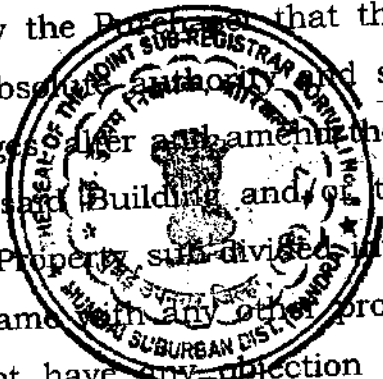
It is agreed between the Joint Developers and the Purchaser that the Joint Developers shall be entitled time to time and at all times to make necessary amendments or changes or substitution or modification of the plan or as may be sanctioned by MCGM in respect of the Said smaller Property to utilize F.S.I. and/or development rights in respect thereof and for that purpose to submit Plan or proposed as the Joint Developers may desire. It is further agreed that the Joint Developers in its absolute discretion shall be entitled to locate or provide in the Said Building on the Small Property any additional floors and use the same for such purpose or purposes as the Joint Developers may desire without reference or recourse to the Purchaser or the Said Organization at the discretion/option of the Joint Developers from time to time.

- (iv) The Purchaser hereby expressly consents to the Joint Developers re-designing the buildings or increasing number of floors, adding more building or buildings or the recreation area or realigning any internal road, recreation area and passages and such other area or areas which the Joint Developers may desire to realign and re-design and in the Said Building in which the Purchaser has agreed to acquire the premises is completed earlier than other building/s structures, then the Purchaser confirms that the Joint Developers will be entitled to utilize any F.S.I., T.D.R. and all the benefit, potentials, yield, advantages etc., presently available and/or that may be available in the future for any reason including on account of changes in regulations/law/act etc., and till all

the aforesaid is fully utilized by the Joint Developers, and all the premises etc. are sold, and the amount or amounts receivable by the Joint Developers is/are duly received by the Joint Developers and all the obligations required to be carried out by the Purchaser herein and the Purchaser/s of premises are fulfilled by them, the Joint Developers shall not be bound and shall not be called upon or required to form any such Said Organization as the case may be and the Purchaser agrees and irrevocably consent not to have any demand or dispute or objection in that behalf.



- (v) It is agreed, confirmed and covenant by the Purchaser that the Joint Developers shall have full right and absolute authority and shall be entitled to, at any time hereafter, changes alter and amend the layout plans, designs, elevation, etc., of the said Building and of the Said Property and/or get the said Smaller Property subdivided into small portions or parts or amalgamate the same with any other property or properties and the Purchaser shall not have any objection in this regards. Further it is agreed between the parties hereto that the Purchaser shall not be entitled to nor shall he/she/they demand subdivision of the Said Property or be entitled to any FSI exceeding the FSI used or any FSI available now or in future and consumed in the Said Building and that the Purchaser and/or the said organization shall not be entitled to put up any further additional construction on the Said Building exceeding the FSI consumed therein at the time of conveyance/lease to be executed in their favour for any reason whatsoever.



- 20.(i) It is expressly agreed between the Joint Developers and the Purchaser/s, and the Purchaser/s confirms that he/she/they are aware that the Joint Developers are likely to receive additional F.S.I. and/or TDR and other rights and benefits on the Said smaller Property and in such event of Joint Developers receiving additional F.S.I. and/or TDR and other rights and benefits the Joint Developers shall be entitled to construct either additional floor or floors on the Said Building or any part thereof or construct either additional structure on the Said Property (in the open compound as may be permissible either as Annex structure or as an independent structure) as the Joint Developers may desire and the Joint Developers shall be entitled to deal with, dispose off, alienate, encumber or transfer such additional floor or floors or premises and buildings or structures for such consideration to such party as the Joint Developers may desire without reference or recourse or consent of the Purchaser/s

in any manner whatsoever and the Purchaser agrees not to dispute or object to the same.

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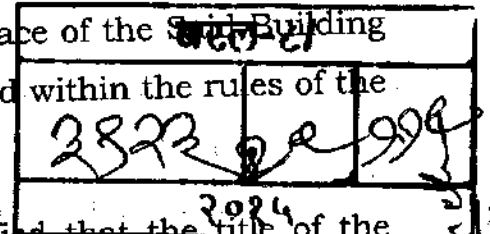
(ii) That the name of the said Wing "B" of Building No.5 shall always be known as Thakur Jewel and this name shall not be changed without the written permission of the Joint Developers.

(iii) In the event of the Said Organization being formed and registered before the sale/allotment and disposal by the Joint Developers of all the premises, garages, car parking's space, open spaces, terrace space etc., then the powers and the authority of the organization so formed and/or the Purchaser and/or other holders of the premises, garages, car parking's etc. shall be subject to the overall superintending/authority and control of the Joint Developers in respect of all the matters concerning the administration in respect of managing Compound or open space of the said Thakur Jewel and in particular the Joint Developers shall have absolute authority and control as regards the disposal of allotted premises etc. and the same and disposal thereof. PROVIDED AND ALWAYS the Purchaser/s hereby agrees and confirms that in the event of the Said Organization, being formed earlier than the sale/allotment and disposal of all the premises, garages, car parking spaces etc. by the Joint Developers than and in that event any allotted or purchase of premises from the Joint Developers shall be admitted to such organization/Co-operative Society, Limited Company or Condominium of Apartment/Owners on being called upon by the Developer without payment of any premium or any additional charges save and except for the membership money and entrance fee and such allotted Purchaser or transferee thereof shall not be discriminated or treated prejudicially by such organization.

(iv) The Joint Developers shall not be liable or required to pay any transfer fees/charges and/or any amount, compensation whatsoever to the Said Organization for the sale/allotment or transfer of the unsold premises etc. in the Said Building or the Said smaller Property even after the conveyance/lease is executed in favour of the Said Organization with respect to the Thakur Jewel.

(v) The Purchaser is aware that the Joint Developers shall be constructing and developing on the remaining portion of the said Smaller Property the building/s for such use as the Joint Developers in its sole discretion deem fit for development and; the Purchaser hereby irrevocably consents to the same.

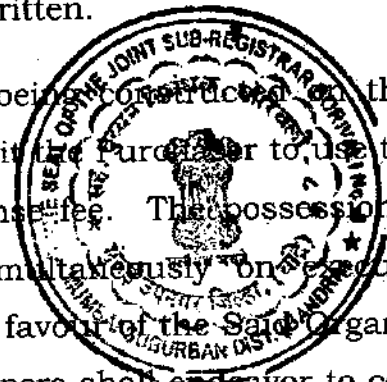
21. The Joint Developers shall, if the Joint Developers so decides, be entitled to construct in, over or around or above the terrace of the ~~Said Building~~ any additional area or facility as may be permitted within the rules of the MCGM and/or any other authority.



22. The Purchaser has made inquiries and is satisfied that the title of the Joint Developers to the Said smaller Property is marketable. The Purchaser hereby undertakes not to raise any objection and/or make requisitions to the title of the Joint Developers to the Said smaller Property.

23. It is agreed that the Said Premises shall be of R.C.C. structure with normal brick with cement plaster only. It is agreed that the Said Premises may contain specifications, fixtures, fittings, and/or amenities as specified in the **Exhibit-2** hereunder written.

24. Upon completion of the Said Building being constructed on the Said property, the Joint Developers shall permit the Purchaser to use the said Premises as a licensee without any license fee. The possession of the Said Premises shall be transferred simultaneously on the execution of conveyance/lease of the Said Building in favour of the Said Organization as may be permissible. The Joint Developers shall endeavor to complete the construction of the Said Premises by \_\_\_\_\_ ('the said date'), and if the construction of the Said Premises is not completed by the said Date, then the Joint Developers shall complete the construction of the Said Premises within further period of 12 months after the said Date, provided always that the Joint Developers shall be entitled to further extension of time for completion of the Said Premises, if the completion of building is delayed on account of :



- (i) Non-availability of steel, cement, other building material, water or electricity supply;
- (ii) War, Civil Commotion or act of God;
- (iii) Any notice, order, rule, regulation, notification or directive of the Government and/or any local or public or private body or authority and/or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;
- (iv) Economic downturn;
- (v) Any other eventuality which is beyond the control of the Joint Developers including precarious financial condition of the Joint

Developers and/or economic downswing in real estate or any other industry;

- (vi) Any force majeure circumstances or conditions or other causes beyond the control of or unforeseen by the Joint Developers or its agents including strikes or agitation by the workers or laborers of the Joint Developers or the Contractor or suppliers.

- (vii) Any notice, order, rule, notification of the Government, B.M.C. and/or other public or other Competent Authority or court.

25. The Purchaser shall make payment of the installments mentioned hereinabove along with all the other amounts including amounts mentioned in this Agreement. The Purchaser shall occupy the Said premises within 7 days of the Joint Developers giving written notice to the Purchaser intimating that the said Premises is ready to occupy. Such written notice shall be given by the Joint Developers to the Purchaser only three months after receipt of occupation certificate; provided the MCGM has given the water connection, the electricity company has given the connectivity and supply of Gas and the Gas authority company has given the Gas connectivity in kitchen.

26. The Purchaser shall use the Said Flat only for residential purpose or for the purpose it is allotted. The Purchaser shall use the car parking space/s, if allotted, only the purpose of keeping or parking of the Purchaser's own vehicle only.

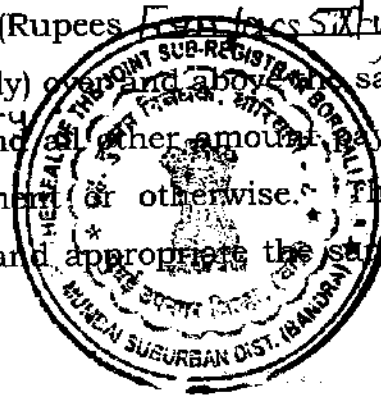
27. The Purchasers shall at the time of making payment of the installments mentioned as agreed herein will also pay a sum as mentioned in Clause 29(vii)(x) which will be held by the Joint Developers as deposit without interest and the Joint Developers shall be entitled to utilize such deposits towards payment of taxes and other outgoings. In the event of the Purchaser making any default in payment thereof regularly of provisions monthly compensation as mentioned in Clause 29 and as agreed to herein by him/her/them, the Joint Developers will have rights to take legal action against the Purchaser for recovering the same and the Purchaser shall reimburse to the Joint Developers all such costs and expenses incurred by the Joint Developers in instituting such legal action against the Purchaser for the recovery of the amounts as mentioned above along with interest @24%. After the Society as aforesaid shall have been formed and the concerned building shall have been transferred and/or conveyed to the Society the Joint

Developers shall handover the balance amount if any from the said deposit to such Society.

28-2/		
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28. It is agreed that no taxes or maintenance charges shall be payable by the Joint Developers in respect of unsold Premises including Flats/Shops/Parking Areas etc., until such Premises are sold and possession thereof given to the Purchasers.

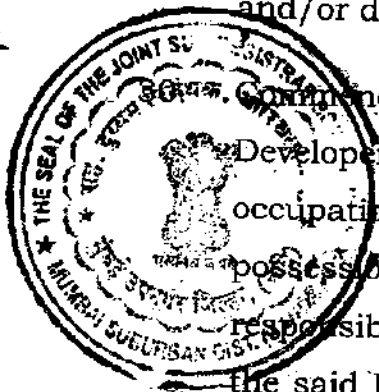
29. As part of the transaction contemplated herein, the Purchaser shall, on the receipt of occupation certificate by the Developer, pay to the Joint Developers inter alia the following amounts aggregating to Rs. 4,68,450/- (Rupees Four Lacs Sixty-eight thousand four hundred & fifty Only) over and above the sale Price as mentioned in clause 3 above and all other amount payable by the Purchaser under this Agreement or otherwise. The Joint Developers are entitled to retain and appropriate the same to its own account.



Particulars	Amount (Rs.)
(i) Membership Charges	100/-
(ii) Corpus Fund	60,000/-
(iii) Development Charges / any Premium Charges	3,00,000/-
(iv) Electric/Water meter charges	20,000/-
(v) Legal Charges	10,000/-
(vi) Mahanagar Gas connection	9,000/-
(vii) Formation and registration of Society or any other body	7,000/-
(viii) Proportionate share of Municipal taxes for the premises	1,31,550/-
(ix) Proportionate share of outgoing for the premises	-
(x) Twelve Months Maintenance	2,00,000/-
Development Charges	-
Share Charges	550/-
VAT & Service Tax Charges	61,800/-
Total	8,00,000/-

The Joint Developers shall not be liable, responsible and/or required to render the account in respect of the amounts mentioned hereinabove. It is hereby clarified that the aforesaid amounts mentioned hereinabove does not include the dues for electricity, gas and other bills for the Said Premises and the Purchaser shall be liable to pay electricity, gas and other bills for

the individual meters separately. It is further clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and the Purchaser agrees to pay to the Joint Developers, such other charges or such other amounts under such heads as the Joint Developers may indicate. It is also further clarified that the amount of charges mentioned hereinabove is only indicative and not exhaustive and the Purchaser agrees to pay the Joint Developers, such increased charges as the Joint Developers may indicate. It is agreed that in the event of any additional amounts becoming payable in respect of items mentioned hereinabove, the Purchaser shall forthwith on demand pay to and/or deposit the additional amounts with the Joint Developers.



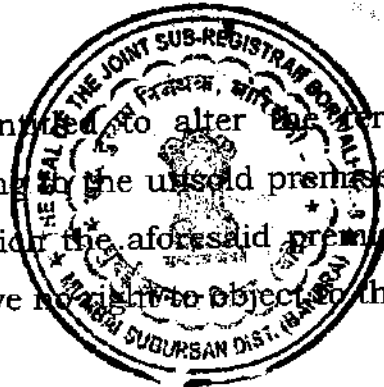
Commencing a week after notice in writing is given by the Joint Developers to the Purchaser/s, that the said Premises is ready for occupation and irrespective of the Purchaser/s taking the possession of the said Premises, the Purchaser/s shall be responsible and liable to bear and pay the outgoings in respect to the said Premises along with the proportionate share of outgoings in respect of the said building, namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Building. Until the said Common Organization is formed of all the purchaser/s in the said Thakur Jewel Building, the Purchaser/s shall pay to the Joint Developers such proportionate share of outgoings as may be determined at the discretion of the Joint Developers. The advance amounts so paid by the Purchaser/s to the Joint Developers shall not carry any interest and remain with the Joint Developers until the said handover of the operations of the said Thakur Jewel Building is executed in favour the said Common Organization. One Year Advance Payment of monthly outgoings as aforesaid shall not be deemed to be waiver of the Purchaser's liability to pay the monthly outgoings in respect of the said premises. It shall be the Purchaser's liability to bear and pay the monthly outgoings in respect of the premises, immediate from the Eight (8<sup>th</sup>) day of notice in writing is given by the Joint Developers to the Purchaser/s that the said Premises is ready for occupation, irrespective of the Purchaser taking the possession of the said

Premises. The monthly outgoings payable in respect of the said premises shall be calculated @ Rs. —/- per sq. ft. on Area. The Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever.

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Joint Developers in enforcing the		
terms of this Agreement or any forbearance or giving time the		

Any delay or indulgence by the Joint Developers in enforcing the terms of this Agreement or any forbearance or giving time the Purchaser/s shall not be considered as a waiver on the part of the Joint Developers of any breach or non compliance of any of the terms and conditions of the Agreement by the Purchaser/s nor shall the same in any manner prejudice the remedies of the Joint Developers.

31. The Joint Developers shall be entitled to alter the terms and conditions of the Agreement relating to the unsold premises in the said Thakur Jewel Building of which the aforesaid premises form part and the Purchaser/s shall have no right to object to the same.



32. The Purchaser/s himself/herself/themselves with intention to bind all persons into whosoever hands the said Premises may come, doth hereby covenant/s with the Joint Developers as follows:

(a) To maintain the said Premises at Purchaser's/s costs in good tenantable repair and condition from the date the possession of the said premises is taken and shall not do or suffer to be done anything in or to the said Building in which the said premises is situated, and shall also not damage the stair-case or any passages which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or the building in which the said premises is situated or to the said premises itself or any part thereof;

(b) Not to store in the said premises any goods which are of hazardous, combustible in nature and dangerous to the said Building or storing of goods which are objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the stair-case, common passages or any other structure of the said Building and in

*[Handwritten signatures]*

*P. V. Parvathi*

*Devathi*

*[Handwritten signature]*

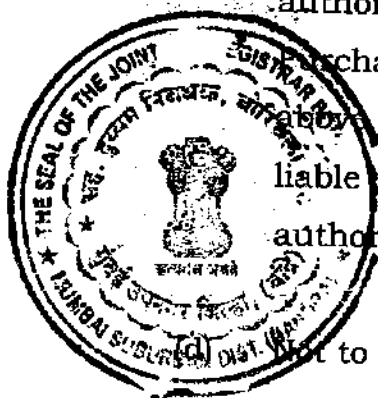
*J. K. Parvathi*

case of any damage being caused to the said Building or the said Premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;

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- (c) To carry out at his/her/their own costs all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which they were delivered by the Joint Developers to the Purchaser/s and shall not do or suffer to be done anything which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



(d) Not to demolish or cause to be demolished the said Premises or any part thereof, not at any time make or cause to be made any addition or alteration in the elevation and outside colour scheme of the said Building and to keep the portion, sewers, drains and pipes in the said Premises and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other part of the said Building and the Purchaser shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Partis or carry out other structural changes in the said Premises. In case on account of any alterations being carried out by the Purchaser/s in the said Premises [Whether such alterations are permitted by the Concerned Authorities or not] and there is any damage to the adjoining Premises or to the Premises situated below or above the said Premises [inclusive of leakage of water and damage to the drains] the Purchaser/s shall at his/her/their own costs and expenses repair such damage [including recurrence of such damages].

- (e) Not to throw dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the said Premises in the

compound or any portion of the said property and the said Building.

- (f) Pay to the Joint Developers within 2803 (seven) days on demand by the Joint Developers his/her/their share of security deposit demanded by the Concerned Local Authority for Government for giving water, Electricity or any other service connection to the said Building.

- (g) To bear and pay increase in local taxes, water, charges, insurance and such other levies, if any, which are imposed by the Concerned local Authority and/or other Public Authority on account of changes of use of the said Premises by the Purchaser/s.

- (h) The Purchaser/s shall not let, sub-let, transfer, assign, or part with Purchaser's/s' interest or benefit factor of this

Agreement or the said Premises or part with the possession of the said Premises or any part thereof until all the dues payable by the Purchaser/s to the Joint Developers under this Agreement are fully paid up and only if the Purchaser/s has/have not been guilty of breach of non-observances of any of the terms and conditions of this Agreement and until the Purchaser/s has/have obtained permission in writing of the Joint Developers for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Developer/Condominium/Society.

- (i) The Purchaser/s shall observe and perform all the rules and regulations which the condominium/society may adopt at its inception and the additions alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the premises therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the Concerned Local Authority and of the Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and condition laid down by the Condominium/Society regarding the occupation and use of

the said Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expense or other outgoings in accordance with the terms of this Agreement.

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Not to install a window Air-conditioner within or outside the said Premises. If found that the Purchaser has affixed a window air conditioner or the outdoor condensing unit which projects outside the said Premises, the Purchaser shall, on each such occasion pay to the Developer a penalty of Rs.10,000/- (Rupees Ten Thousand Only).



The aforesaid penalty/ies shall be payable by the Purchaser in addition to the cost of rectification for the default committed. In the event the Purchaser fails to pay the penalty and rectify the default of his/her/their obligation within 15 days from committing this default at his/her/their own cost then the Joint Developers through its agents, shall have a right to enter upon the said Premises and dismantle at the Purchaser's cost, such fixtures or grills or air conditioner or the outdoor condensing unit which are in contravention of this sub-clause or any other provision of this Agreement.

- (l) Not to delay/default in payment of the amount to be paid to the Joint Developers in addition to the amount collected in clause 29 above and pay within 10 days of demand by the Joint Developers, their share of security deposit demanded by any concerned local authority or government, M.C.G.M. for giving water, or any electric supply company for giving electricity or any other service connection to the Said Building.
- (m) Not to delay/default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time.
- (n) The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Said

Organization regarding the occupation and use of the Said Premises in the Said Building and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the ~~terms~~ <sup>2081</sup> of this Agreement.

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- (o) Shall never in any manner enclose ~~any flower beds/pocket~~ terrace/s and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the Said Premise and keep the same unenclosed at all time. The Joint Developers shall have the right to inspect the Said Premises at all time and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Purchaser and also to recover ~~costs~~ <sup>2081</sup> incurred for such demolition and reinstatement of the Said Premises to its original state.

