

Manish

Mohandas Gurnani

Mohan Das Gurnani

Flat No. 903

Khar, Mumbai

REGISTRATION

पावती

Original/Duplicate

Wednesday, March 20, 2013

नॉव्ही नं.: 39म

5:54 PM

Regn.: 39M

पावती नं.: 2059

दिनांक: 20/03/2013

दस्तावेजाचा अनुक्रमांक: वदर15-1925-2013

दस्तावेजाचा प्रकार: करारनामा

सादर करण्याचे नाव: मोहनदास - गुरवानी

गोवणी की

दल होवाळणी की

पुढाची संख्या: 60

एकेण:

रु. 31200.00

आपणास हो दस्तावेज अदाज 6:14 PM होत व्हेस मिळेल आणि सोबत धावनेल प्रक व CD

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Tel : 022-61778151
E-mail :

Mode of Receipt

Receipt Id RECIN-MHMHSHCIL0114129398032440K

Receipt Date 29-DEC-2012

Received From Mohandas Rewachand Gurnani	Pay To
Instrument Type PAYORDER	Instrument Date 26-DEC-2012
Instrument Number 438083	Instrument Amount 2200000 (Twenty Two Lakh only)
Drawn Bank Details	
Bank Name Indian Overseas Bank	Branch Name Mumbai
Out of Pocket Expenses 0.0 ()	



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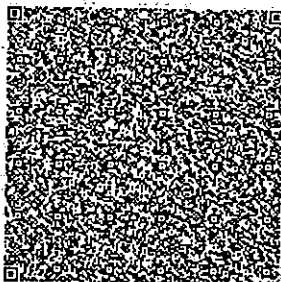
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd
Location : SRO-CUSTOM
Signature :
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH14282198455500K
Certificate Issued Date : 29-Dec-2012 10:36 AM
Account Reference : SHCIL (FI)/mhshcil01/SRO-CUSTOM/MH-MUM
Unique Doc. Reference : SUBIN-MHMHSHCIL0115178768045335K
Purchased by : Mohandas Rewachand Gurnani
Description of Document : Article 25(b) to (d) Conveyance
Property Description : Flat No-903, 9th Flr, Sneh Milan Khandelwal Friends CHS Ltd, 17th Rd, Khar (W), Mumbai-52
Consideration Price (Rs.) : 4,40,00,000
(Four Crore Forty Lakh only)
First Party : Orra Realtors Pvt Ltd
Second Party : Mohandas Rewachand Gurnani
Stamp Duty Paid By : Mohandas Rewachand Gurnani
Stamp Duty Amount (Rs.) : 22,00,000
(Twenty Two Lakh only)




Please write or type below this line

Agreement For Sale
Date: - 29/12/12
Orra Realtors Pvt Ltd,
Mohandas Rewachand Gurnani

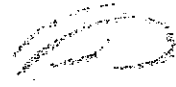
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Warning



Contents of this certificate can be verified and authenticated world-wide members of the public at www.shikasta.com or at any Authorised center address displayed at www.shikasta.com free of cost.

Alteration to this certificate renders it invalid. Use or an attempt to use without all the security features could constitute a criminal offence.

This document contains security features like coloured background with Geometric Flexible patterns and Subtle Logo images, Complex central design borders, Anti-copy text, the appearance of micro printing, watermarks and other Overt and Covert features."



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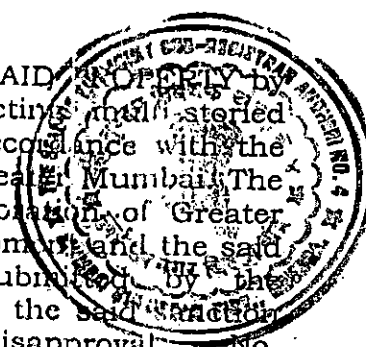
AGREEMENT FOR SALE

THIS AGREEMENT MADE on this 29th day of December 2012 BETWEEN **ORRA REALTORS PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, 1956 having its registered Office at Kamala House, Kamala City, Senapati Bapat Marg, Lower Parel, Mumbai-400 013, hereinafter referred to as "**THE DEVELOPERS**" (which expression shall unless otherwise repugnant to the context or meaning thereof be deemed to mean and include their successors and assigns) of the ONE PART AND

Mr. Mohandas Rewachand Gurnani having their present address **C-53, Saket Colony, Adarsh Nagar Jaipur 302004** hereinafter called as "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their administrators and assigns) of the SECOND PART.