- (p) The Purchaser shall not display ~~in any place~~ in the Said Building any bills, posters, hoarding, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser shall not stick or affix pamphlets, posters or any paper on the walls of the said building or common area therein or in any other place or on the window, doors and corridors of the said Building. If the Purchaser commits this default then the Purchaser shall immediately take remedial action and shall also be liable to pay a penalty of Rs. 10,000/- (Rupees Ten Thousand Only) on each occasion on which the Purchaser or any person on his/her behalf commits default of this clause.

33. It is expressly agreed by the Purchaser with the Joint Developers that besides the stamp duty and registration charges if Central/State Government levy any service tax/VAT in respect of this Agreement for sale of Flat by the Joint Developers in favour of Purchaser/s, the same shall be borne and paid by the Purchaser/s alone and the Joint Developers will be entitled to recover the same from the Purchaser/s at any time when demanded by the authorities.

34. The Flat Purchaser/s shall deposit with the Joint Developers a sum equivalent to    % of the Value of the Agreement for sale towards the

Value Added Tax (VAT). Further, the Flat Purchaser/s shall also be liable to pay such amount of Service Tax to be calculated @ — % [as per the Notification] on all receivables/installments/deposits/other amount. It is hereby agreed and accepted by the Flat Purchaser/s that if any change or increase towards the Service Tax and VAT as mentioned hereinabove is levied any time in future through amendment in any rules or regulation and/or through notification by the concerned Statutory Authority, such difference/increased amount shall be paid by the flat Purchaser/s immediately upon receiving intimation from the Joint Developers.

As each premises, garage, car parking etc. in the Said Thakur Jewel Building, the said Thakur Jewel Building are not being separately assessed for municipal taxes and water charges, the Purchaser shall pay to the Joint Developers a proportionate share of the Municipal tax and water charges assessed by the MCGM.

It is expressly agreed that the Joint Developers shall always be the owner interalia of the terrace of the said building known as Thakur Jewel and will have all the rights, title, interest etc, in respect thereof and to deal with the same in such manner as the Joint Developers may deem fit. It is further agreed that Joint Developers will have irrevocable, unconditional, unfettered, perpetual and absolute right and be entitled to construct, erect, install, maintain etc., in, over or above the said terrace of the said building and/or any similar facility/ies and the said facility/ies shall remain the sole property of the Joint Developers.

37. No forbearance, indulgence or relaxation of inaction by the Joint Developers at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of right and/or position other than as expressly stipulated in these presents.

38. Any delay tolerated or indulgence shown by the Joint Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Joint Developers shall not be construed as a waiver on the part of the Joint Developers of any breach or non-compliance of any of the terms and conditions of this Agreement nor

shall the same in any manner prejudice the rights of the Joint Developers.

39. In the event of the Purchaser proposing to sell and/or otherwise transfer the said premises after the Scheduled Date, the Purchaser shall not, without the prior written consent of the Joint Developers, sell, transfer, mortgage, create, charge etc., or otherwise deal with or dispose off the said premises or any part thereof. Such consent/refusal shall be at the sole discretion of the Joint Developers.

40. The Purchaser hereby agrees to indemnify and keep indemnified, save, defended and harmless the developer against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Developer from or due to any breach by the Purchaser of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the purchaser in complying/performing his/her/their obligations under this Agreement.

Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no Clause in this Agreement limits the extent or application of another clause.

41. All notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by registered Post A.D. / Under Certificate of Posting / Courier or by hand delivery or by Fax, E-mail to the address of the addressee at his/her/their address hereinbefore mentioned.

42. A notice shall be deemed to have been served as follows:

- (i) If personally delivered, at the time of delivery.
- (ii) If sent by courier, Registered (Post) A.D. or by fax, E-mail at the time of delivery thereof the person receiving the same.

43. For the purpose of this transaction, the details of the PAN of the Joint Developers and the Purchaser are as follows:

(i) M/s. Thakur Brothers Agricultural Farm  
PAN AAFT0124E  
And

M/s. Thakur Realty Pvt. Ltd. PAN AACCT6143Q

(ii) Purchaser's PAN ① ABXPP7000P ② ABXPP6990Q  
③ AIQPP9766Q ④ APRPP4735M

44. The Purchaser shall bear and pay all the amounts payable towards stamp duty, registration charges and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said premises including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.

45. All the Disputes between the parties shall be resolved and settled by the sole arbitrator to be appointed by the joint Developer only. Such arbitrator shall subject to the provisions of the Arbitration and conciliation act, 1996. The Arbitration proceedings shall be conducted in English language and place of Arbitration shall be Muimbai.

The Agreement shall be subject to the Jurisdiction of Court in Mumbai

The Purchaser hereby declares that they have gone through this Agreement and all the documents relating to the said smaller property and the premises and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this Agreement.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

#### FIRST SCHEDULE OF SAID SMALLER PROPERTY

All that piece and parcel of Land admeasuring 4063.70 sq.mtr bearing CTS No. 792/11/C and 818-A/2 to 818-A/10 of Village Poisar, Taluka Borivali, Thakur Village, Kandivali (East), on which the Building No.5 (wing A & B) is constructed by consuming F.S.I to the extent of 9138.69 sq.mt. (Nine thousand Eighty Four and Fifty sq.mtrs) (Ninety Seven Thousand Seven Hundred Eighty Five and Fifty Six sq.mtr. and fungible F.S.I. to the extent of 3194 sq.mtrs. thus totally admeasuring F.S.I to the extent of 12333.02 sq.mtrs.) situated at Thakur village Kandivali East, Mumbai 400101 Mumbai Suburban District and bounded as follows that is to say:

- On or toward North Building No.1 to 4
- On or towards south, Thakur College of Science and

Commerce Thakur Educational Trust.

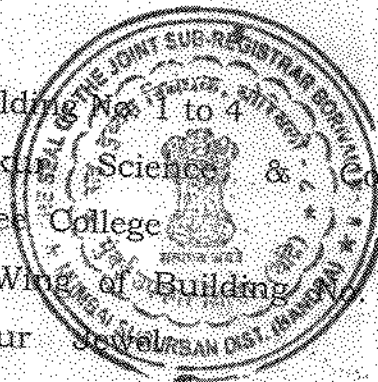
- On or toward East, P.G. of Thakur Educational Trust
- On or towards West, 120 feet D.P. Road

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**SECOND SCHEDULE OF Wing 'A' of Building No. 5, 'Thakur Wadi'**

All that piece and parcel on the portion of Land admeasuring 4063.70 sq.mtr bearing CTS No. 792/11/C and 818-A/2 to 818-A/10 of Village Poisar, Taluka Borivali, Thakur Village, Kandivali (East), on which the Building No.5 (wing A) known as "Thakur Wadi" admeasuring 729 sq.mtr. built up area and fungible area 254.92 sq.mtrs. thus totaling to 983.92 sq.mtr. situated at Thakur village Kandivali East, Mumbai 400101 Mumbai Suburban District and bounded as follows that is to say:

- On or toward North : Building No. 1 to 4
- On or towards south : Thakur Science & Commerce Degree College
- On or toward East : 'B' Wing of Building '5' i.e. Thakur Jewel
- On or towards West : 120 feet D.P. Road



**THIRD SCHEDULE OF Wing 'B' of Building No. 5, 'Thakur Jewel'**

All that piece and parcel on the portion of Land admeasuring 4063.70 sq.mtr bearing CTS No. 792/11/C and 818-A/2 to 818-A/10 of Village Poisar, Taluka Borivali, Thakur Village, Kandivali (East), on which the Building No.5 (wing B) known as "Thakur Jewel" admeasuring total built up area of 8409.69 sq.mtr. and fungible area admeasuring 2939.41 sq.mtr., thus totaling to 11349.10 sq.mtr. situated at Thakur village Kandivali East, Mumbai 400101 Mumbai Suburban District and bounded as follows that is to say:

- On or toward North : Building No. 1 to 4
- On or towards south : Thakur Science & Commerce Degree College
- On or toward East : Thakur Engineering College
- On or towards West : 'A' Wing of Building No. '5' i.e. Thakur Wadi

IN WITNESS WHEREOF, the Developers and the Purchaser/s have hereunto set and subscribed their hands and seal the day and year.

SIGNED SEALED AND DELIVERED by the

withinnamed "JOINT DEVELOPERS"

M/S THAKUR BROS. AGRICULTURAL FARM

Through its Constituted Attorney / Partner

Mr. Jitendra Singh

In the presence of .....

AND

M/S THAKUR REALTY PVT. LTD.

Through its Directors Mr. Rajesh Singh

Authorize through board of resolution dated

In the presence of .....

1. Jitendra

2.

SIGNED SEALED AND DELIVERED by the  
withinnamed "PURCHASERS"

Messers/ Shri/Smt./Jointly  
① Jayshree Khushaldas Parekh  
② Khushaldas Mangaldas Parekh  
③ Urmish Khushaldas Parekh  
④ Purvika Urmish Parekh

In the presence of .....

1.

2.



For Thakur Bros. Agricultural Farm

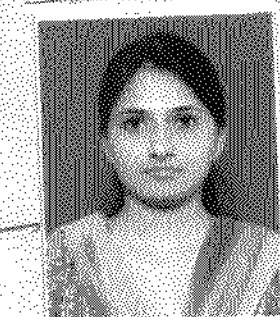
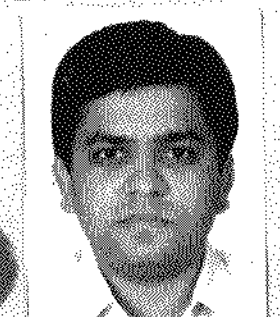
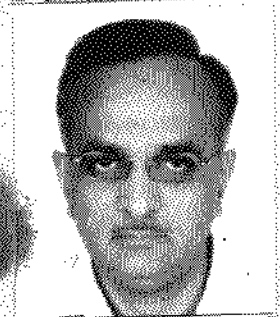
Partner



For Thakur Realty Pvt. Ltd.

Director(s)

J.K. Parekh



**RECEIPT**

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RECEIVED on or before the day and year first hereinabove written of  
and from the withinnamed Purchaser/s Mrs. Jayshree  
Khushaldas Parekh the sum of Rs. 9,90,000 /- (Rupees  
Nine lacs ninety thousand only) being the amount  
withinnamed to have been paid by him/her/them to us. Cheque No.  
232609 dated 29/4/15 Drawn on IDBT  
Bank.)

- ② Khushaldas Mangaldas Parekh.
- ③ Urmish Khushaldas Parekh
- ④ Purvika Urmish Parekh

WE SAY RECEIVED

On Behalf of Joint Developers  
For M/S. THAKUR BROTHERS  
AGRICULTURAL FARM  
For Thakur Bros. Agricultural Farm

[Signature]  
Mr. \_\_\_\_\_ Partner  
(Constituted Attorney)

For M/S. THAKUR REALTY PVT. LTD.

For Thakur Realty Pvt. Ltd.

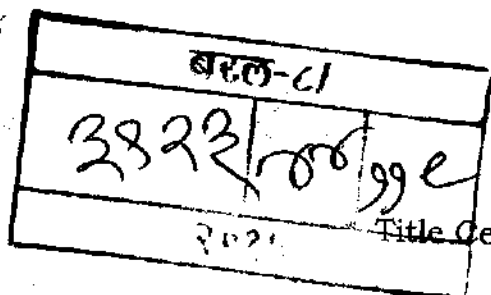
[Signature]  
Mr. \_\_\_\_\_ Director(s)  
(Director)

Witness:

1.

2.





**Exhibit "1"**

Title Certificate dated 10/06/2013

**Exhibit "1 A"**

Architect Certificate dated 03/06/2013

**Exhibit "2"**

Specifications

**Exhibit "3"**

Copy of the ULC order dated 22/04/1994

**Exhibit "4"**

Copy of the ULC order dated 04/05/2002

**Exhibit "5"**

Copy of IOD dated 17/11/2004

**Exhibit "6"**

Copy of C.C. dated 08/01/2008 updated till 31/01/2013

**Exhibit "7"**

Copy of Property Register Cards

**Exhibit "8"**

Registered Undertaking regarding Fungible FSI

**Exhibit "9"**

Copy of the Block Plan

**Exhibit "10"**

Sketch Plan of the Floor

**Exhibit "11"**

Copy of typical Plan



Exhibit "1"

**Shukla & Associates**

Advocates & Advisors

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Prop. Om Prakash

Shukla

B.A., LL.B.

Advocate High Court

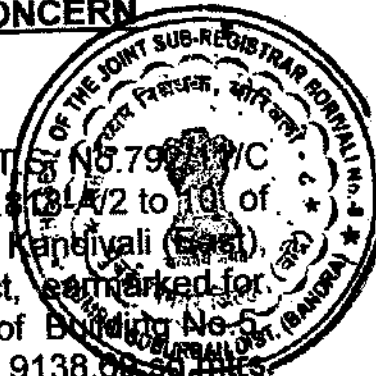
6, Shukla House, Duttaji Salvi Marg, Near Thakur Polytechnic, Thakur Complex,  
Kandivall (East), Mumbai - 400 101.

Tel.: 022-28701728 / 022-28881038 Mob.: 9892993206

**TO WHOMSOEVER IT MAY CONCERN**

**TITLE CERTIFICATE**

Re : All that pieces and parcels of land bearing C.T. No. 799/1/C  
admeasuring 4063.70 sq.mtrs. and C.T.S.No. 813/2 to 10 of  
Village : Poisar, situated at Thakur Village, Kandivall (East),  
Taluka : Borivall, Mumbai Suburban District, earmarked for  
development/construction of Wing 'A' and 'B' of Building No. 5  
totally admeasuring F.S.I. to the extent of 9138.00 sq.mtrs.  
(Nine thousand One Hundred Thirty Eight & Sixty Nine sq.mtrs.)  
and fungible F.S.I. to the extent of 3,194.33 sq.mtrs. thus totally  
admeasuring to 12333.02 sq.mtrs.



- (1) (Wing "A" consisting of Basement + Ground + 4 Upper Floors named Thakurwadi and admeasuring 729 sq.mtrs. built-up area and fungible area 254.92 sq.mtrs. thus totaling to 983.92 sq.mtrs.)
- (2) (Wing "B" consisting of Ground + Podium + 22 Upper Floors named Thakur Jewel admeasuring the total built-up area of 8409.69 sq.mtrs. and fungible area admeasuring 2939.41 sq.mtrs., thus totaling to 11349.10 sq.mtrs.)
- (3) IOD and C.C. bearing No.CHE/A-3253/BP(WS)/AR.

At the instance of my client, M/s. Thakur Brothers Agricultural Farm, a registered partnership firm having its address at Thakur House, Ashok Nagar, Kandivall (East), Mumbai - 400 101, and M/s. Thakur Realty Pvt. Ltd., a Company incorporated under Indian Companies Act, 1956 and having its office at Thakur House, Ashok Nagar, Kandivall (East), Mumbai - 400 101, I have investigated the title of my clients in respect of the property mentioned hereinabove and more particularly described in the Schedule hereunder written and I have to state as under :-

Contd...2/-

820-21		
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Continuation Sheet.....

: 2 :

- 1) One Byramjee Jeejeebhoy Pvt. Ltd., a company incorporated under the Indian Companies Act VII of 1939, (deemed to have been registered under the Companies Act, 1956, hereinafter referred to as "B.J.P.L.") were seized and possessed of and sufficiently entitled to all those several pieces and parcels of land or ground containing by admeasurements 370 Acres, 22 Guntas or 97,553 sq.yards equivalent to 14,99,590 sq.mtrs. or thereabouts bearing Survey No.22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42A(part), 47, 48, 49, 50, 51, 52, 53, 54 and 57 situated at Village Poisar, Kandivali, Taluka Borivali, Greater Mumbai.

- 2) By and under an Agreement dated 29/6/1982, the said B.J.P.L. granted development rights of the above referred property on "AS IS WHERE IS BASIS", to Bombay Real Estate Development Company Pvt. Ltd., a company incorporated and registered under the Companies Act, 1956 hereinafter referred to as "BREDCO", on the terms and conditions as contained in the said agreement.
- 3) M/s. Thakur Brothers Agricultural Farm a registered Partnership Firm hereinafter referred to as "THAKUR" claimed to be entitled to 180 Acres of land out of the aforesaid land of 370 Acres of which the development rights in respect thereof was acquired by the said BREDCO, as described hereinabove.
- 4) By and under Memorandum of Understanding dated 6<sup>th</sup> October, 1986 read with Supplementary Memorandum of Understanding dated 29<sup>th</sup> January, 1992 BREDCO, agreed to make available to Thakur as and by way of settlement and free of cost, the use of 40 percent of the permissible F.S.I. in respect of the said 180 Acres of land for its utilization on the land being the larger property referred herein above.

Contd...3/-

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Continuation sheet.....		
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- 5) Subsequently, by virtue of consent terms dated 21<sup>st</sup> December, 1988 in Company Petition No.868/1988 in the High Court, Bombay the said 370 Acres of land belonging to B.J.P.L. stood absolutely vested in M/s. Nanabhoy Jeejeebhoy Pvt. Ltd., hereinafter referred to as N.J.P.L.
- 6) The said N.J.P.L. confirming the Agreement dated 29<sup>th</sup> June, 1982 entered into by and between B.J.P.L. and BREDCO, duly executed an Irrevocable General Power of Attorney in favour of BREDCO, being Power of Attorney dated 28<sup>th</sup> February, 1989.
- 7) Pursuant to the arrangement with BREDCO under Memorandum of Understanding dated 6<sup>th</sup> October, 1986 read with Supplementary Memorandum of Understanding dated 29<sup>th</sup> January, 1992 Thakur became entitled to utilize 40% of the permissible FSI (in respect of the said 180 acres of land) on the larger property more particularly marked by Red Colour Boundary Line to the Plan annexed to the above referred MOU dated 6.10.1986.
- 8) By order bearing No.C/ULC/D.III/22/4741-4742-4743-4744 dated 22/04/1994 and Corrigendum dated 4/5/2002, issued by the Additional Collector and Competent Authority, U.L.C., Greater Bombay, under section 22 of the ULC Act, 1976, the property mentioned in the Schedule hereunder written is available for development on the terms and conditions as referred in the said order.
- 9) The Mumbai Municipal Corporation has duly sanctioned the layout bearing No.CHE/1645/LOR dated 01/02/2008 of Village : Poisar, Kandivali East, Mumbai - 400 101, on which the building No.5 Wing "A" & Wing "B" is to constructed. Accordingly Mumbai Municipal Corporation has issued IOD bearing No.CHE/A-3253/BP(WS)/AR dated 17/11/2004 and C.C. bearing No.CHE/A-3253/BP(WS)/AR dated 8/1/2008.

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Continuation Sheet.....

: 4 :

- 10) In the circumstances stated herein before M/s. Thakur Brothers Agricultural Farm, are accordingly entitled to develop the above mentioned property. Accordingly M/s. Thakur Brothers Agricultural Farm are entitled to sell on Ownership basis flats/stilt/open/podium parking spaces/adjoining land in the buildings to be constructed by M/s. Thakur Brothers Agricultural Farm on the above mentioned property.



Thereafter, M/s. Thakur Brothers Agricultural Farm have executed a Joint Venture cum Development Agreement dated 18<sup>th</sup> January, 2011 with M/s. Thakur Realty Pvt. Ltd., for jointly developing the above mentioned property by way of constructing Building No.5 (Wing "A" consisting of Basement + Ground + 4 Upper Floors named Thakurwadi and Wing "B" consisting of Ground + Podium + 22 Upper Floors named Thakur Jewel) admeasuring to the extent of 9138.69 sq. mtrs.(Nine thousand One Hundred Thirty Eight & Sixty Nine sq. mtrs.) and fungible F.S.I. to the extent of 3,194.33 sq.mtrs., thus totally admeasuring to 12333.02 sq.mtrs. on the terms and conditions mentioned therein. Accordingly it has been agreed in the said Joint Venture cum Development Agreement dated 18<sup>th</sup> January, 2011, by M/s. Thakur Brothers Agricultural Farm and M/s. Thakur Realty Pvt. Ltd., that the constructed Wing "A" of Building No.5 shall exclusively belong to M/s. Thakur Brothers Agricultural Farm and none of the premises in Wing "A" of Building No.5 shall be sold by M/s. Thakur Realty Pvt. Ltd. It has also been agreed in the said Joint Venture cum Development Agreement dated 18<sup>th</sup> January, 2011, by M/s. Thakur Bros. Agricultural Farm and M/s. Thakur Realty Pvt. Ltd., that the existing Temple and also the strip of land through which there shall be independent access to Thakurwadi shall exclusively belong to M/s. Thakur Brothers Agricultural Farm and M/s. Thakur Brothers Agricultural Farm shall always be entitled to deal with Wing "A" Building No.5 and the Temple including the independent access at its sole discretion and M/s. Thakur Realty Pvt. Ltd., shall have no right, title and interest in the same.

Correlation Sheet.....		
2823	6 <sup>e</sup>	992
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- 12) Accordingly the Wing "A" of Building No.5 named Thakurwadi shall utilize 729 sq.mtrs. built-up area and fungible area 254.92 sq.mtrs., thus totaling to 983.92 sq.mtrs and the Wing "B" of Building No.5 named Thakur Jewel shall utilize built-up area admeasuring 8409.69 sq.mtrs. and fungible area admeasuring 2939.41 sq.mtrs., thus totaling to 11349.10 sq.mtrs., according to the Joint Venture-cum-Development Agreement dated 18<sup>th</sup> January, 2011 read with the Supplemental Deed dated 18<sup>th</sup> June, 2013 and the Certificate of Architect Shri Himat A. Mehta dated 3<sup>rd</sup> June, 2013. Thus, M/s. Thakur Realty Pvt. Ltd., jointly with M/s. Thakur Brothers Agricultural Farm, is entitled to develop the above mentioned property and is further entitled jointly with M/s. Thakur Brothers Agricultural Farm, to sell on Ownership basis flats/stilt/open/podium parking spaces/adjoining terraces in the Wing "B" of Building No.5, to be constructed on the above mentioned property.

I have thus investigated the title of M/s. Thakur Brothers Agricultural Farm and M/s. Thakur Realty Pvt. Ltd., to the above mentioned property, as described hereinabove and I thus hereby certify that the title of M/s. Thakur Brothers Agricultural Farm and M/s. Thakur Realty Pvt. Ltd., to the above mentioned property is clear, marketable and free from all encumbrances and accordingly M/s. Thakur Brothers Agricultural Farm and M/s. Thakur Realty Pvt. Ltd., are entitled to enter into Agreements for Sale with Purchasers of flats/open/stilt/podium parking spaces/adjoining terraces under M.O.F.A. in the aforesaid Building No.5, Wing "A" and "B" proposed to be constructed on the above mentioned property more particularly described in the Schedule hereunder written.

### SCHEDULE

All that pieces and parcels of land bearing C.T.S. No.792/11/C admeasuring 4063.70 sq.mtrs. and C.T.S.No.818-A/2 to 10 of Village : Poisar, situated at

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Continuation Sheet.....

: 6 :

Thakur Village, Kandivali (East), Taluka : Borivali, Mumbai Suburban District, earmarked for development/construction of Wing "A" and "B" of Building No.5, totally admeasuring F.S.I. to the extent of 9138.69 sq.mtrs. (Nine thousand One Hundred Thirty Eight & Sixty Nine sq.mtrs.) and fungible F.S.I. to the extent of 3243.33 sq.mtrs. thus totally admeasuring to 12333.02 sq.mtrs.



(1) (Wing "A" consisting of Basement + Ground + 4 Upper Floors named Thakur Jewel and admeasuring 729 sq.mtrs. built-up area and fungible area admeasuring 254.92 sq.mtrs. thus totaling to 983.92 sq.mtrs.).

(2) (Wing "B" consisting of Ground + Podium + 22 Upper Floors named Thakur Jewel admeasuring the total built-up area of 8409.69 sq.mtrs. and fungible area admeasuring 2939.41 sq.mtrs., thus totaling to 11349.10 sq.mtrs.

(3) IOD and C.C. bearing No.CHE/A-3253/BP(WS)/AR.

Dated this 10<sup>th</sup> day of June, 2013.

*O. P. Shukla*  
(Om Prakash Shukla)  
Advocate High Court

# Exhibit "1 A"

## Himmat A. Mehta

B. E. (CIVIL), A.M.I.C.E.

Phone : 2807 21 62  
2808 74 95

ARCHITECT & CONSULTING ENGINEER & GOVT. APPROVED VALUER

SONA THEATRE BUILDING, 1st FLOOR, TRIKAMDAS ROAD, KANDIVLI (WEST), MUMBAI - 400 067.

Ref. No.

B/1872/5

### CERTIFICATE

Date :	
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03/06/2013	
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2013	

This is to certify that the total built up area of building No. 5 on sub plot 'A' bearing C.T.S. Nos. 792/11-C & 818-A/2 to 818-A/10 & of Village Poisar at Thakur Village, Kandivali East is 12,333.02 Sq. Mts. including fungible area of 3194.33 Sq. Mts. and the wing wise details are as under.

Wing	Built up area in Sq. Mts.	Fungible area in Sq. Mts.	Total area in Sq. Mts.
A	729.00	254.92	983.92
B	8409.69	2939.41	11349.10
Total	9138.69	3194.33	12333.02



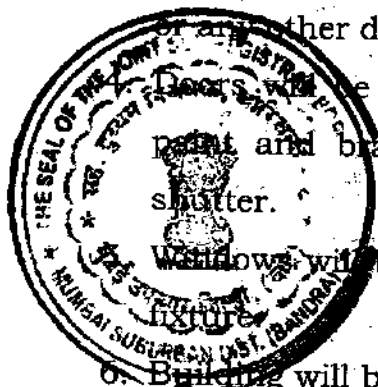
H.A.Mehta  
Architect.

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3323	42	92
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## EXHIBIT - 2

### SPECIFICATIONS

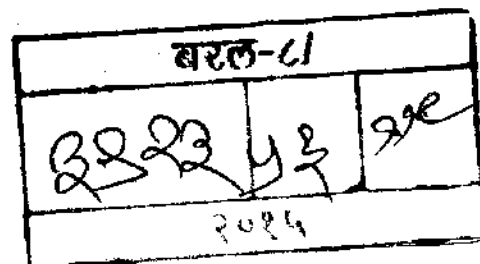
1. Building will be of RCC frame structure it will be provided with pile foundations.
2. Walls will be of " concrete block externally & " thick brick masonry walls internally.
3. Building will be finished with smooth plaster internally and cement face or any other decorative plaster externally.
4. Doors will be of wooden frame with Nova Board panel finished with oil paint and brass fixtures. Toilets will be provided with wooden panel shutter.
5. Windows will be of wooden or aluminum frame with glazed shutters and fixture.
6. Building will be painted with cement paint externally. Internally it will be painted with colour wash.
7. Plumbing and sanitation will be carried out through Licensed Agency, as per rules and specifications of Bombay Municipal Corporation.
8. Electrical work will be executed through Licensed Agency as per rules and regulation of Reliance Energy Tata Power Supply.
9. The building will be fenced along boundaries and open spaces will be paved as per requirements of Bombay Municipal Corporation.



## COMMON AREAS & FACILITIES

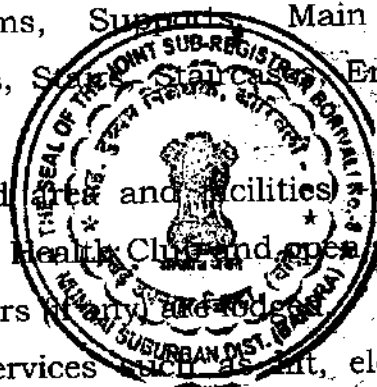
### Description of the common areas

1. Staircase and landing.
2. Corridors
3. Main Entrance Lobby
4. Lift, Lobby and Landings



### COMMON AREAS AND FACILITIES

1. The Land, on which the Building is proposed to be constructed.
2. Foundations, Columns, Beams, Supports, Main Walls, Roofs/Slabs, Corridors, Lobbies, Staircases, Entrances and Exist of the Building.
3. Unless included in the Limited Common Areas and Facilities, Cellars, Yards, Garden, Swimming Pool, Health Club and open spaces.
4. The premises in which Generators are installed.
5. The installations of Central services such as lift, electricity, water, common W.Cs., and Baths (excluding servants Toilets (if any)).
6. Elevators (if any) Tanks, Pumps, Motors, Motor Fans, Ducts and in general all apparatus and all installations – fittings and fixtures which may be provided for common use.
7. All other parts of the property necessary or convenient to its existence, Maintenance and safety or normally in Common Use (unless included it Limited Common Areas and Facilities.)



### LIST OF FIXTURES FITTINGS

#### (Description of the Amenities)

1. R.C.C. Building
2. Concealed plumbing / Electrical Condenses.
3. Intercom system.
4. Vitrified flooring in living, dining, kitchen and bed rooms.
5. Ceramic tiles in bathrooms and kitchen dado.
6. Aluminum sliding / open able windows.

# Exhibit "3"

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No. C/ULC/D.III/22/4742	4742, 4743 and 4744.
2.7.93	

Additional Competent Authority,  
(U. L. C.) Gr. Bombay.  
New Administrative Building,  
Opp. Mantralaya, Bombay 400 032.  
Dated: 22.4.94.

## CORRIGENDUM.

Sub:- Redevelopment permission u/s. 22 of the ULC Act, 1976, for the property bearing CTS No. 842 pt. 848 pt. 832/pt. 809-A(pt), 836, 825/pt. 831, 825/1&2, 828/1 to 4, 831/1 to 7 and 832 pt.

Corrigendum to letters of Intent.

Ref:- 1) This office letters of intent of even numbers, dated 23.3.93.  
2) Corrigendums of even numbers, dated 2.7.93.  
3) This office letter, dated 28.7.93.  
4) Shri Shankar Singh's (Chief Promoter) letter dated 8.3.1994.

Letters of intent for redevelopment of above referred property issued by this office on 23.3.1993, u/s. 22 of the ULC Act, 1976. A corrigendum to letters of intent was also issued by this office on 2.7.93. Necessary carving out plan showing SVL and NWL out of the area was also issued by this office on 28.7.1993.

Shri Shankar Singh, vide his letter dated 8.3.94, has again requested to issue corrigendum to the letters of intent on the grounds that some reservations (i.e. P.G., MAP and SAS) are reallocated by the BMC vide their letter No. CHE/6491/DFWS, dated 26.10.93. As per reallocation plan, carving out plan issued by this office will have to be amended. Area under slum in CTS No. 848 pt. is also considered more. Actually it is divided into two separate pieces. The D.P. Road is also realigned by the BMC and said D.P. Road area is also demarcated at site by BMC. Due to these facts, they have requested to issue corrigendum to letters of intent.

Considering all these facts, the total NWL is being changed as compared to earlier NWL. Due to change in NWL, it is necessary to issue corrigendum to orders of even number, dated 2.7.93.

As per the powers vested to the undersigned by the Government in HSAD vide their circular bearing No. ULC-1091/3953/D.XII, dated 26.3.91, the undersigned modifies orders of even numbers, dated 2.7.93.

1. Case No. C/ULC/D.III/22/4742.

### READ

Para-B line-6

"..... the land is non-vacant to the extent of 3742.64 sqms. (Three thousand seven hundred forty two and point sixty four only) excluding D.P. Road adm. 8351.45 sqms. P.G. res. adm. 2304.00 sqms. SAS res. adm. 2657.75 sqms. MAP res. adm. 1049.36 sqms. area under existing nalla adm. 216 sqms. nalla set-back adm. 695.00 sqms. and SVL to the extent of 1.1 sqms.

### FOR

Para-B line-6

".... the land is non-vacant to the extent of 8126.21 sqms. excluding area under D.P. Road adm. 8351.45 sqms. area under nalla adm. 216 sqms. nalla set-back adm. 695.00 sqms. and SVL to the extent of 5227.54 sqms.

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2. Case No.C/ULC/D.III/22/4743.

READ.

Para-B line-6.

".... the land is non-vacant to the extent of 31143.47 sqms. (Thirty one thousand one hundred forty three and point seventeen only) excluding area under D.P. adm. 3798.89 sqms. parking lot adm. 46.87 sqms. area under nalla adm. 675 sqms. and nalla set-back adm. 1525.00 sqms. and SVL to the extent of 3600 sqms."

FOR

Para-B Line-6.

".... the land is non-vacant to the extent of 31143.17 sqms. excluding area under D.P. Road adm. 3798.89 sqms. parking lot adm. 46.87 sqms. and a recounder nalla adm. 675 sqms. and nalla set-back adm. 1525 sqms. and SVL to the extent of Nil sqms."

3. Case No.C/ULC/D.III/22/4744.

READ

Para-B Sixth line.

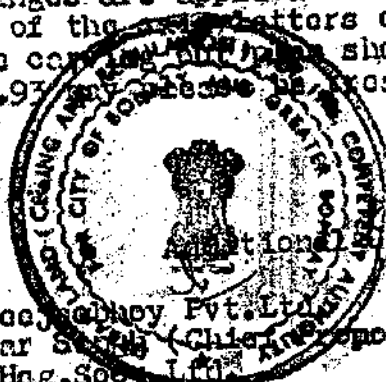
".... the land is non-vacant to the extent of 22581.25 sqms. (Twenty two thousand five hundred eighty one and point twenty five only) excluding area under D.P. Road adm. 28747.14 sqms. P.G. res. adm. 14151.98 sqms. Garden res. adm. 4980 sqms. High Tension Line adm. 2228.75 sqms. SAS res. adm. 6654.53 sqms. nalla area adm. 1253.75 sqms. nalla set-back adm. 2490 sqms. and SVL to the extent of 3236.25 sqms."

FOR

Para-B 6th line.

".... the land is non-vacant to the extent of 22581.25 sqms. excluding area under D.P. road adm. 28506.01 sqms. P.G. res. adm. 15216.98 sqms. SAS res. adm. 7635.78 sqms. Garden res. adm. 4980 sqms. MAP res. adm. 1849 sqms. High Tension Line adm. 2228.75 sqms. nalla adm. 1253.75 sqms. nalla set-back adm. 2490 sqms."

These changes are applicable wherever necessary. All other terms and conditions of the original order of intent dt. 23.3.93 shall remain unchanged. The copy of the order showing NVL and SVL issued by this office on 28.7.93 may be treated as cancelled.



(S.B. Dharmadhikari)  
Additional Collector & C.A., ULC, Gr. Bombay.

M/s. Byramjee Jeejeebhoy Pvt. Ltd.  
C/o. Shri Shankar Sahasra (Chief Engineer),  
Kalipada Coop. Hag. Soc. Ltd.  
Behind C. M. Nagar, W. E. Highway,  
Kandivli (E), Bombay. 400 067.

Copy f.w.cs.to :

1. The Dy. City Engineer (DP), BMC,
2. The E.E., B.P. (WS) P/R Ward, Kandivli (W), Bombay. 67.
3. Copy to D.V. to file with 6(i) statement bearing No.C/ULC/6(1) // SR.I/245

rehabilitation scheme before granting completion certificate to other building in the redevelopment scheme.

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# Exhibit "4"

Office of the Additional Collector & C.A.  
ULC., Brihanmumbai,

5<sup>th</sup> Floor, Administrative Building Mumbai Suburban Dist. Govt. Colony, Bandra (East), Mumbai 400 051.

No. C/ULC/D-III/22/4018, 4741, 4742, 4743, 4744, 2653

Date : /4/5/2002

## CORRIGENDUM TO LETTER OF INTENT

Subject: Redevelopment permission under section 22 of the U.L.(C & R), Act, 1976 for the property bearing C.T.S. No. 381A/1/1 to 381A/1/6, 381/1D, 598 A to J, 617 B to E, 638 A to H, 645 A to C, 647, 658A & B, 741, 755A/1, 755A/2, 755C, 755D, 755E, 756A, 756B, 767, 780, 780/1, 792/1, 792/2, 792/4 to 10, 792/11A, 792/11B, 792/11C, 793B, 805A to C, 809 A/2 to 5, 809 A/1/2 to 9, 809 A/1/11 to 18, 809A/1/1/1 to 13, 809 A/1/19A/1/1(pt.), 809A/1/19A/1/2 to 12, 809A/1/19B, 809A/1/19C, 812, 818A/2 to 8, 818A/1/1, 818A/1/2, 818A/1/4, 818C/2 to 7, 818C/1B, 818A/1/3B, 820, 824A/1/2 to 5, 832B, 835(pt.), 842A/1 (pt.), 843A(pt.) of Village : Poisar, Taluka : Borivali in Mumbai Suburban District.

- (1) This office Letter of Intent bearing N.C/ULC/D-III/22/4018 dated 20.10.89 read with corrigendums dated 16.7.93, 8.10.93, 11.11.94, 4.6.97, 20.3.98, 11.11.99, 26.4.2002.
- (2) This office Letter of Intent bearing No.C/ULC/D-III/22/2653 dated 18.10.84 read with corrigendum dt.16.8.99, 26.4.2002.
- (3) This office 4 Letters of Intent bearing numbers C/ULC/D-III/22/4741, 4742, 4743, 4744 dt. 20.3.93 read with corrigendums dt. 2.7.93, 22.4.94, 1.8.97, 17.12.97.
- (4) Relocation letter from Executive Engineer (D.P.) P&R Ward, M.C.G.M. bearing No. CHE/901/DPWS/P&R dt. 20.10.99.
- (5) Applicants letter dt. 26.4.2002 & 8.5.2002.

This office has issued Letters of Intents u/s.22 with subsequent various corrigendums as referred at Sr.No.1 to 3 above for the subject property as mentioned above.

*[Signature]*

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- 2 -

Now the applicant vide letter dt.26.4.2002 has requested this office to issue corrigendum to the L.O.I. bearing No.C/ULC/D-III 4741, 4742, 4743, 4744 dt. 23.3.93 as some of the D.P. reservations are relocated as per the relocation letter from Executive Engineer (D.P.) P&R Ward bearing no.CHE 901 DPWS P&R dt.20.10.99 and as the fresh property cards are issued due to the sub-division and amalgamation of the plot.

Applicant vide his letter dt.8.5.2002 has also requested to issue one amalgamated corrigendum order w.r.t. to above all cases since the ownership is same and land is contiguous.

Since the ownership is same and is contiguous applicants request is genuine. Also the land bearing C.T.No. 809A/3 adm.2400 sq.mts. being in the possession of the Collector, it is necessary to exclude the said area adm.2400 to exclude corresponding P.A., L.A. and A.L.A. related with the said plot. Accordingly this office has worked out revised calculation. Thus it is necessary to issue one amalgamated corrigendum to all the 6 orders u r.

In view of the facts stated above and as per the powers entrusted with me, I Shri S.R. Hajare, (A.C.&C.A.) ULC, Gr. Mumbai, modify the Letters of Intent dt.20.10.89, 18.10.84, 23.3.93 read with subsequent corrigendums as follow :-

READ

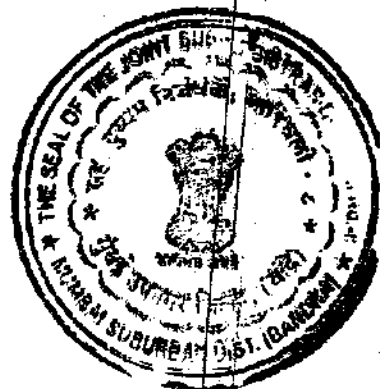
Sr.No. Item No.  
READ of each L.O.I.  
with last corrigendum

Particulars

show that the land is non-vacant to the extent of 3.53,258.71  
(Three lacs fifty three thousand two hundred fifty

*R. Hajare*

3822.40		EXCLUDING area under High tension line and set back adm.12.326.65 m <sup>2</sup> . area under Nalla and Nalla setback adm.27.049.59 m <sup>2</sup> . area under pipe line and pipe line setback 7367.34 m <sup>2</sup> area under internal road adm.764.40 m <sup>2</sup> . the area under D.P. road adm. 163.814.65 m <sup>2</sup> . area under reservation of parking Lot adm. 16.146.90 m <sup>2</sup> . area under reservation of Garden adm. 33,545.80 m <sup>2</sup> . area under reservation of R.G. adm.14.236.30 m <sup>2</sup> area under reservation of P.G. adm.82.354.10 m <sup>2</sup> area under reservation of Municipal Retail Market and Retail Market adm. 11.329.95 m <sup>2</sup> . area under Municipal Primary School & Secondary School adm.31.430.20 m <sup>2</sup> . area under reservation of Dispensary 1.101.30m <sup>2</sup> . area under reservation of Maternity Home adm.5.839.00 m <sup>2</sup> . area under reservation of Hospital adm. 17.999.00 m <sup>2</sup> . area under reservation of Fire Brigade 10.600.90 m <sup>2</sup> . area under reservation of Library Dispensary adm.1.478.30m. area under reservation of Park adm.32.213.10 m <sup>2</sup> . area under reservation of College adm.19.612.30
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*R. G. Jaiswal*

# 4 =

m<sup>2</sup>, area under reservation of Cemetery  
adm.25.00 m<sup>2</sup>, area under reservation of  
No Development Zone adm.20.00 m<sup>2</sup>  
land exempted u/s 20 of 1947 70.685.71 m<sup>2</sup>  
and handed over to MHADA adm.  
27.218.50 m<sup>2</sup>, land adm.2400 m<sup>2</sup> which is  
in possession with the Collector M.S.D.  
and balance A.L.A. adm.12.250.80 m<sup>2</sup>.