WHEREAS

1. Khandelwal Friends Co-op. Housing Society Limited, a Co-operative Housing is absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of land together with 2 buildings of ground plus two upper floors standing thereon known as "Sneh-Milan" on two plots bearing Nos. 485 and 486 situate at 17th Road, Khar West, Mumbai 400 052 corresponding to CTS No. E/67 and E/68 of Village Bandra, Taluka Bandra, admeasuring 1714 sq mtrs or thereabouts which is more particularly described in the First Schedule hereunder written {hereinafter called "the said Property"}.
2. By virtue of the Development Agreement dated 11th September, 2009 between the Khandelwal Friends Co-op. Housing Society Limited, of the first part, Members of the Society of the second part and the DEVELOPERS herein of the third part registered in the Office of Sub-Registrar of Assurances at Mumbai under Serial No BDR-1-11156-2009 on 13th November, 2009 and the Power of Attorney executed in favour of the DEVELOPERS, the DEVELOPERS are absolutely entitled to develop and deal with the SAID PROPERTY on terms and conditions mentioned therein:
3. The DEVELOPERS are fully entitled to develop the SAID PROPERTY by demolishing the existing structures and constructing multi-storied building consisting of residential flats thereon in accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai. The DEVELOPERS had applied to The Municipal Corporation of Greater Mumbai for the sanction of the said proposed development and the said authority has sanctioned the building plan submitted by the DEVELOPERS and has granted to the DEVELOPERS the said sanction and the permission under Intimation of Disapproval No. CE/2715/WS/AII dated 27th August, 2009 hereto annexed and marked as "**Annexure A**".
4. As per the said Development Agreement, the DEVELOPERS are entitled to sell to the existing members and/or to the outsiders developers flats/premises as well as stilt/open car parking spaces in the new building to be constructed.
5. The DEVELOPERS are executing agreements for sale with various flat purchasers consisting of terms and conditions similar to those set out hereunder and it is also agreed that the said diverse flat Purchasers shall have to become a member / members of the said Khandelwal Friends



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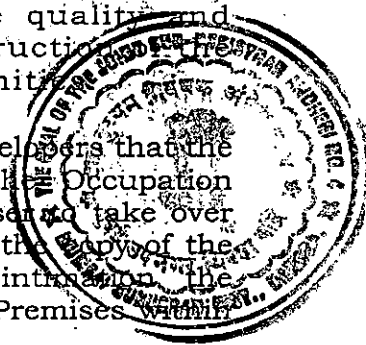
Co-op. Housing Society Limited, as per the bye laws of the Society and as specified in the Development Agreement.

6. The DEVELOPERS have entered into a 'STANDARD' Agreement with the Architects Shri. B.R.Gandhi & Associates registered with the Council of Architects which is as per the Agreement prescribed by the Council of Architects;
 7. The Developers have appointed Shri. Gireesh M. Rajadhyaksha structural engineer for preparing structural designs and drawings of the building in the said property and the Developers have accepted his professional supervision till the completion of the building.
 8. The Developers have prepared and submitted to the Municipal Corporation of Greater Mumbai (M.C.G.M) Building Plans for construction of Multistoried building on the said property.
 9. The Purchaser are desirous of acquiring and purchasing from the Developer one Ownership Flat being Flat No. **903** admeasuring about **113.17** square mt. carpet area, on the **9th** Floor of the proposed building under construction on the said Plot of Land, which is more particularly described in the Second Schedule hereunder written on Ownership Basis,. The Purchasers have demanded from the Developers and the Developers have given inspection to the Purchaser of the Development Agreement dated 11th September, 2009 relating to the said property and the plans, designs, specifications prepared by the Developer's Architect, Title Clearance Certificate, IOD/CC and of such other documents as are specified under the Maharashtra Ownership Flat Act 1963 and the Rules made there under;
 10. The Purchaser has satisfied himself of all the terms and conditions on which the said property is being developed and has satisfied themselves about the same, as also the title and Authority of the Developers in respect of the said property viz, to develop, construct and sell premises being constructed by the Developers thereon;
 11. The Developers have annexed hereto the copies of the following documents:
 - (a) Certificate of Title issued by M/s Kirit N. Damania & Co. the Advocates & Solicitors of the Developers, "**Annexure B**"
 - (b) Extract of Property Registered Card of the said property "**Annexure C**"
 12. The Developers have at the request of the Purchaser/s agreed to sell and allot the Purchaser/s Flat No. **903** on the 9th Floor of the area of approximately admeasuring **113.17** sq.mtrs. (carpet area) in the building to be constructed on the said property on the terms and conditions hereinafter appearing ;
 13. Under the Section 4 of the Maharashtra Ownership Flat Act 1963 Act the Developers are required to execute a written Agreement for Sale of the said flat to the Purchaser/s being in fact these presents and also to register the said agreement under the Registration Act ;
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- NOW THESE ARTICLES WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS;

1. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Developers to

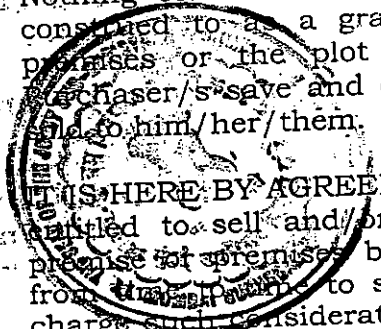
the Purchaser/s shall not be entitled to raise any objections relating to the title of the Developers later on. A copy of the Certificate of Title issued by Messrs. Kirit N. Damania & Co. Advocates and Solicitors, is annexed hereto and marked as "Annexure B".

2. The Developers shall sell and the Purchaser/s shall purchase Flat No. **903** having Carpet area of **113.17** Sq.mtrs. (approximately) (hereinafter referred to as "the said Flat") as shown in the red Colour line boundary line in the Floor plan annexed as "**Annexure D**", herewith (hereinafter for brevity's sake referred to as "said flat") along with 2 car parkings below podium for the price of **Rs. 4,40,00,000/- (Rupees Four Crores Forty lakhs Only)** which is exclusive of the proportionate price of the common areas and facilities appurtenant to the said premises.
3. The total consideration of **Rs. 4,40,00,000/- (Rupees Four Crore Forty Lakhs)** consideration for purchasing the said flat in the following manner:-
 - a. Purchaser has paid **Rs.3,51,00,000/- (Rupees Three Crore Fifty One Lakhs Only)** prior to execution of this agreement.
 - b. Purchaser shall pay **Rs.89,00,000/- (Rupees Eighty Nine Lakhs Only)** on handing over possession of the new flat.
4. The Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the said concerned local authorities, bodies and at the time of sanctioning the said plans or thereafter.
5. It is hereby agreed, declared and confirmed by the parties herein that present agreement is governed under the provisions of the Maharashtra Ownership Flats (Regulations of the Promotion of Sale, Management and Transfer) Act, 1963, (MOFA) as amended up to date.
6. It is hereby agreed, declared and confirmed by the Developers that they shall use the all the quality and standard materials of ISI quality for the construction of the building on the said Property i.e. external amenities.
7. It is hereby agreed, declared and confirmed by the Developers that on completion of the said project after getting the Occupation Certificate, the Developers shall intimate the Purchaser to take over the possession of the said Flat in writing along with the copy of the Occupation Certificate, on receipt of the such intimation the Purchaser shall take over the possession of the said Premises within 30 (thirty) days from the Developers.
8. The Developers shall co-ordinate with the said society to admit the purchaser as member of the said Society.
9. The Purchaser/s shall be admitted as the member of the Society on payment the amount of share money of Rs.250/- and admission fees of Rs.100/- and the Purchaser agrees to purchase the requisite shares of the Society. No charges will be payable by the Purchaser/s to the Developer for the membership of the Society.
10. The Purchaser/s doth/do hereby agree to bear and pay his/her/their proportionate share of all outgoings, cesses, taxes, rates and other charges including betterment charges, maintenance