FOR

Sr.No.

Item

Part

1

File No.

22.2653

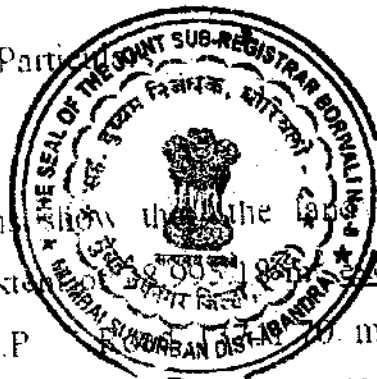
'READ'

of corrigendum

dt.26.4.2002

----- calculation -----  
vacant to the extent of the land is non-  
area under D.P.

under reservation of Parking Lot 3360.90 m<sup>2</sup>  
Garden 20.514.5 m<sup>2</sup>, P.G. 6.784.10 m<sup>2</sup>  
Municipal Retail Market 3001.50 m<sup>2</sup>  
Retail Market 195.10 m<sup>2</sup>, Municipal Primary  
School and Secondary School adm.8.349.80  
m<sup>2</sup>, land handed over to MHADA adm.  
27.218.50 m<sup>2</sup>, area under nalla and nalla  
setback 12.127.34 m<sup>2</sup>, area under high  
tension line and setback 1791.75 m<sup>2</sup>, area  
under internal road 314.40 m<sup>2</sup>, area under  
pipeline and setback adm.4.217.34 m<sup>2</sup> and also  
excluding S.V.L. already exempted under



*Signature*

# 5 =

section 20 adm.70.685.71 m<sup>2</sup> and  
balance non-vacant land adm.1.373.32 m<sup>2</sup>

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RE AD 24		

22-4018 corrigendum  
dt.26.4.2002

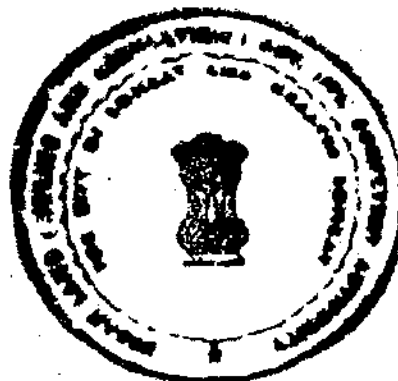


----- show that the land is non-vacant to the

extent of 2,59,366.23 m<sup>2</sup> (Two lacs fifty nine thousand three hundred sixty six and point twenty three sq.mtrs.) excluding the total area under various D.P. reservations to the extent to 1,73,085.65 m<sup>2</sup> (one lakh seventy three thousand eighty five and point sixty five sq.mtrs.) area under D.P. Road adm. 92,995.75 m<sup>2</sup> (out of this an area of 18,778.20 m<sup>2</sup> is handed over to M.C.G.M.) area under Nalla and nalla setback adm.3874.00 m<sup>2</sup>, area under high tension line and setback 8415.15 m<sup>2</sup>, area under pipeline and setback 3150.00 m<sup>2</sup>, area under internal road adm. 450 m<sup>2</sup> and balance non-vacant land adm. 14,826.99 m<sup>2</sup>

3 "RI AD"  
File c f  
No. corrigendum  
22-4741 dt.17.12.97

----- the land is non-vacant to the extent of 22,206.80 sq. mtrs. (twenty two thousand two thousand two hundred six point eighty sq.mtrs.) excluding area under D.P. road to the extent of 10,110.90 m<sup>2</sup>, R.G. Reservation adm. 27,088.10 m<sup>2</sup>, MAP reservation 2131.00 m<sup>2</sup>, PO reservation adm. 1,556.90 m<sup>2</sup>, College



*Rajeev*

4 "READ"  
File of  
No. corrigendum  
224742 dt.17.12.97

# 6 #

reservation adm. 1710.60 m<sup>2</sup> and nalla setback  
adm. 1,330.00 m<sup>2</sup> and S.V.L. nil sq.mtrs.

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----- the land is non-vacant to the extent of

4067.00 sq.mtrs. (Four Thousand Sixty Seven  
sq.mtrs.) excluding area under D.P. Road adm.  
8491.20 m<sup>2</sup>. P.G. adm. 2068.00 m<sup>2</sup>. MAP adm.  
1420.75 m<sup>2</sup>. SAS adm. 3081.78 m<sup>2</sup>. existing  
nalla adm. 258 m<sup>2</sup>. nalla set-back  
adm. 375.00 m<sup>2</sup> & SVL nil.

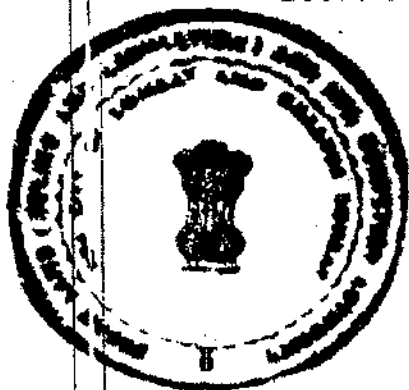
5 "READ"  
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No. corrigendum  
224743 dt.17.12.97

----- the land is non-vacant to the extent  
of 29,996.20 m<sup>2</sup> (Twenty  
hundred Ninety Six twenty sq.mtrs.) including  
area under D.P. road reservations adm. 4570.42  
m<sup>2</sup>. parking lot 229.70 m<sup>2</sup>. existing nalla adm.  
961.50 m<sup>2</sup>. nalla setback 2105.00 m<sup>2</sup>. S.V.L. nil  
sq.mtrs.



6 "READ"  
File of  
No. corrigendum  
224744 dt.17.12.97

----- the land is non-vacant to the extent of  
25,418.73 m<sup>2</sup> (Twenty Five Thousand Four  
eighteen and point seventy three sq.mtrs.)  
excluding D.P. Road reservation adm.  
31,826.45 m<sup>2</sup>. P.G. adm. 11,993.92 m<sup>2</sup>. MAP  
adm. 2262.00 m<sup>2</sup>. SAS adm. 2678.00 m<sup>2</sup>. Garden  
adm. 5117.00 m<sup>2</sup>. high tension line adm.  
2119.75 m<sup>2</sup>. existing nalla adm. 1227.25

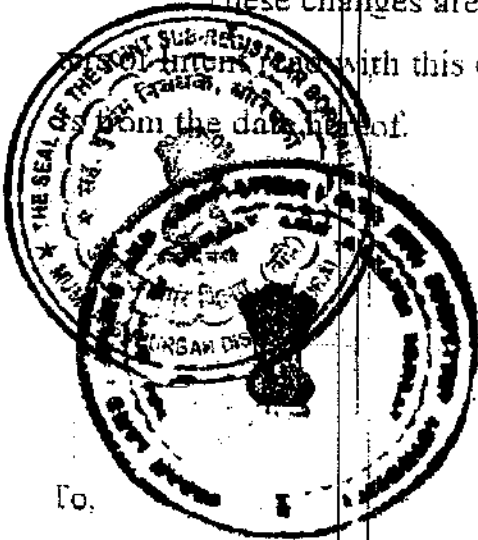


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m<sup>2</sup>.nalla set-back adm.2737.50 m<sup>2</sup>. hospital  
4727.75 m<sup>2</sup> and Maternity Home 52.25 m<sup>2</sup> &  
S.V.L. nil sq.mtrs.

These changes are applicable wherever necessary. All the  
with this corrigendum are revalidated for further 5.  
from the date hereof.



*(Signature)*

(S.R. Rajare)

Additional Collector & Competent  
Authority (U.L.C.),  
Gr. Mumbai.

To,

- 1) M's. Byramjee Jeejeebhoy Pvt.Ltd..  
C/o. Nanabhoy Jeejeebhoy Pvt.Ltd..  
Thakur House, Ashok Nagar.  
Kandivali (E), Mumbai - 400101.
- 2) Copy to Ex.Engg.(B.P.) P&R Ward.  
Kandivali, Mumbai - 400 067.
- (3) Copy to File No 22/4018, 22/2653

## Exhibit "5"

BMPP-1494-2004-15,000 Forms.

346

Form 88

OFFICE OF THE  
EX. ENGR. BLDG. PROPL. (W.S.) R & F. WARD  
Dr. BABASAHEB AMBEDKAR MARKET BLDG.  
KANDIVALI WEST, MUMBAI-400 067.

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

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THIS LOG ICC IS	931115	RECEIVED
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**Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

002/A-3328/SP(100)/AN

No. E.B./CE/

BS/A

of 200

17 NOV 2004.

# MEMORANDUM

EDWARD L. VAND, C.A. TO

SECRET

of 200

17 NOV 2

THE SEAL OF THE JOINT SUB-REGISTRAR BOMBAY

Municipal Office,  
Bombay

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and delivered

With reference to your Notice, letter No. 337 73 dated 14/12/2006 and delivered on

..... 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at **Proposed Bridge Work on plot bearing GTS No. 618/A/2 to 618/A/2 to 618/A/10 & 792/11B of Vill. Police, Kandivali(1)** furnished to me under your letter, dated ..... 200..... I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the C.C. under Sec. 44(69)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot got demarcated from City Survey Dept., with M.R. Plan clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27)
3. That the low lying plot will not be filled up to a reduced level of at least 92 I.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.
4. That the specification for layout/D.P.road/or access roads/development of setback land will not be obtained from E.E.Road Construction(W.S.) Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV before submitting B.C.C.

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the ..... day of ..... 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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



Executive Engineer, Building Proposals,  
Zone, Words.

### SPECIAL INSTRUCTIONS

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

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

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

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

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

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

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

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

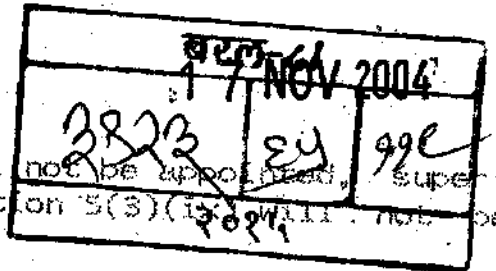
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance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

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

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

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

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



5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 3(3)) will not be submitted by him.
6. That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.
7. That the sanitary arrangement for workers shall not be provided as per Munl. Specifications, and drainage layout will not be submitted before C.C.
8. That the regular /sanctioned/proposed observations will not be got demarcated at site through E.E. (T. & C)/E.E.(D.P.)/D.I.L.R. before applying for C.C.
9. That the letter of Intent from the proposed Bank for the Bank user on 1st floor shall not be submitted before C.C. and agreement of the bank shall not be submitted before Occupation.
10. That the agreement with the existing tenant along with the plans will not be submitted before C.C.
10. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
11. That the existing structure proposed to be demolished and shifted will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
12. That the requirements of N.O.C. of E.E.(S.W.D.) / E.E.(T&C) / E.E.(R.C.)/E.E.(SEW)/E.E.(W.W.)/C.F.O./Dir. of Industry will not be obtained and the requisition will not be complied with before occupation certificate / B.C.C.
12. That the qualified/registered site supervisor through Architects /Structural Engineer will not be appointed before applying for C.C.
13. That extra water and sewerage charges will not be paid to A.E.W.W.R/South Ward before C.C.
14. That the N.O.C. from A.A.& C. (R/South) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
15. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
16. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
17. That the regd. u/t. from the developer to the effect that meter cabin, Stilt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.



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18. That the development charges as per M.R.T.P. Act (Amendment) Act shall not be paid.
19. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.
20. That the provision from B.S.E.S./M.T.N.L. shall not be made.
21. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C.
22. That the P.R.C. for setback shall not be submitted before balance F.S.I.
23. That the proportionate sewerage line charges as worked out by Ch. Eng. (San. Planning) shall not be paid in this office before requesting for C.C.
24. That the Fire Insurance Policy shall not be submitted before.
25. That the true copy of the sanctioned layout/sub-division/amalgamation approved under No. CE/1645/LOP, dated 07.06.2001 alongwith the Terms and Conditions thereof will not be submitted before requesting for C.C. and compliances thereof will not be done before submission of S.C.C.
26. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
27. That the regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
28. That the regd. agreement with prospective bank agreeing to occupy the bank portion shall not be submitted before requesting for C.C.
29. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
30. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
31. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
32. That the Regd. U/T. cum Indemnity bond shall not be submitted before approval of plan stating that the Owner/Developer is aware of the existing municipal dumping ground in close vicinity of their plot or the developer or his agent etc. shall not complain about the nuisance from the dumping ground by virtue or subsequent development on the plot and the developer shall declare this fact by way of a clause in agreement to the intended purchaser of the Residential/Commercial/Industrial units in their property.

IS I.O.D. / C.C. IS ISSUED SUBJECT  
THE PROPOSED LAND  
ACT 1979

*[Signature]*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) R-Ward

33. That the requirement of clause 40 & 41 of D.C. 1991 shall not be incorporated in proposed plan and requirements shall be complied with before submitting B.C.C.

34. That the necessary arrangement for bore well water shall not made and necessary certificate from Ground Water Survey Department Authority (GSDA) before requesting for C.C.

35. That Provision of Rain Water Harvesting as per the design prepared by approved consultants in the filed shall be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sqmtrs.

36. That the plot shall not be got demarcated from C.T. Survey Dept./T.P. Dept. before requesting for plinth C.C.

37. That the details of quantity of debris created in the development of proposed bldgs/ additions/alterations in the phase programme for removal of the said debris shall be submitted & shall not followed scrupulously and not to that effect shall not be submitted.

#### B CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER

1. That the plinth/stilt height shall not be got checked by this office staff.

2. That the water connection for construction purposes will not be taken before C.C.

3. That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and get approved before C.C.

4. That the permission for constructing temporary structure of any nature shall not be obtained.

5. That the Compound wall shall not be constructed before requesting further C.C.

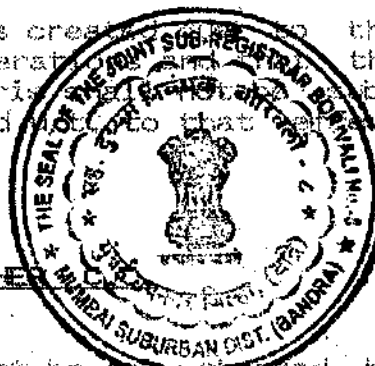
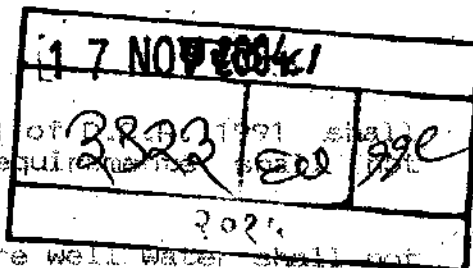
6. That the requirement of N.O.C. from C.A.U.I.C. & R. Act will not be complied with before starting the work above plinth level.

7. That the debris shall not be transported to the respective Municipal Dumping site and Challan to that effect shall not be submitted to this office for record.

#### C- GENERAL CONDITIONS TO BE COMPLIED BEFORE C.C.

1. That the dust bin will not be provided as per C.E.'s Circular No. CE/7297/II of 26.6.1978.

2. That 3.05 mt. wide paved pathway upto staircase will not be provided.



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3. That the surrounding open spaces, parking spaces and terrace will not be kept open.

4. That the Name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.

5. That carriage entrance shall not be provided before starting the work.

6. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

7. That non-agricultural permission/revised N.A. shall not be submitted before occupation.

8. That terraces, sanitary blocks, nahanis in kitchen will not be made water proof and same will not be provided by method of bonding and all sanitary connections will not be leak proof and all work shall not be done in presence of municipal staff.

9. That final N.O.C. from H.E.(Deptt.) / E.E. (S.W.D.) / E.E.(T.&C.) / E.E.(sew)/C.F.O./Dir. of Industry, / C.A.D. shall not be submitted before occupation.

10. That final N.O.C. from A.A. & C. R/South shall not be submitted before occupation.

11. That the condition mentioned in the clearance under No. G/ULC/O-III/22/4018/4741, 4742, 4743, 4744, 2653, dated 14.05.2003 obtained from Competent authority under U.L.C & R. Act 1976 shall not be complied with.

12. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.

13. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system of the residential part of the building will not be affected.

14. That the debris shall not be removed before submitting B.C.C.

15. That the Co.Op. Hsg. Society of the prospective purchaser shall not be formed and registered certificate to that effect shall not be submitted before B.C.C.

16. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.

17. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.C. office with a provision of safe and stable ladder.

THIS I.O.D /CC IS ISSUED SUBJECT TO THE PROVISIONS OF THE LAND CEILING ACT, 1973.

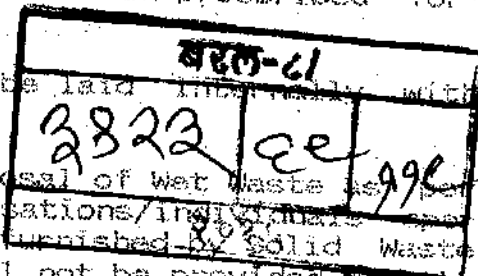
*[Signature]* 15-11-02  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) R-Ward

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18. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

19. That some of the drains shall not be laid internally with C.I. Pipes.

20. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organisations/institutions specialised in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.



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

1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

THIS I.O.D. / C.C. IS ISSUED SUBJECT  
TO THE PROVISIONS OF URBAN LAND  
CEILING AND REGULATIONS ACT 1976.

C:\O\I\A-3253\SG

*[Signature]*  
EXECUTIVE ENGINEER, 7.11.04  
BUILDING PROPOSAL (W.S) R-War



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### NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flusing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.

The owner shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for the construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills will be raised against them accordingly.

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

- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from abjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

बदल-61	
3822	09/09/2004
2004	

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

7 NOV 2004

COPY TO LICENSED SURVEYOR/OWNER

*[Signature]* 13.11.04  
 Executive Engineer, Building Proposals  
 EXECUTIVE ENGINEER, Wards  
 BUILDING PROPOSAL (W.S.) R-Ward

# Exhibit "6"

3822		22		2084	
BRIHANMUMBAI MAHANAGARPALIKA		MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')		No. CHE/ A-3253 /BP(WS)/MP/AR	
8 JAN 2008		COMMENCEMENT CERTIFICATE			

Shri K.E. Vaid,  
C.A. to Owner

Sir,

With reference to your application No. 1724 dated 14.07.03 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Prop. Bldg. No. 5

C.T.S. No. 818-A/2 to 10 & 792/11/C  
at premises at Street Thakur Village  
Village Poisar Plot No. Kandivali (E) Ward R/South

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

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

The Municipal Commissioner has appointed Shri S.N. Abhang  
Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Plinth Level only

For and on behalf of Local Authority  
Brihanmumbai Mahanagarpalika

Executive Engineer, Building Proposal (W. S.)  
& 'R' Wards

FOR  
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CHE/A3253/ BP / (W.S.) / AR

BRM-61		
2822	23	99e
2008		

- ⑨ This c.c. is now valid & further extended for wing 'A' - 1<sup>st</sup> slab level & wing 'B' - Two level podium + stilt slab level as per approved amended plan dtl 9.6.2008.

17 OCT 2008

*R. S. Shinde*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) B-Ward

- 9] This C.C. is now valid & further extended for wing 'A' up to Basement + Gr + 1<sup>st</sup> to 3<sup>rd</sup> floor level podium + stilt + 1<sup>st</sup> to 14<sup>th</sup> upper floor as per approved plan of Bldg No 5 dt 14/9/12.

26 SEP 2012

*14/9/12*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) B-Ward  
SUBURBAN DIST. (MUMBAI)

- 10] This C.C. is now valid & further extended for entire work i.e. wing 'A' up to Basement + Gr + 1<sup>st</sup> to 4<sup>th</sup> floor level and for wing 'B' podium + stilt + 1<sup>st</sup> to 22<sup>nd</sup> upper floor as per approved amended plan dt 31/12/2012.