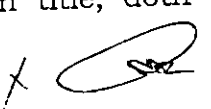



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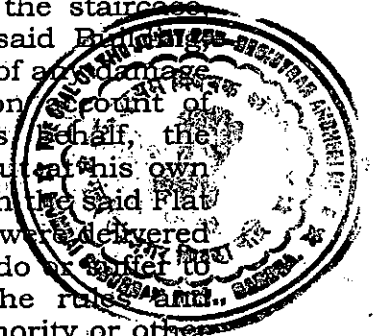
charges, water charges, electricity bills in respect of the said flat and also in respect of the common amenities and common areas in the said complex as may be determined by the Society on and from the date of Possession of Flat No. 803.

11. The Purchaser/s hereby agree/s that in the event of any amount by way of security deposit being payable to the Municipal Corporation of Greater Mumbai or to the State Government security deposit or any other payments of a similar nature in respect of the said property or any part thereof and/or the structure or structures to be constructed thereon for the purpose of giving water and electricity connection or any other tax or payment of a similar nature becoming payable by the Developers, the same shall be paid and/or reimbursed by the Purchaser/s to the Developers in proportion to the area of the said flat and in determining such amount, the decision of the Developers shall be final, conclusive and binding upon the Purchaser/s.
12. a) The Purchaser/s shall on demand deposit with the Developers a sum of **Rs.25000/-** towards the deposit to be made by the Developers for the electric meter and water connection of the said building to the Reliance Energy Ltd./ Tata Power, and the Municipal Corporation of Greater Mumbai for lighting domestic supply and water supply respectively.
b) The purchaser/s shall on demand pay a sum of **Rs.50,000/-** lump sum amount of legal charges for this agreement and **Rs.10,000/-** for cable charges.
c) The Purchaser/s is also aware that as per the Development Agreement entered by and between Developer and Khandelwal Friends Co-op. Housing Society Limited and its members that the new member/s of the Society is/are required to contribute proportionate amount towards Purchasers share towards Sinking Fund & Repair Fund to the Society and therefore the Purchaser/s shall pay to the Society such an amount as may be required by the Society.
13. Nothing contained in this Agreement is intended to be nor shall be construed to be a grant, demise or assignment in law of the said premises or the plot and building or any part thereof upon the Purchaser/s save and except claim in respect of the Flat agreed to be sold to him/her/them.
14.  IT IS HEREBY AGREED AND DECLARED THAT the Developers shall be entitled to sell and/or dispose of and/or assign any of the unsold premises or premises belonging to the Developers in the said Building from time to time to such person or persons or to such body and to charge such consideration or moneys or price as the Developers may in their absolute discretion think fit. It is further agreed that the consideration of price so received by the Developers shall be appropriated by the Developers for their own absolute use and benefit and the Purchaser/s shall not raise or make any objection or claim thereto at any time.