31 JAN 2013

*14/9/12*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) B-Ward

CERTIFIED TRUE COPY

*14/9/12*  
H. A. MEHTA, B.E. (C), A.M.I.C.E.  
Architects & Engineers

## Exhibit "7"

बटल-८१		मालमत्ता पत्रक	
क्र.सं.	२४२३	प्लॉट नं.	५४
शहर/ग्राम	मिर्जापुर	जिला	मुंबई
प्लॉट नं.	२०२५	चौ.मा.	३०२५
आवेदक/न.भू.मा.का. -- न.भू.अ.गारेगांव		जिल्हा -- मुंबई उपनगर जिल्हा	
धारणीधिकार		शासनाला दिलेल्या आकबरपोया किंवा याच्यात तपशील आणि त्याच्या फेर तपसणीची नियत वेळ)	

**विधाधिकार**

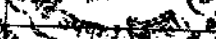
स्वाचा मुळ धारक  
वर्ष

इंदार

॥ ॐ नमः ॥

र शरे



व्यक्त	खंड क्रमांक	नविन धारक (धरो) पट्टेदार (प) किंवा भार (भ)	साक्षात्कर्न
 <p>०६/१०/२००१</p> <p>१४/१०/०१ क. वि. आदेश दि. १४/१०/०१</p> <p>पत्रक दि. २१/१०/०१ व इकडील आवेश क्र दि. ६/१०/०१</p> <p>अन्वये न. भू क्र</p> <p>७९९/११ क क्षेत्र ४०६३.७ चौ. मि. ची नविन मिळकत</p> <p>पत्रीका उपढून</p> <p>धारक न. नियोजित आरक्षणाची नोंद केली</p>		<p>शेती</p> <p>इ. ठ. नियोजित पी. एच</p>	<p>सही -</p> <p>न.मू.अ.गोरेगांव सही XXX</p>

**ग्रासणी करणारा -**

खरी नवप्रभु -

न.भू.अ.गोरेगांव

मुंबई उपनगर जिल्हा

[illegible]

सत्य प्रतिलिपी

८ नगर भूमापन अधिकारी, मोरेगांव

# Exhibit "7"

## मालमत्ता पत्रक

बरल-८/

ग/मोजे  
न. भू. मा. का.  
अंक / फा. प्लो. नं.

पोईसर

तालुका/न. भू. मा. का. -- न. भू. अ. गोरगांव

शिट नंबर

प्लॉट नंबर

क्षेत्र

धारणाधिकार

चौ.मी.

३२२३	मुंबई उपनगर जिल्हा
शासनदाली दिलेल्या धारणापोषा क्रमा. प्रत्येकाच्या	
तपशील आणि तपशील फेर तपासणीचे निवेदन घेऊ	

८१८/अ/२

१२७४३.८

क

[बिनशेती सारा र. रु. ५३५५/-]

सुधारीत बिनशेती सारा र. रु. २१७४४/-

+६७८.९५ भू. क्र  
८१८/अ/१० चे क्षेत्र

१३४२२.७

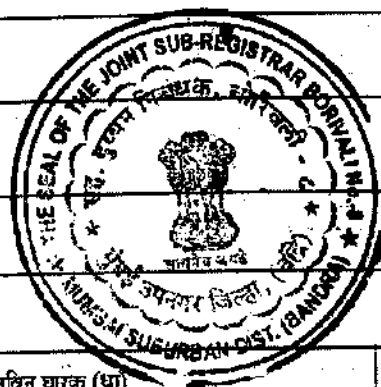
सुविधाधिकार

हक्काचा मुळ धारक  
वर्ष

पट्टेदार

इतर पार

इतर शिरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पार (पा)	साक्षात्कृत
११/१०/१९९६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र सी. कार्या-७ पो.वि. एस्. आर २२५१ दि. ७/१०/९५ चे आदेशान्वये न. भू. क्र ८१८/अ/२ ची नविन मिळकत पत्रिका उघडून त्यावर १२७४३.८ चौ.मी. क्षेत्र दाखल केले व सत्ता प्रकार दाखल केलेची नोंद घेतली.	SIF	[धारक] [शेती]	सही - न.भू.अ.६. मुं.उ.मुंबई
१५/०५/१९९७	मा. जिल्हाधिकारी साहेब मुंबई उपनगर जिल्हा यांचेकडील क्रमांक सी कार्या-७/अ/एल एन डि/एन ए पी/एस. आर ४७६३ अ व इकडील क्र न. भू. पोईसर न. भू. क्र ८१८/अ/२ बिनशेती १७ दिनांक १५/५/९७ ने बिनशेती सान्याची नोंद घेयुन सत्ता प्रकार दाखल केला व ७/१२ प्रमाणे नांवांची नोंद घेतली.		धा मेसर्स नानाभाय जिजिभाय प्रा. लि.	सही - न. भू. अ. क्र. १०
१२/०४/१९९९	SIF मा. जिल्हाधिकारी मुंबई उपनगर यांचे कडील सामिलीकरण आदेश क्र सी/कार्या-७/अ/एस. आर. २२५१/९८ दि. १९ सप्टेंबर ९८ व इकडील आदेश क्र न. भू. /पोईसर न. भू. क्र ८१८/अ/२ व १० सामिलीकरण बिनशेती मो. र. न १०६/९८/९९ दि. १२/४/९९ अन्वये न. भू. क्र ८१८/अ/१० चे ६७८.९ चौ. मी. क्षेत्र ८१८/अ/२ चे मिळकत पत्रिकेवर दाखल आरालेले १२७४३.८ चौ. मी. क्षेत्रात सामील करून न. भू. क्र ८१८/अ/२ चे १३४२२.७ चौ. मी. क्षेत्र कायम केलेची नोंद घेतली.			सही - न.भू.अ.गोरगांव

१०४ भागा तासिल ३१७११२ वस्तुतः अज कमाय ५७५३५३

वस्तुतः तयार तासिल ७१७११२ वस्तुतः अज कमाय ५७५३५३

वस्तुतः तयार तासिल ७१७११२ वस्तुतः अज कमाय ५७५३५३

वस्तुतः तयार तासिल ७१७११२ वस्तुतः अज कमाय ५७५३५३

वस्तुतः तयार तासिल ७१७११२ वस्तुतः अज कमाय ५७५३५३

वस्तुतः तयार तासिल ७१७११२ वस्तुतः अज कमाय ५७५३५३



न.भू.अ.गोरगांव  
मुंबई उपनगर जिल्हा

४ नगर भूयापन अधिकारी, गोरगांव

# Exhibit "8"

बरल-५१	
3323	10E 99E पावती
Friday, January 11, 2013	
5:33 PM 2013	

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 137 दिनांक: 11/01/2013

गावाचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: बरल9-127-2013

दस्तऐवजाचा प्रकार: प्रतिज्ञापत्र

सादर करणाऱ्याचे नाव: नानाभोय जीजीभोय प्रा लि चे काली ई वैव तर्फे मुखत्यार राजकुमार -



नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 440.00

पुढांची संख्या: 22

एकूण:

रु. 1440.00

मह. न्याय निबंधक, कोर्टातील - ६  
मुंबई उपनगर जिल्हा,

अदाजे 5:53 PM ह्या वेळेस मिळेल आणि सोबत येवतील प्रत व CD

BRL9

बाजार मूल्य: रु.0/-

सोबतला: रु.0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.1000/-

डीडी/धनादेशाचे ऑर्डर क्रमांक: 993400 दिनांक: 11/01/2013

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु. 440/-

*(Signature)*

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 11/1/13

# Exhibit "8"

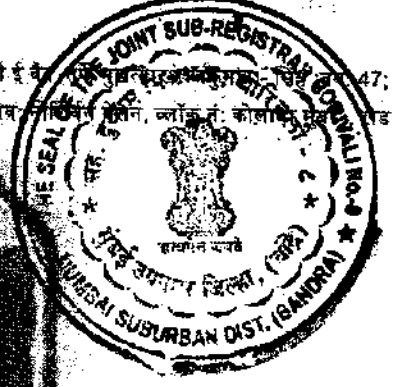
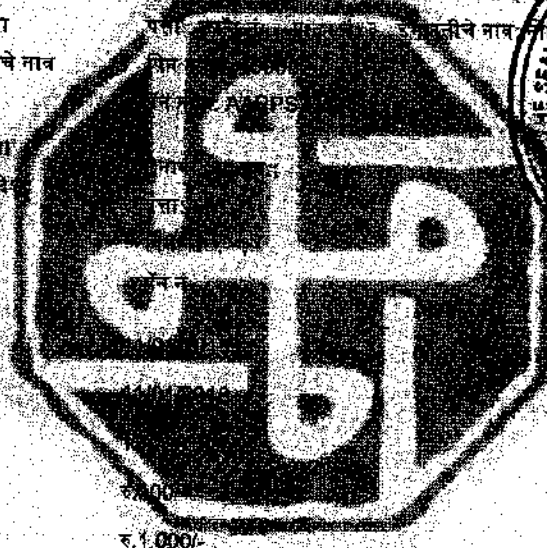
15 January, 2013

सूची क्र.2

बटल-८/		
2823	४५	३९
दस्तावेज क्रमांक: ३०११/२०१३		
नॉटरी ६३		
Regn. 63m		

गावाचे नाव : पोयसर

- |   |   |
|---|---|
| (1) विवेकाचा प्रकार   | प्रतिभापत्र   |
| (2) मोबदला  | रु.0/-  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार: आकारणी देतो की पट्टेदार ते नमुद करावे)   | रु.0/-  |
| (4) भू-मापन,पोटहिस्सा व धरकमांक(असल्यास)  | 818 A/2,818A/10&792/11C, पालिकेचे नाव: मुंबई मनपा इतर वर्णन: , इतर माहिती: , इतर माहिती: विलेज पोइसर सी टी एस नं ८१८ए/२ व ८१८ए/१० आणि ७९२/११ बी |
| (5) क्षेत्रफळ   | 0.00 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |   |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) माव: नानाभोय नीलीभोय या लि वे काली ई वे. मुंबई नगरपालिका, विलेज पोइसर, ब्लॉक नं: कोलाचे रोड, प्लॉक नं: कोलाचे रोड, प्लॉक नं: हेनरी रोड, ..   |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   |   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  |   |
| (10) दस्त नोंदणी केल्याचा दिनांक  |   |
| (11) अनुक्रमांक,खंड व पृष्ठ   |   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | रु.00/-   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | रु.1,000/-  |
| (14) शेष  |   |



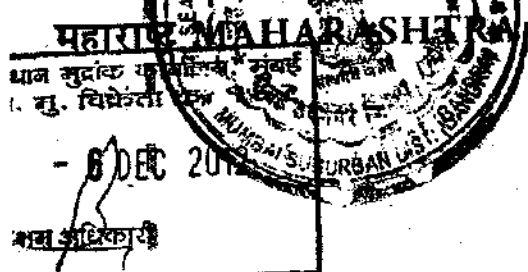
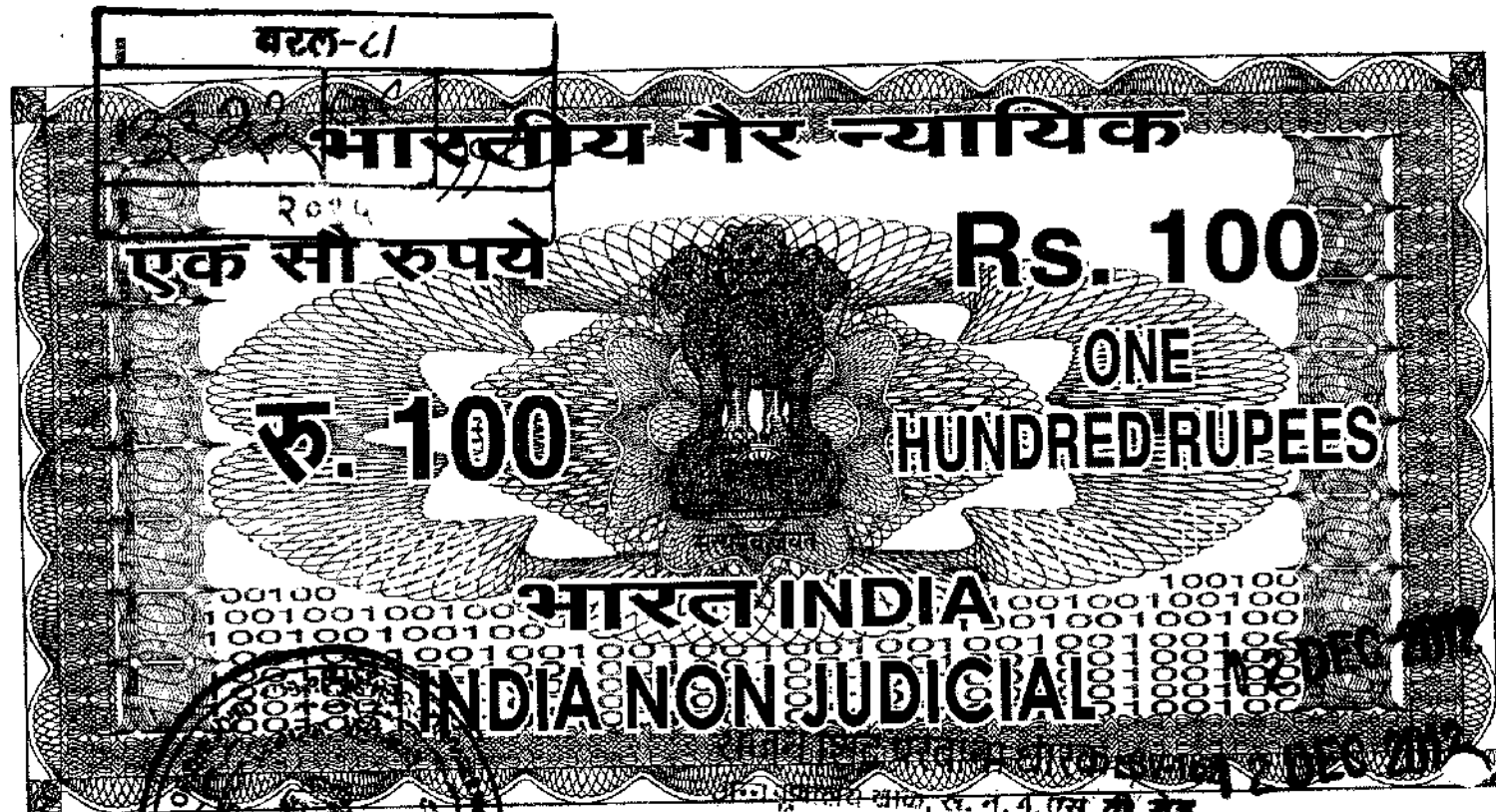
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणांचा तपशील दस्तप्रकारानुसार आवश्यक नाही

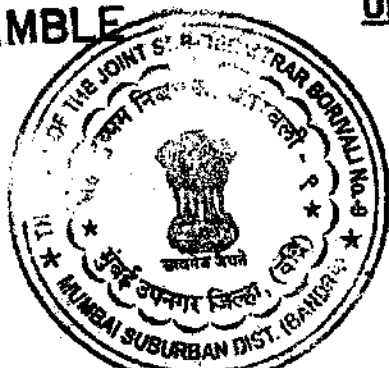
Affidavit

# Exhibit "8"



मानाड (प.) नेशनल नॉन जूडिशियल स्टाम्प, मुंबई, GR 141163  
 क्रमांक.....  
 सचेष्टी/श्रीमती.....  
 यांना स.....  
 वेपर विकला.....  
 28807359  
 परवाना धारक मद्रांक विकला  
 NABHOY JEEJEEBHAY PVT. LTD.  
 NOSHIRWAN MANSION  
 HENRY ROAD, COLABA  
 MUMBAI - 400 053

SHRI L. S. BAMBLE



## UNDERTAKING

From:  
 Shri. Kali E. Vaid C.A. to  
 M/s. Nanabhoy Jeejeebhoy P. Ltd.  
 Noshirwan Mansion,  
 3<sup>rd</sup> floor, Henry Road,  
 Colaba, Mumbai.

Date : 11/1/2013

बल-९	
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To,  
 The Municipal Commissioner,  
 Municipal Corporation of Greater Mumbai,  
 Mahapalika Marg, Fort,  
 Mumbai - 400 001.

Sub.: Proposed Building No.5 on plot bearing CTS No. 818A/2 & 818A/10 & 792/11C of Village Poisar at Thakur Village, Kandivali (East).

Ref.: CHE/A-3253/BP(WS)AR.

Dear Sir,

I, the undersigned K.E. Vaid C.A. to M/s. Nanabhoy Jeejeebhoy Pvt. Ltd., Owner of the above referred plot, do hereby solemnly affirm and give undertaking that:-

We will made aware the utilization of fungible F.S.I. to the members/purchasers of the building and the condition will be incorporated in the sale agreement.

बरल-८१		
३४२३	०२	११
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:2:

This undertaking is binding on me, our heirs, executors, representatives, administrators, assignees, housing societies or associations or persons/persons who will take over the said building from us under any right whatsoever.

Thanking you,

Yours faithfully,

*K. E. Vaid*

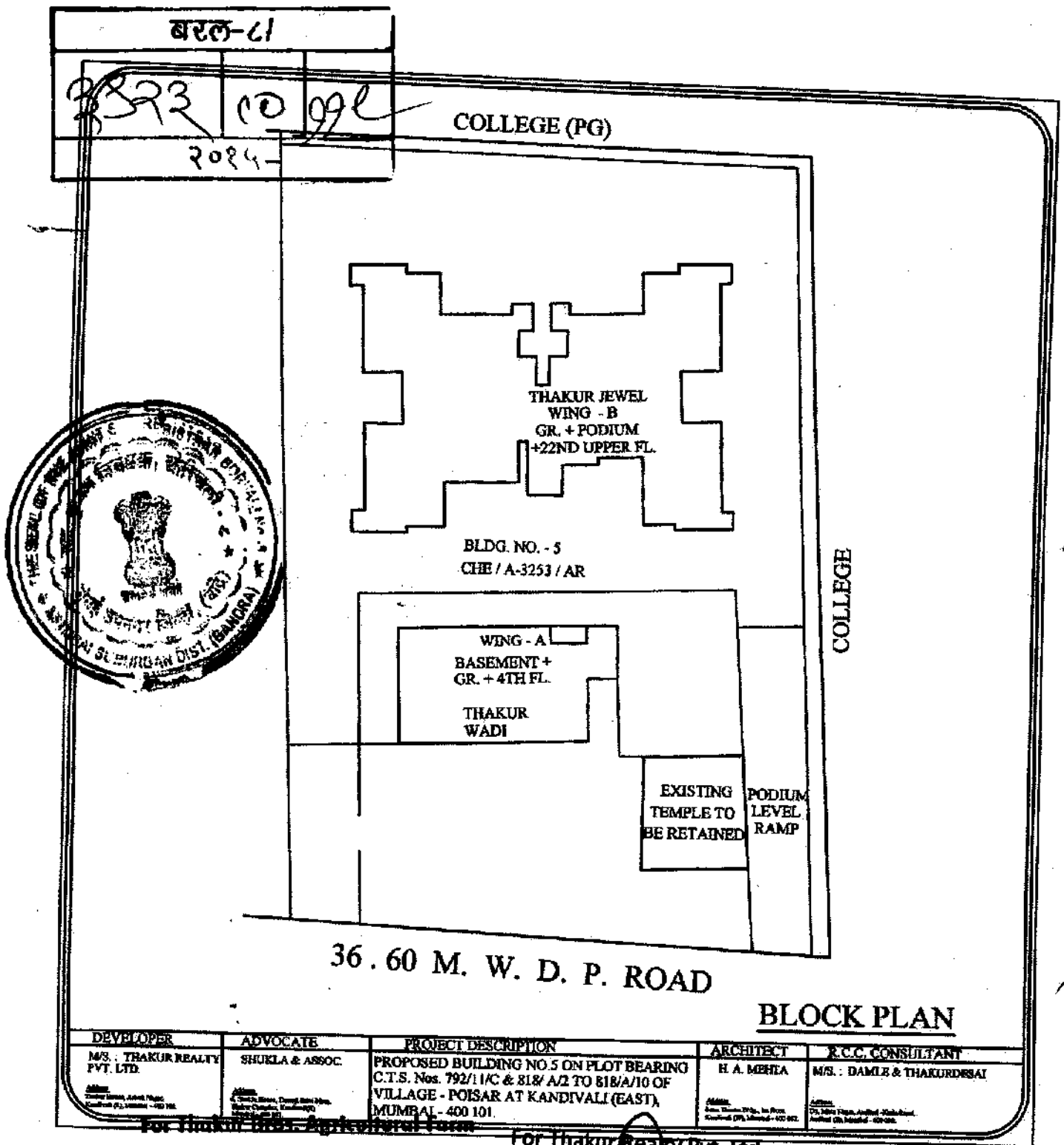
Kali E. Vaid  
C.A. to M/s. Nanabhoy Jeejeebhoy Pvt. Ltd.



L.H.T.I.

बरल-९	
१२०	३
२०१३	

# Exhibit "9"



SIGNATURE OF C.A. OF  
M/S. THAKUR BROTHERS AGRICULTURAL FARM

Partner

SIGNATURE OF DIRECTOR(S)  
M/S. THAKUR REALTY PVT. LTD.

SIGNATURE OF PURCHASER

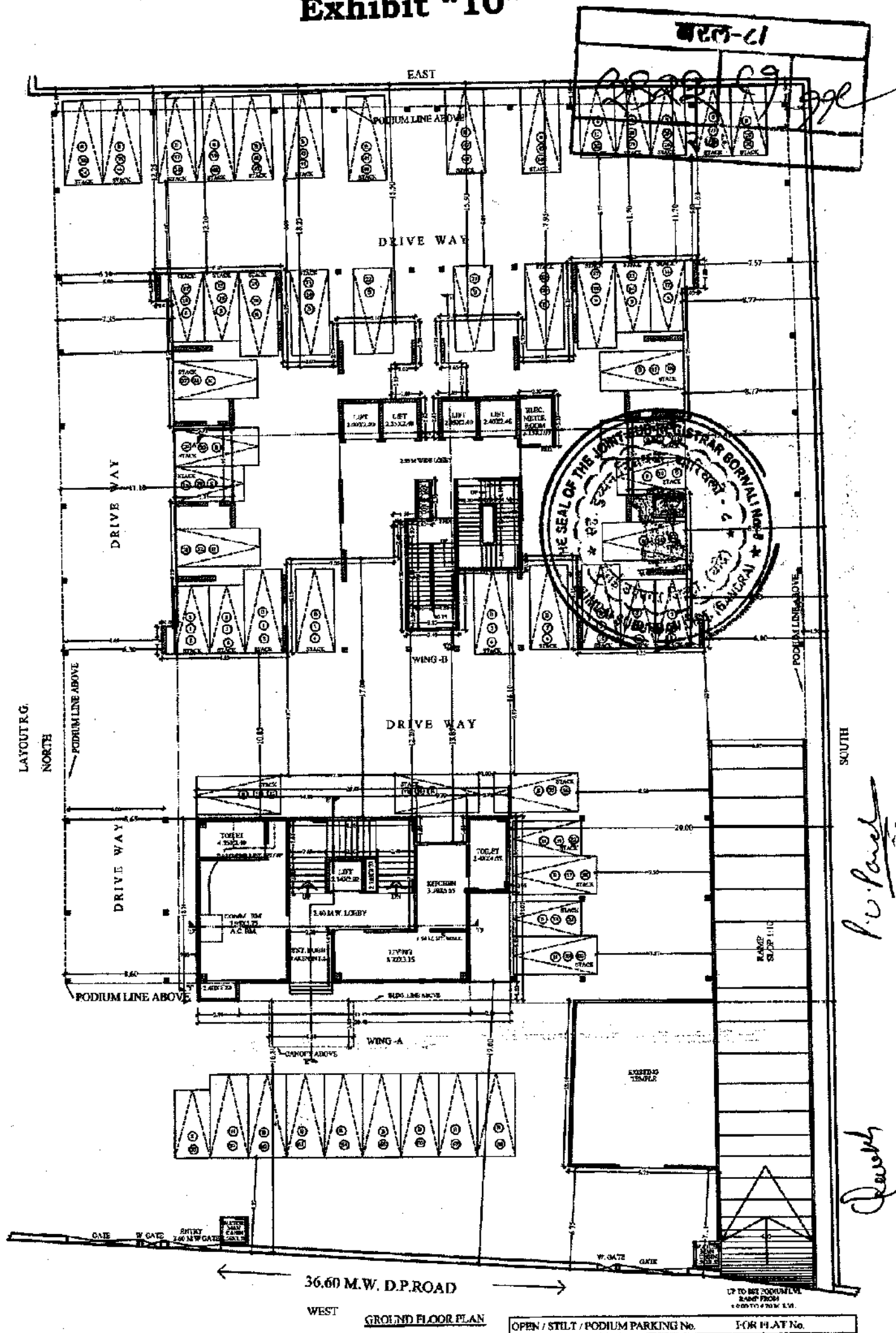
J.K. Parikh

Am. Parikh

Ravish

P. V. Parikh

# Exhibit "10"



SIGNATURE OF C.A. OF  
M/S. THAKUR BROTHERS AGRICULTURAL FARM

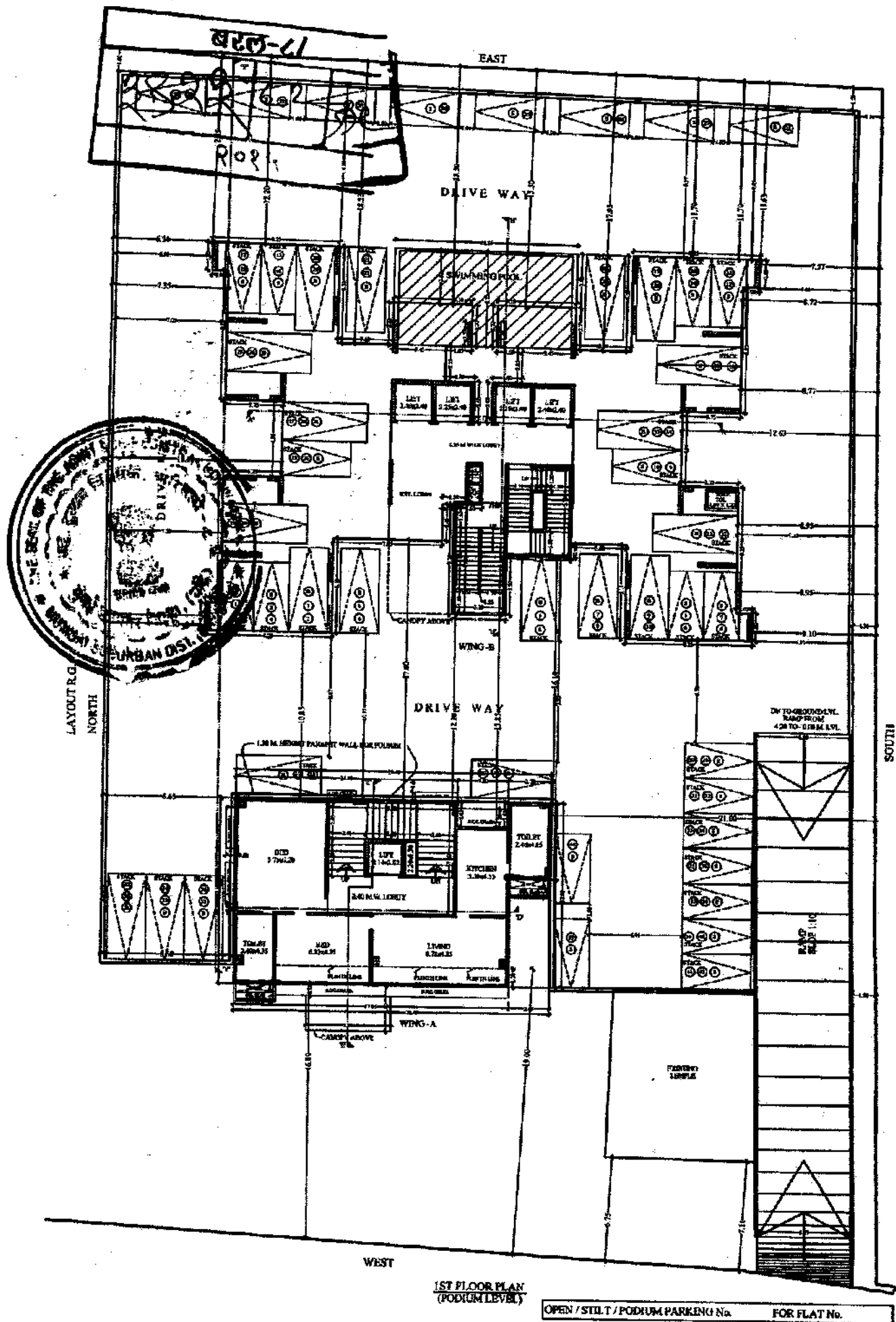
*P.V. Panth*

SIGNATURE OF DIRECTOR OF  
M/S. THAKUR REALTY PVT. LTD.

SIGNATURE OF PURCHASER

*J.K. Parash*  
*P.V. Panth*

# Exhibit "10"



SIGNATURE OF C.A. OF  
M/S. THAKUR BROTHERS AGRICULTURAL FARM.

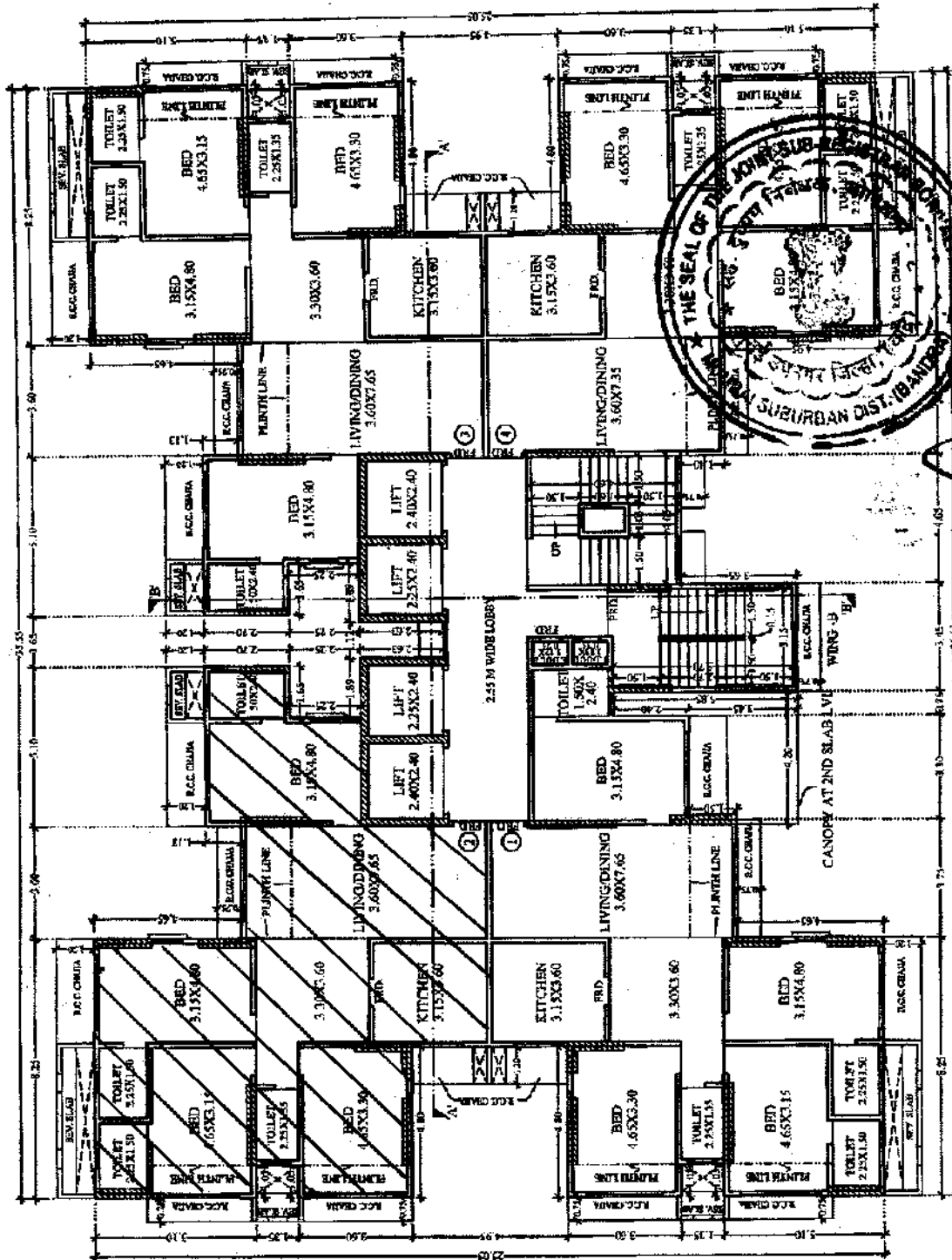
SIGNATURE OF DIRECTOR OF  
M/S. THAKUR REALTY PVT.LTD.

SIGNATURE OF PURCHASER

J.K. Purohit  
Purohit  
Purohit

# Exhibit "11"

B-20-61			
FLAT NO.	1902	1903	1904
FLOOR	3rd	4th	5th
WING	0	0	0
PARKING	0	0	0



**For Thakur Bros. Agricultural Farm**

**For Thakur Realty Pvt. Ltd.**  
TYPICAL FLOOR PLAN  
(2ND TO 7TH, 9TH TO 14TH, 16TH TO 22ND)

SIGNATURE OF C.A. OF **Partner**  
M/S. THAKUR BROTHERS AGRICULTURAL FARM

SIGNATURE OF DIRECTOR OF **Director(s)**  
M/S. THAKUR REALTY PVT.LTD.

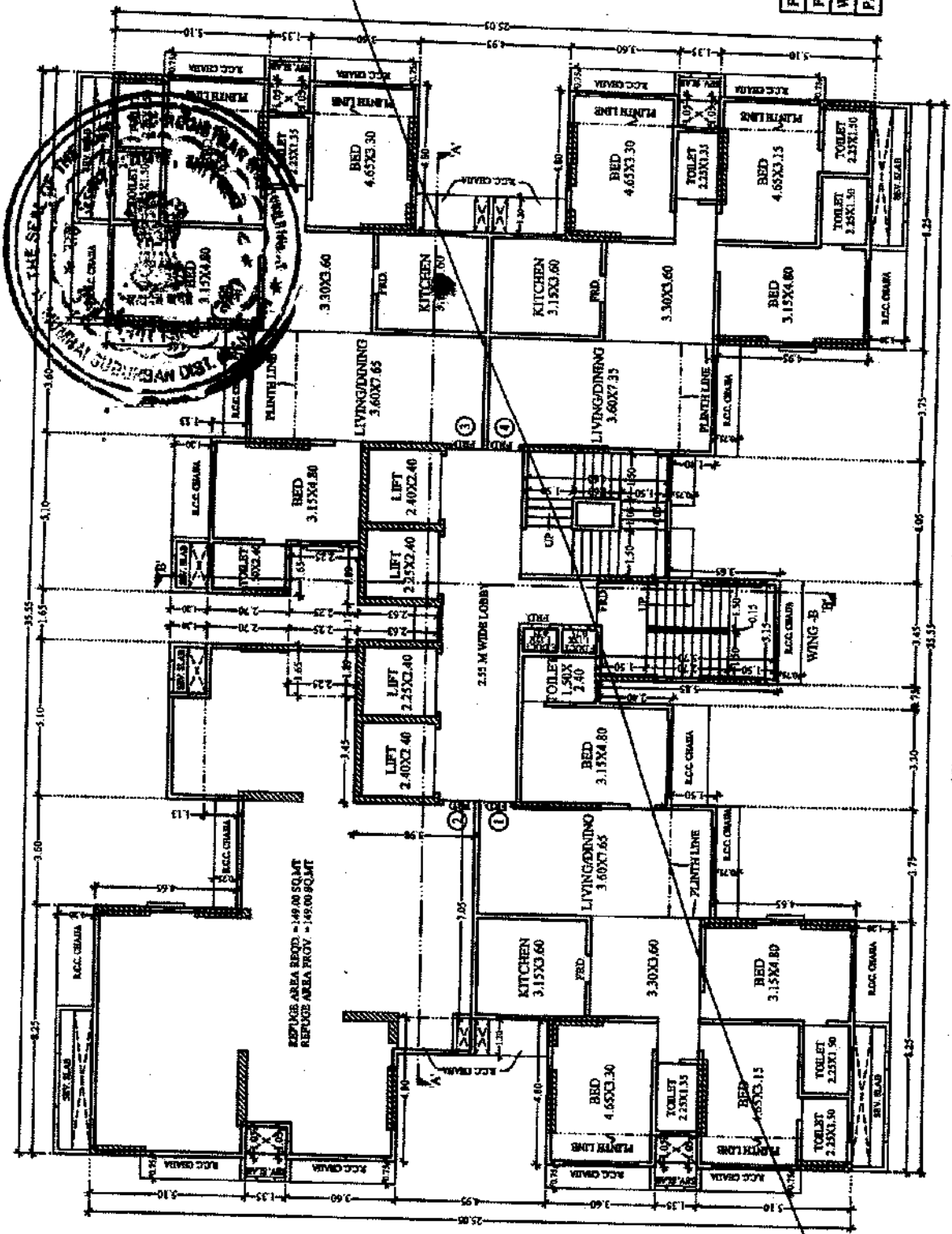
SIGNATURE OF PURCHASER

*J.K. Parikh* *Gen. Mgr.* *Parikh* *P.V. Parikh*

Exhibit "11"

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2084

FLAT No.	
FLOOR No.	
WING	B
PARKING No.	



8TH FLOOR PLAN

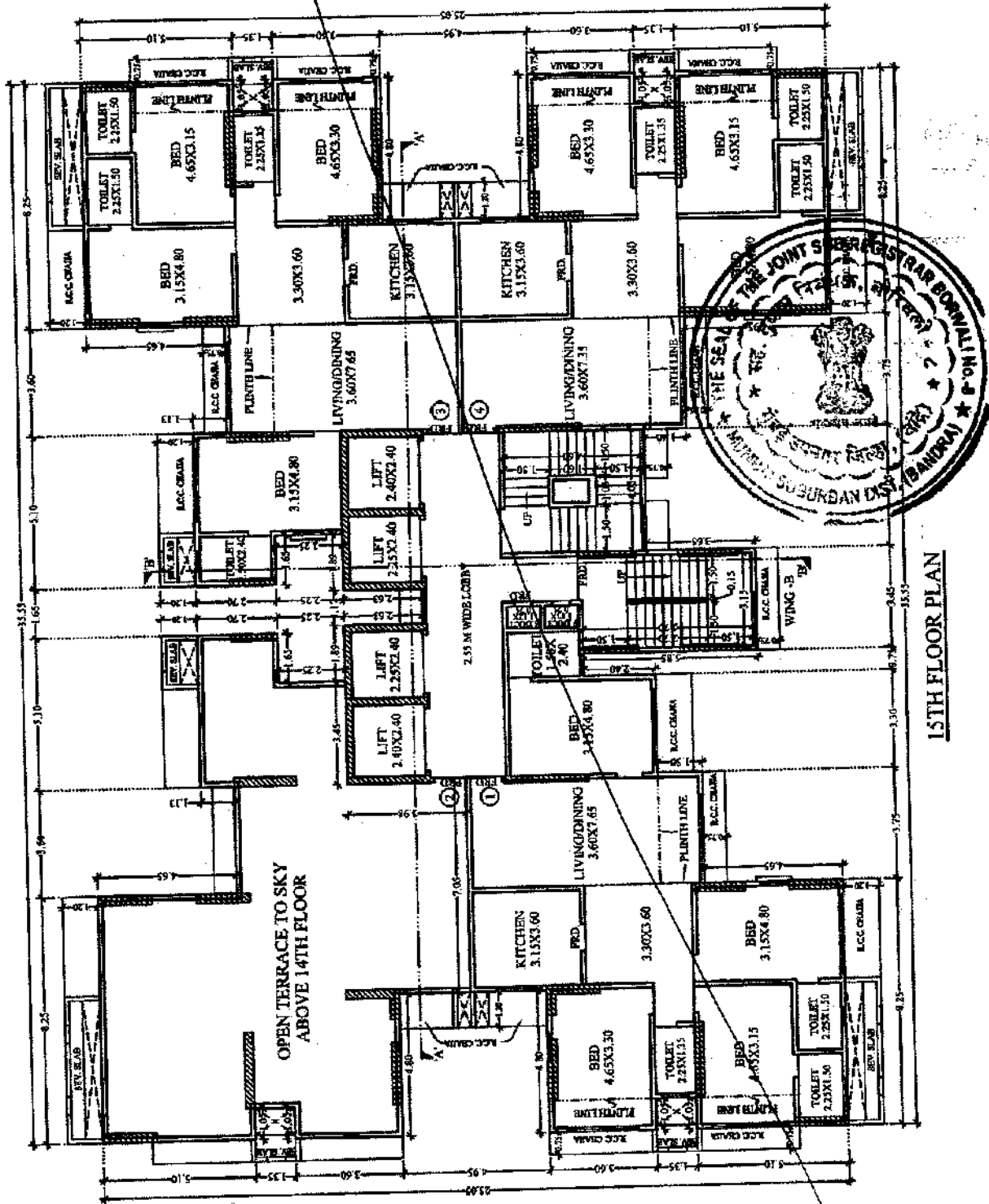
SIGNATURE OF C.A. OF  
M/S. THAKUR BROTHERS AGRICULTURAL FARM

SIGNATURE OF DIRECTOR OF  
M/S. THAKUR REALTY PVT.LTD.

SIGNATURE OF PURCHASER

# Exhibit "11"

बदल-61	
3833	CH 99C
FLAT No.	3833
FLOOR No.	B
WING	B
PARKING	99C



SIGNATURE OF PURCHASER

SIGNATURE OF DIRECTOR OF  
M/S. THAKUR REALTY PVT.LTD.

SIGNATURE OF C.A. OF  
M/S. THAKUR BROTHERS AGRICULTURAL FARM

बदल-८१		
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२०९५		



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

NO.CHE/A-3253/BP(WS)/AR of

12 NOV 2014

**FULL OCCUPATION CERTIFICATE**

To,  
Shri K.E. Vaid,  
C.A. to M/s. Nanbhoy Jeejeebhoy Pvt. Ltd.

382-2		
CU	99	C

Sub : Permission to occupy the completed Bldg.No.5 of Wing 'B' on plot bearing C.T.S. No 818/A-2 to 818/A-10 & 792/11/C of Village Poisar at Thakur Village Kandivali (East), Mumbai.

Ref :- Your Architect's letter No.1872.

Gentleman,

The development work of Bldg. No.5 of Wing 'B' comprising of one level podium + stilt + 1<sup>st</sup> to 22 upper floors on plot bearing CTS No. 818/A-2 to 818/A-10 & 792/11/C of Village Poisar at Thakur Village Kandivali (East), Mumbai, completed under the supervision of Shri H.A. Mehta, Lic. Surveyor having Lic. No.M/53, Shri Abhay S. Dangle, Lic. Structural Engineer having Lic. No. STR/299 and Lic. Site Supervisor, Shri Kamlesh V. Gurav, having Lic. No.G/203/SS-I, may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of M.M.C.A. Act shall be obtained from A.E.W.W. 'R/South' Ward and a certified copy of the same shall be submitted to this office.
- 2) That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of certified completion plan is returned herewith.

Yours faithfully,

*Procurer*  
12-11-14

Ex. Eng.(Bldg.Prop.) W.S. 'R' Ward

बदल-८१		
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२०२१		



NEW PATTERN DOCUMENT

Friday, August 30, 2013  
12:34 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39म

बल-८१

पावती क्र.: 7264

दिनांक: 30/08/2013

गावाचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: बल-2-6473-2013

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे/ ठाकुर ब्रदरी अंग्रीकलचरल फार्म तर्फे भागीदार जितेंद्र शर सिंह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठाची संख्या: 28

एकूण

रु. 660.00

आपणास मूळ दस्त: यवनेल प्रिंट व सीडी बंदजेन 12:52 PM ह्या वेळेस मिळाले

सह उ. नि. का. बोरीवली 2

वाजार मूल्य: रु. 1/-

भरतेले मुद्रांक शुल्क: रु. 500/-

मोबदला: रु. 0/-

सह उ. नि. का. निबंधक, बोरीवली क्र. 2

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Cash रकम: रु. 100/-

2) देयकाचा प्रकार: By Cash रकम: रु. 560/-



REGISTERED ORIGINAL DOCUMENT

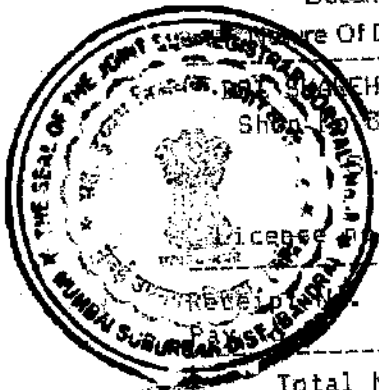
RELEASED ON 31/8/13

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2322	००	११
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Token No: 11

Document Type : REGISTERED

Signature Of Document Agreement



BOI SHAREHOLDING LIMITED - FRANKING DEPOSIT SLIP

Shop No. 8/4, Ramiharukha CHS, Shopping Building

V. Road, Andheri (West), Mumbai-400 058

Telephone No : 022-28252980

License No : D-5/STP(V)/C.R.1002/02/05/1094 - 98

1035891 Date : 26/08/2013

BOI SHAREHOLDING LTD.

Total No. of Documents: 1

Franking Value : Rs. 500.00

Service Chg @ Rs.10 per Doc: Rs. 10.00

Total : Rs. 510.00

Name of the stamp duty paying party :  
M/S THAKUR BROTHERS AGRI CULTURE FARM

Payment Mode : Cash Cash: 510.00

( For Office Use Only )

Trans  
Franking Sr. No.

(Signature)

(Franking Value x Number of Documents)

500 X 1

BOI SHAREHOLDING LTD.  
DELIVERED FRANKED DOCUMENTS

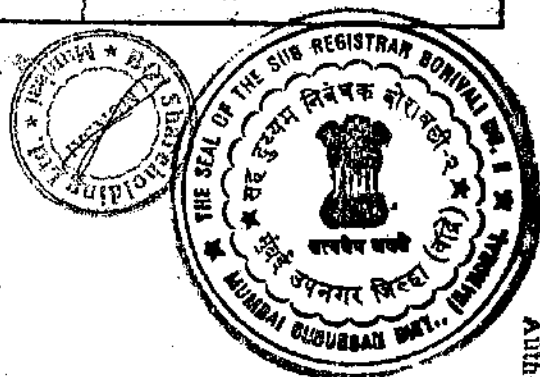


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बटल-८/	
दस्तावेजा प्रकार (Nature of Document)	Power of Attorney
दस्तावेजाचा तपशिल (Registration Details) If Registrable Name of S.R.O.,	Registrable Name of S.R.O. Borivali-2
उपशाखा मुनिक नंबर (Franking Unique No.)	84578 / 163081
मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	—
मोबदला रक्कम (Consideration Amount)	—
मुद्रांक खरेदीदाराचे नाव पक्षकार-२ नांव (Stamp Purchasers Name)	M/s. Thakur Brothers Agricultural Farm
दस्तावेजातील दुसऱ्या पक्षकाराचे नाव (Name of the other Party)	—
हस्ता अंतर्गत नांव व पत्ता (If through Name & Address)	—
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरी (in words)	Five hundred only
प्रमाणित अधिकार्याची पूर्ण स्वाक्षरी व शिक्का (Authorised Person's full Signature & Seal)	—

सदर मुद्रांक प्रयोग अस्तु झालेला आहे. यावरून या दस्तावेजाचा मुद्रांक शुल्क भरला आहे. यावरून या दस्तावेजाचा मुद्रांक शुल्क भरला आहे.

सदर मुद्रांक शुल्क भरला आहे. यावरून या दस्तावेजाचा मुद्रांक शुल्क भरला आहे.



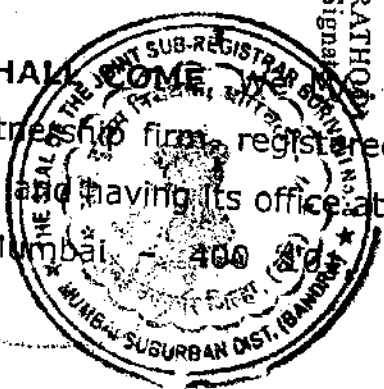
### POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **Thakur Brothers Agricultural Farm**, a registered partnership firm, registered under the provisions of Indian Partnership Act, 1932 and having its office at Thakur House, Ashok Nagar, Kandivali (East), Mumbai - 400 081, do hereby authorize **M/s. Thakur Realty Pvt. Ltd.**, therein referred to as the Developers, it has been agreed to jointly develop and Wing "A" and "B" of Building No.5, situated on land bearing No.792/11/C admeasuring 4063.70 sq.mtrs. and C.T.S. No.818A/2 Village Polsar, at Thakur Village, Kandivali (East), Taluka : Borivali, Suburban District on the terms and conditions mentioned therein.

WHEREAS by virtue of Joint Venture cum Development Agreement dated 18<sup>th</sup> January, 2011 and Supplemental Agreement dated 8<sup>th</sup> June, 2013 executed by and between M/s. Thakur Brothers Agricultural Farm therein referred to as the Owners and M/s. Thakur Realty Pvt. Ltd., therein referred to as the Developers, it has been agreed to jointly develop and Wing "A" and "B" of Building No.5, situated on land bearing No.792/11/C admeasuring 4063.70 sq.mtrs. and C.T.S. No.818A/2 Village Polsar, at Thakur Village, Kandivali (East), Taluka : Borivali, Suburban District on the terms and conditions mentioned therein.

AND WHEREAS M/s. Thakur Realty Pvt. Ltd. and ourselves are jointly entitled to sell and dispose off on ownership basis flats/stilt/open/podium parking spaces/adjoining terraces in the Building No.5, Wing "B" named Thakur Jewel constructed on the above mentioned property.

(SANDHEERATHODI)  
Authorised Signatory



BOI Shareholding Ltd.  
Shop No.3 & 4, Ramjanakha CHS,  
Shopping Building, Opp. M.A. High School,  
S. Road, Andheri (West),  
Mumbai - 400 058.  
D. T. P. V. C. R. 1002000618 + 98

भारत 84578  
163081  
SPECIAL  
AUG 26 2013

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3522 2490  
 AND WHEREAS We are desirous of appointing some person/s to admit execution of the Agreement/s for Sale of flats/stilt/open/podium parking spaces/adjoining terraces executed by us in the above mentioned Building No.5, Wing "B" named Thakur Jewel situated, at Thakur Village, Kandivali (East), Mumbai - 400 101, (hereinafter referred to as "the said Building") and also to admit the execution and register the documents and Agreement/s for Sale executed with the prospective purchasers of such flats/stilt/open/podium parking spaces/adjoining terraces in the above mentioned Building before the Registrar/Sub-Registrar of Assurances at Mumbai or any other authorities and to do any incidental act thereof as deemed necessary on our behalf and for the purpose more particularly recorded as hereunder:-

NOW KNOW YE PRESENTS THAT, We, M/s. Thakur Brothers Agricultural Farm through it's Partner Mr. Jitendra R. Singh do hereby appoint, constitute and nominate (1) Mr. Karan V. Singh, (2) Mr. Rajesh Singh, (3) Mr. Rakesh Singh, (4) Mr. Suraj Singh and (5) Mr. Sagar Singh, the Directors of M/s. Thakur Realty Pvt. Ltd., to be our true and lawful attorneys, for us, in our name and on our behalf to do the followings acts, deeds and things, jointly or individually :-

(1) To admit execution on our behalf of documents executed by us regarding Agreement/s for Sale of flats/stilt/open/podium parking spaces/adjoining terraces in the said above mentioned Wing "B" of Building No.5 named Thakur Jewel

(2) To admit execution of the Agreement/s for flats/stilt/open/podium parking spaces/adjoining terraces in the said Building and to lodge such Agreements for registration with the Sub-Registrar of Assurance, or at such other place and to admit execution thereof before such authorities and for the



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Handwritten signatures and initials at the bottom of the page.

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purpose aforesaid to execute or to sign such letters, applications, forms as may be necessary.

- (3) To attend before any Registrar, Sub-Registrar or Dy. Registrar of Assurances of Bombay or any Authority to present for registration and admit execution of documents executed by us regarding Agreement/s for sale, Deed of Rectification/Confirmation, Release, Indemnity or other documents or writings, the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said Agreements, deed, instruments and writings or any of them, as fully and effectually as we ourselves could do.



- (4) To do all other such acts and things that may be necessary or incidental to registration of the Agreement for Sale with regards to the Sale of flats/stilt/open/podium parking spaces/adjoining terraces in the said building.

- (5) AND we hereby undertake to ratify and confirm all and whatsoever our said heirs shall lawfully do or cause to be done by virtue of the powers hereby given and the same shall be binding on us and shall be in full force and effect.



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#### SCHEDULE

✓ Flats/stilt/open/podium parking spaces/adjoining terraces in the above mentioned Building No.5, Wing "B" named Thakur Jewel, consisting of Ground + Podium + 22 Upper Floors, situated on land bearing C.T.S.No.792/11/C and 818A/2 to 10 of Village Poisar, at Thakur Village, Kandivali (East), Mumbai - 400 101.

Handwritten signatures and initials at the bottom of the page.

IN WITNESS WHEREOF M/s. Thakur Brothers Agricultural Farm have hereunto set our hands and seal on this 28<sup>th</sup> day of August, 2013.

SIGNED SEALED AND DELIVERED	
3322	28/8/13
BY THE WITHIN NAMED	
M/S. THAKUR BROS. AGRICULTURAL FARM)	

For Thakur Bros. Agricultural Farm

*Jitendra Singh*  
Partner



Through its Partner

Mr. Jitendra Singh

P.

in the presence of

1.

2. *Ketan*

SIGNED BY THE ATTORNEY

M/s. Thakur Realty Pvt. Ltd.,

Through it's Director/s

(1) Mr. Karan V. Singh

P.A.N.....

(2) Mr. Rajesh Singh

P.A.N.....

(3) Mr. Rakesh Singh

P.A.N.....



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For THAKUR REALTY PVT. LTD.

*K V Singh*

Director(s)



For THAKUR REALTY PVT. LTD.

*Rajesh Singh*

Director(s)



For THAKUR REALTY PVT. LTD.

*Rakesh Singh*  
Director(s)



बरल-4	
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(4) Mr. Suraj Singh

P.A.N.....



For THAKUR REALTY PVT. LTD.

*[Signature]*

Director(s)



(5) Mr. Sagar Singh

P.A.N.....



For THAKUR REALTY PVT. LTD.

*[Signature]*

Director(s)



In the presence of :

- [Signature]*
- Keval*



बरल-2/	
28 23 24	2
2023	



**THAKUR REALTY PVT. LTD.**

Regd. Off.: Thakur House, Ashok Nagar, Kandivali (E), Mumbai - 400 101.

Tel.: 28873257 / 28874057 / 58 / 59, 65708891 / 92 / 93 • Fax : 91-22-28878761

Email: email@thakurgroupofcos.com • Web: www.thakurgroupofcos.com

Certified true copy of resolution passed in the meeting of board of directors, as held on 22<sup>nd</sup> July, 2013 at 11.30 a.m. at the registered office of the company.

Resolved that all the Director/s is/are hereby authorized to accept the power to execute all kind of agreements, deeds, and documents with all the prospective purchaser/s and/or any purchaser for Building No.5 (Wing 'B') known as "Thakur Jewel" on plot bearing CTS No. 792/11/C and 818-A/2 of village - Poisar, Kandivali East, Mumbai 400101, Mumbai Suburban District on behalf of M/s. Thakur Brothers Agricultural Farm and all writing including registration of any documents of whatsoever nature, as may be necessary or expedient in order to give effect to this resolution.

It is further Resolved that either Shri Karan Singh or Shri Rakesh Singh or Shri Suraj Singh or Shri Nagar Singh or Shri Rajesh Singh (any one of them) are authorized to execute the Power of Attorney on behalf of all the directors with M/s. Thakur Brothers Agricultural Farm and register the Agreement for Sale or any other related documents before the sub-registrar or registrar and they are further authorized to submit all the documents which are required to get the registration of any premises in "Thakur Jewel" on behalf of M/s. Thakur Brothers Agricultural Farm

Resolution passed unanimously.

For Thakur Realty Pvt. Ltd.

*K.V. Singh*

Director.

Date : 22.07.2013

Place : Mumbai.



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बरल-८/	
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२०२३	



Form 1

# Certificate of Incorporation



Corporate Identity Number : U70200MH2007PTC167378

2006 - 2007

I hereby certify that THAKUR REALTY PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Mumbai on the 17TH day of JANUARY TWO THOUSAND SEVEN.



बरल-२/	
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२०२३	

(VIJAYA NAGORAO KHANDARE)

Registrar of Companies  
Maharashtra, Mumbai



TRUE COPY

VAIBHAV P. PANDYA  
Advocate

Valbhav Pandya, Advocate  
D-220, 2nd Floor,  
Bajirang Co-operative Hsg. Soc. Ltd.  
Cross Shiv Vallabh Road, Rawal Pada,  
Dahisar (E), Mumbai-400068

Please mark corrections, if any, alongside respective item and submit this document along with supporting documentary evidence for updation.

In case we do not receive supporting documents, correction required will not be considered. The documents are to be sent at following address :

3823	EC99C
2024	

Registrar of Companies  
RoC-Mumbai  
Everest, 100, Marine Drive  
Mumbai  
Maharashtra-400002  
INDIA

The envelope containing physical documents should be superscribed as "Application for Company/LLP Master Data Correction Request"

Company/LLP Master Data

Subject	Company/LLP Details/Particulars	Verification/Corrections, if any
CIN	: U70200MH2007PTC167378	
Company Name	: THAKUR REALTY PRIVATE LIMITED	
ROC Code	: RoC-Mumbai	
Registration Number	: 167378	
Company Category	: Company limited by shares	
Company Subcategory	: Other	
Class of Company	: Private	
Authorised Capital(In Rs.)	: 100,000,000.00	
Paid up capital(In Rs.)	: 20,000,000.00	
Number of Members (Applicable only in case of company without Share Capital)	: 50	
Date of Incorporation	: 30/01/2007	
Address of registered office	: THAKUR HOUSE, ASHOK NAGAR,, KANDIMLI - EAST MUMBAI Maharashtra-400101 INDIA	
Email Id	: email@thakurgroupofcos.com	
Whether listed or not	: Unlisted	
Date of Last AGM	: 25/09/2012	
Date of Balance sheet	: 31-03-2012	
Company Status (for filing)	: Active	

son/daughter of

of the company/LLP confirm that I have gone through the above details and correction suggested is true and correct to the best of my knowledge and belief.

I also confirm that the required documents for the correction suggested was filed earlier and evidence for the same is attached to the document.

I have been authorized by the board of directors' resolution dated to sign and submit this application.

Date:

Place

(Signature)



## YOUR POWER BILL

The Tata Power Company Limited

Distribution Customer Services, Dharmvi Receiving Station,

Near Shalimar Industrial Estate, Matunga West, Mumbai 400019



Lighting up Lives!

<b>Thakur Brothers Agricultural Farm</b> Thakur Group Of Companies (Flat No.102) Thakur House Ashok Nagar Kandivali (E) Mumbai 400101		Consumer No.: 15538	
Bill No 706378711	Tariff Category LTI- Residential	Bill Date 25.07.2013	
Bill Period 25.06.2013 To 25.07.2013	Next Meter Reading Date 23.08.2013	Bill Month JUL 2013	
Meter No. 36199102891	Supply Division BORMLI	Metered Units 1,611	
Type of Supply 3PHASE	Zone CZ	Bill Amount Payable (Rs.) 11,884.00	

Bill Amount On or Before Discount Date - 01.08.2013  
Rs. 11,783.00

Bill Amount On or Before Discount Date - 01.08.2013  
Rs. 11,884.00

CALL : 1-800-209-5161  
(24 x 7 Toll Free No.)

For bill & payment facilities, go on to cp.tatapower.com

For further communication please write to customercare@tatapower.com

Power Customer Relations Center / Cash & Cheque Counter.

Goregaon Samruddhi Co-op Housing Soc., Shop number 2, S V Road, (Landmark - Goregaon Police Station), Goregaon (W) Mumbai 400062

Sub-station, Marve Road, Nr Crematorium & Burial Ground, Atharva College, Bus / MIT Chowki Stop, Marve (W) Mumbai 400062

No.19 Rajnigandha Shopping Centre Building No 4, Near Gokuldham Temple Goregaon (E) Mumbai 400063

No.8 A & B, Kalpavruksh Garden Bldg No.1, Near Vasant Complex Mahavir Nagar, New Link Road Kandivali (W) Mumbai 400062

World Outlets (For other outlets, Call 18002095161).

Communication, Mishra Naresh Kumar Tirapit, Chahan Chaw, Al Nanjiwadi Nr Hanuman Mandirbiharitekdi Road Porsar, Kandivali (W) Mumbai 400101.

Krishna Enterprises, Radhakrishna Enterprise, Pathan Chawal, Hanuman Nagar, Kandivali (E) Mumbai 400101.

Key Station Drop Box.

End of platform number 2-3 facing the stairs, Kandivali (E) Mumbai 400101.

Indra, Lotus, Cosmos, Marigold, Thakur Village, Behind Gokul Condo Towers, Kandivali (E) Mumbai 400101.

For bill & payment facilities, go on to cp.tatapower.com

For further communication please write to customercare@tatapower.com

For bill & payment facilities, go on to cp.tatapower.com

For further communication please write to customercare@tatapower.com

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Tata Docomo Broadband

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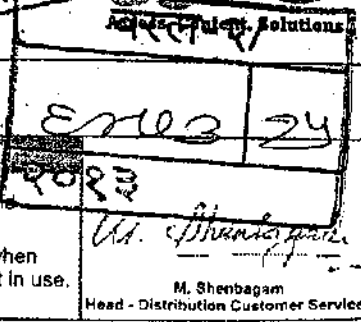
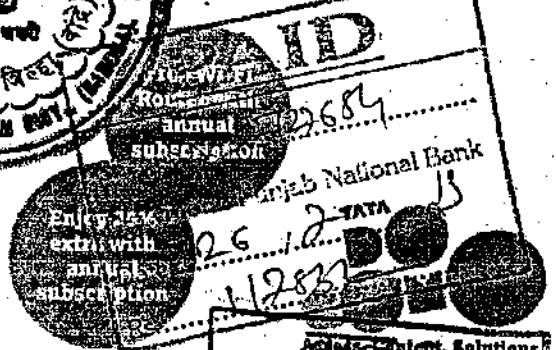
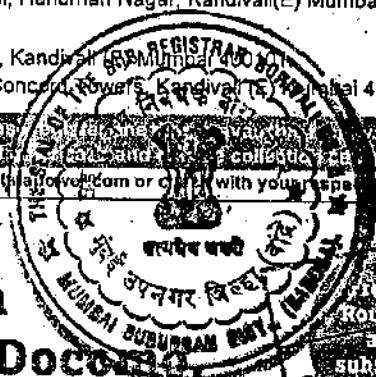
REGISTRATION NO. 127/CZ/01/019/ YEL 9930599835

As per the order dated 28/06/2013 vide Case No.179 of 2011, Tariff has been revised w.e.f. 1st July 2013 as under:  
 Charge & Energy Charge (Rs./kWh): 0-100 units-Rs.40 & 101-300 units-Rs.75 & Rs.3.62; 301-500 units-Rs.75 & 501 and above 500 units-Rs.100 & Rs.7.78

How to Save Electricity

- Switch off the lights and fans when not in use.
- Switch off the mains when the appliances are not in use.

M. Shenbagam  
Head - Distribution Customer Services



बल-८/	
३३.३३	१०९९
२०१५	



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAAFT0124E

नाम / NAME

THAKUR BROTHERS AGRICULTURAL FARM

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION

10-04-1975



*Al Singh*

निदेशक (पद्धति)  
TAX (SYSTEMS)

आयकर विभाग  
INCOME TAX DEPARTMENT  
THAKUR REALITY PRIVATE  
LIMITED  
30/01/2007  
Permanent Account Number  
AACCT6143Q  
Signature

बल-२/	
६४०३	१०
२०१३	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAIPS6558F



NAME

JITENDRA RAMNARAYAN SINGH

पिता का नाम / FATHER'S NAME

RAMNARAYAN ZAGDU SINGH

जन्म तिथि /DATE OF BIRTH

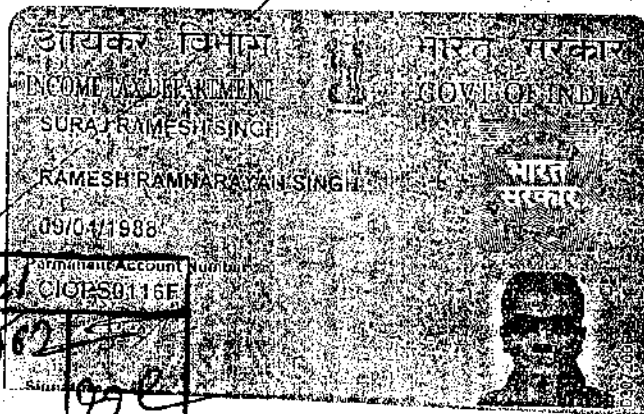
~~16-01-1960~~

**हरल-८।**

हस्ताक्षर / SIGNATURE

0822 आयकर निदेशक (सिस्टम्स)  
DIRECTOR OF INCOME TAX (SYSTEMS)





बल-८	3822	902
२०१५		



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AAFPS0093Q

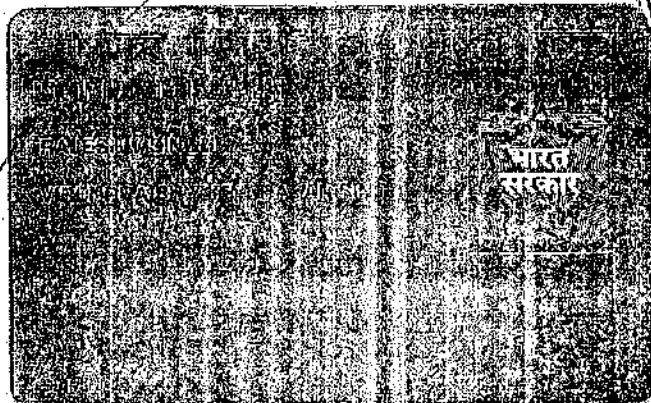
नाम /NAME  
RAKESH VIRENDRAKUMAR SINGH

पिता का नाम /FATHER'S NAME  
VIRENDRAKUMAR SHYAMNARAYAN SINGH

जन्म तिथि /DATE OF BIRTH  
19-07-1972

आयकर निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)



बल-२/
EXUB 70
२०१३





बल-61		
३३२३	१०३	११९
२०३५		



बल-२/	
६०८३	२९
२०१३	

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVERNMENT OF INDIA

बरल-८/

3322

90690

२०१५

VIVEK M KADAM

MANOHAR ANANT KADAM

H/O 7/7/78

Permanent Account Number

ASTP/K0458H

Signature

भारत  
सरकार



बरल-२/

8863

29

२०१३





Summary-2( दस्त गोपवादा भाग - २ )

क्र.

1. नाव:केवल - मकवाना

वय:24

पत्ता:बी /102 कृष्णा पॅलेस कांदिवली पूर्व डाय्या हातावर तीळ

पिन कोड:400101

बरल-८/	
3823	900 89e



2. नाव:विवेक - कदम

वय:32

पत्ता:बी /102 कृष्णा पॅलेस कांदिवली पूर्व छातीवर तीळ

पिन कोड:400101

स्वाक्षरी

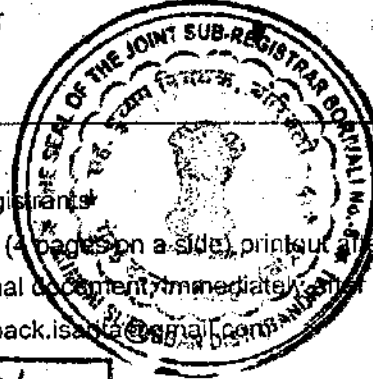
*[Signature]*



शिक्का क्र.4 ची वेळ:30 / 08 / 2013 12 : 39 : 06 PM

शिक्का क्र.5 ची वेळ:30 / 08 / 2013 12 : 39 : 17 PM नोंदणी पुस्तक 4 मध्ये

सह दु.नि.का-बोरीवली2



6473 /20

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बरल-२/	
Ex 103	20
२०१३	



प्रमाणित करणेत येते की या दस्तमोद एका...२०...पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. २,

मुंबई उपनगर जिल्हा

बरल-२/ Ex 103 / २०१३

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदता. 30 AUG 2013

दिनांक.

सह दुय्यम निबंधक, बोरीवली क्र. २,

मुंबई उपनगर जिल्हा

६२०-८१		
३४२३	००८	०९९
२०२५		



## घोषणापत्र

मी प्रति. रम

याद्वारे घोषित करतो की, दुय्यम

निबंधक को. वि. ल. र. १ यांच्या कार्यालयात म. र. २०११ या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. सुर. रम व इ. यांनी

दि. 30/08/2013 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त

नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा

अ.न्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून

उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे

कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

बटल-६१	
३४२२	१०९५९९
२०१५	

दिनांक : 16/5/2015

कुलमुखत्यारपत्रधारकाचा नाव

वै. सही



बदल-८१		
३३२२	११०९९९	
२०१५		



आयकर विभाग  
INCOME TAX DEPARTMENT  
सुरा प्रमेश सिंह  
RAMESH RAMNARAYAN SINGH  
09/04/1998  
Permanent Account Number  
COPSO116F

3823 99999e



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAFPS0093Q

नाम / NAME  
RAKESH VIRENDRAKUMAR SINGH

पिता का नाम / FATHER'S NAME  
VIRENDRAKUMAR SHYAMNARAYAN SINGH

जन्म तिथि / DATE OF BIRTH  
19-07-1972

हस्ताक्षर / SIGNATURE  
*R. Singh*

अधिकारी / DIRECTOR (प.स.)  
DIRECTOR OF INCOME TAX SYSTEMS

बल्लू-61		
3822	992	992
2084		



बल-२/	
3823	72899e
२०२३	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AAAFT0124E**

नाम / NAME  
**THAKUR BROTHERS AGRICULTURAL FARM**

निगमन/प्रवने की तिथि / DATE OF INCORPORATION/FORMATION  
**10-04-1975**



आयकर विभाग  
**INCOME TAX DEPARTMENT**

**THAKUR REALITY PRIVATE LIMITED**

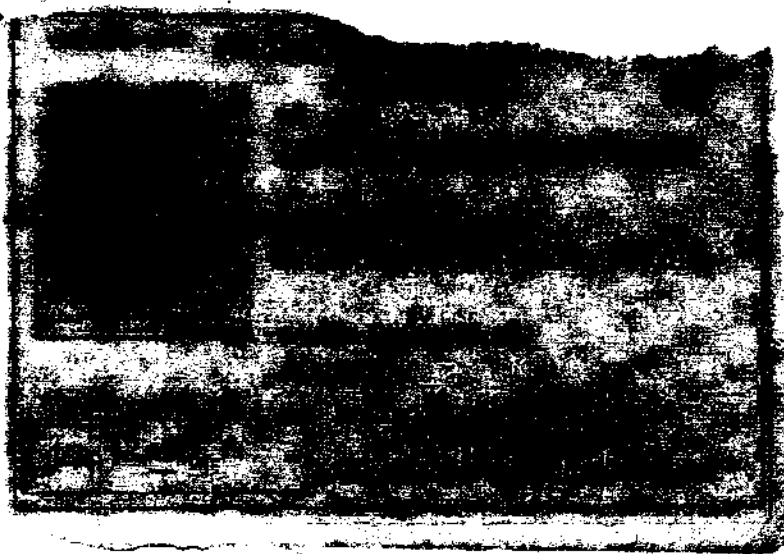
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Permanent Account Number  
**AACCT6143Q**

Signature

बल-२/	
Ex03	70
२०२३	

बल-८		
3823	990	90
2084		



THE SEAL OF THE GOVT. OF INDIA

13th DIST. BUREAU

GOVT. OF INDIA

13th DIST. BUREAU

GOVT. OF INDIA

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13th DIST. BUREAU

GOVT. OF INDIA

13th DIST. BUREAU

GOVT. OF INDIA

13th DIST. BUREAU

GOVT. OF INDIA

13th DIST. BUREAU

Flat No- 1202

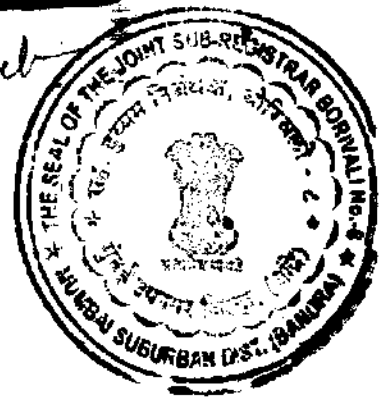
बहल-८१	
2823	999



(1)

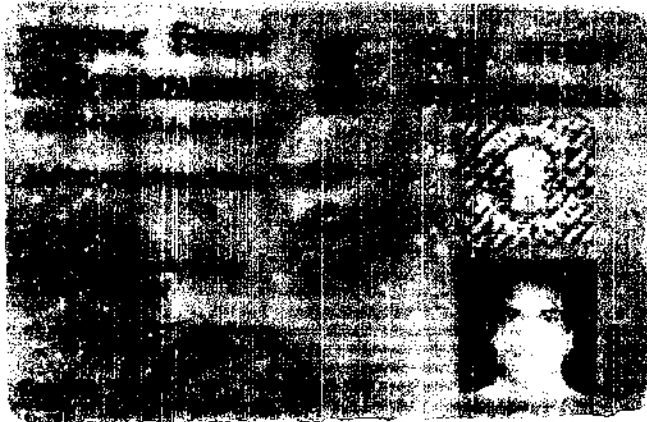
P. V. Panch

X P. V. Panch



बदल-८१		
2873	9899	
2024		

ANIL KUMAR SINGH  
 INDRA BAHADUR SINGH  
 02/07/1974  
 Permanent Account Number  
 GLO/1000000  
 3-11-1974  
 Signature





शनिवार, 16 मे 2015 11:10 म.पू.

दस्त गोश्वारा भाग-1

बरल8

दस्त क्रमांक: 3923/2015

दस्त क्रमांक: बरल8 /3923/2015

बाजार मूल्य: रु. 2,40,00,000/- मोबदला: रु. 2,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.12,50,000/-

बरल-८		
3923	990	990
२०१५		

दु. नि. मह. दु. नि. बरल8 यांचे कार्यालयात

पावती:4129

पावती दिनांक: 16/05/2015

अ. क्र. 3923 वर दि.16-05-2015

सादरकरणाचे नाव: जयश्री खुशालदास पारेख

रोजी 10:48 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2380.00

पृष्ठांची संख्या: 119

J.K. Parakh

दस्त हजर करणाऱ्याची सही:

एकुण: 32380.00

सह. दुय्यम निबंधक, नॉंदणी वृत्ती - ८  
मुंबई उपनगर जिल्हा.

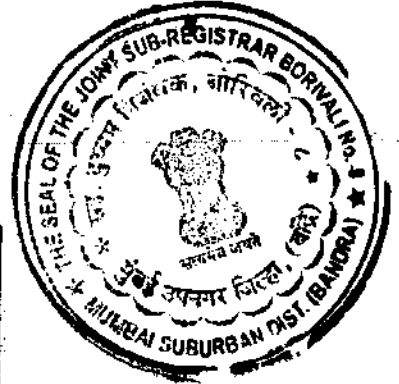
सह. दुय्यम निबंधक, नॉंदणी वृत्ती - ८  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 16 / 05 / 2015 10 : 41 : 55 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 16 / 05 / 2015 10 : 48 : 57 AM ची वेळ: (फी)



## प्रतिज्ञापत्र

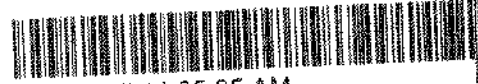
\* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

J.K. Parakh  
लिहून घेणारे :

J.K. Parakh

Summary-2(दस्त गोषवारा भाग - २ )



16/05/2015 11 05:25 AM

दस्त क्रमांक :बरल8/3923/2015

दस्ताचा प्रकार :-करारनामा

दस्त गोषवारा भाग-2

बरल8

दस्त क्रमांक:3923/2015

बरल-61

3022 99L 99L

२०१५

पक्षकाराचे नाव व पत्ता

लायाचित्र

अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:जयश्री खुशालदास पारेख  
पत्ता:201, 2रा मजल, शिवालय टावर, ठाकूर  
कॉम्प्लेक्स कांदिवली ईस्ट मुंबई 400101, 90 फीट  
रोड, काण्डीवाळी पूर्व, MAHARASHTRA,  
MUMBAI, Non-Government.  
पॅन नंबर:ABXPP7000P

लिहून घेणार  
वय :-60  
स्वाक्षरी:-

J.K. Parikh



2 नाव:खुशालदास मंगलदास पारेख  
पत्ता:201, 2रा मजल, शिवालय टावर, ठाकूर  
कॉम्प्लेक्स कांदिवली ईस्ट मुंबई 400101, 90 फीट  
रोड, काण्डीवाळी पूर्व, MAHARASHTRA,  
MUMBAI, Non-Government.  
पॅन नंबर:ABXPP6990Q

लिहून घेणार  
वय :-59  
स्वाक्षरी:-

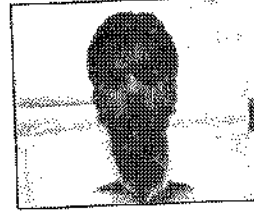
[Signature]



3 नाव:उर्मेश खुशालदास पारेख  
पत्ता:201, 2रा मजल, शिवालय टावर, ठाकूर  
कॉम्प्लेक्स कांदिवली ईस्ट मुंबई 400101, 90 फीट  
रोड, काण्डीवाळी पूर्व, MAHARASHTRA,  
MUMBAI, Non-Government.  
पॅन नंबर:AIQPP9766Q

लिहून घेणार  
वय :-33  
स्वाक्षरी:-

[Signature]



4 नाव:पूर्विका उर्मेश पारेख  
पत्ता:201, 2रा मजल, शिवालय टावर, ठाकूर  
कॉम्प्लेक्स कांदिवली ईस्ट मुंबई 400101, 90 फीट  
रोड, काण्डीवाळी पूर्व, MAHARASHTRA,  
MUMBAI, Non-Government.  
पॅन नंबर:AIQPP4735Q

लिहून घेणार  
वय :-33  
स्वाक्षरी:-

P. Parikh



5 नाव:ठाकूर ब्रधई एनिकेस अशोक नगर, कांदिवली ईस्ट  
मुंबई 400101, काण्डीवाळी पूर्व, MAHARASHTRA, MUMBAI, Non-Government.  
पॅन नंबर:CIOPS0116PBAANDRA

लिहून घेणार  
वय :-27  
स्वाक्षरी:-

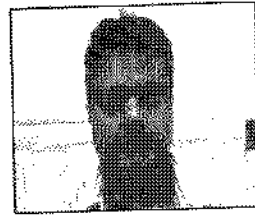
[Signature]



6 नाव:ठाकूर रियल्टी प्राईवेट लीमीटेड चे संचालक  
राजेश सिंह  
पत्ता:-, ठाकूर हाऊस अशोक नगर, कांदिवली ईस्ट  
मुंबई 400101, काण्डीवाळी पूर्व, MAHARASHTRA, MUMBAI, Non-Government.  
पॅन नंबर:AACCT6143Q

लिहून घेणार  
वय :-43  
स्वाक्षरी:-

[Signature]



वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:16 / 05 / 2015 10 : 56 : 13 AM

ठळक:-

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

Summary-2( दस्त गोषवारा भाग - २ )

अनु  
क्र.

पक्षकाराचे नाव व पत्ता

1 नाव:पंकज - राणे

वय:32

पत्ता:शॉप नं 12 शिव सागर बील्डींग ठाकूर कॉम्प्लेक्स  
कांदिवली ईस्ट मुंबई 400101

पिन कोड:400101

2 नाव:अनिल - सिंह

वय:39

पत्ता:वरिल प्रमाने

पिन कोड:400101

छायाचित्र

अंगठ्याचा ठसा

स्वाक्षरी



स्वाक्षरी



शिवका क्र.4 ची वेळ:16 / 05 / 2015 10 : 57 : 24 AM

शिवका क्र.5 ची वेळ:16 / 05 / 2015 10 : 57 : 38 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, बोरिवली - ८  
मुंबई उपनगर जिल्हा.

EPayment Details.

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Epagement Number

1

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२०१५		

प्रमाणित करण्यात येते की, या  
दस्तामध्य एकूण २२९ पाने आहेत

सह. दुय्यम निबंधक, बोरिवली- ८,  
मुंबई उपनगर जिल्हा

बोरिवली- ८, 13023 / २०१५

पुस्तक क्रमांक १, क्रमांक ३०२३वर  
नोंदला.

दिनांक २६ मार्च २०१५

सह. दुय्यम निबंधक, बोरिवली- ८,  
मुंबई उपनगर जिल्हा