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15. The Developers shall in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement have a first lien and charge on the said flat agreed to be purchased by the Purchaser/s.
16. The Purchaser/s doth hereby for themselves with intention to bind all persons into whosoever hands the said Flat may come and his/ her /theirs successors in title, doth hereby covenant with Developers as follows;

- a. To maintain the said Flat at Purchaser's cost in good tenable repair and condition from the date the possession of the said Flat is taken and shall not do or suffer to be done anything in or to the Building in which the said Flat is situated, and also the common areas and facilities 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 to the Building in which the said Flat is located and the said Flat itself or any part thereof.
- b. To maintain at his/her/their own costs the said Flat, agreed to be purchased by him/her/them, in the same condition, state and order in which it was delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Government, Local Bodies and Authorities, Electricity Supply Company, the Society as the case may be
- c. The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any Flat or any part of the said building or cause any increased premium to be payable in respect thereof and/ or which is likely to cause nuisance or annoyance to users and occupiers of the other Flat in the said Building. However it is clarified that this does not cast any obligation upon the Developers to insure the said building or the Flat agreed to be sold to the Purchaser/s.
- d. To use the flat or any part thereof or permit the same to be used for residential purpose and shall use the parking space allotted to him only for the purpose of keeping or parking the Purchaser/s own vehicle and not for any other purpose.
- e. Not to store in the said Flat any goods which are of hazardous, combustible or dangerous or are so heavy as to damage the construction or structure of the said Building or storing of which goods is 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 staircase, common passages or any other structure of the said Building including entrances of the said Building and in case of any damage is caused to the said Building or the said Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the same. To carry out at his own costs all internal repairs to the said Flat and maintain the said Flat in the same condition, state and order in which they were delivered by the Developers to the Purchaser/s and shall not do or suffer to be done anything which may be forbidden by the rules, 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 provision, herein contained the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- f. Not to demolish or cause to be demolished the said Flat or any part thereof, and 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 Flat and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other part of the said Building and the Purchaser/s shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Part or other structural members in the said Flat without the prior written permission of the Developers and/or Society as the case may be. In case on account of any alterations being carried out by the Purchaser/s in the said Flat (whether such alterations are permitted by the Concerned



said Flat or any /	
part thereof, and 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	

Local Authorities or not) any damage to the adjoining Flat or to the Flat situated below or above the said Flat (inclusive of leakage of water and damage to the drains) the Purchaser/s shall at his/her own costs and expenses repair such damage (including recurrences of such damages.)

- g. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said property and the said Building.
- h. The Purchaser/s shall observe and perform all the rules and regulations of Society and all terms and conditions as mentioned in Development Agreement made for the protection and the maintenance of the Building and the flat therein and for the observance and performance of the Building rules and Regulations and the Bye Laws for the time being of the concerned Local Authorities and the Government and other public bodies. the Purchaser/s shall also observe all the stipulations and conditions laid down by the Society regarding the occupation and use of the flat in the Building and shall pay and contribute regularly and punctually towards taxes expenses and other outgoings payable by him in accordance with the terms of the agreement.

17. The Purchaser shall not at any time demolish or do or cause to be done any additions or alterations of whatsoever nature in the said premises or any part thereof without obtaining prior written permission of the Developers. The Purchaser shall keep the said premises walls, partitions, sewers, drains, pipes and appurtenances thereto in good and tenantable repair and condition. The Purchaser shall not permit the closing of the niches or Fire-Escape balconies or make any alterations in the outside elevations and outside color scheme of the premises to be allotted to him/her/them.

18. After taking the possession of flat the Purchaser/s shall have no claim right title interest of any kind or nature against the Developers in respect of any item of work in the said flat, which is alleged not to have been carried out or completed.

19. The Purchaser/s hereby covenant/s with the Developers to pay all the amounts liable to be paid by the Purchaser/s under this Agreement and to observe and perform all the covenants and conditions contained in this Agreement and to keep the Developers indemnified against the said payments and observance and performance on his/her/their part of the said covenants and conditions. The Purchaser/s further covenant to strictly abide by what is agreed in clauses 10,11,12 & 18 herein contained and will continue to abide by the same at all times as long as he remains entitled to the said flat.

20. After the possession of the said premises is handed over to the Purchaser/s and any additions or alterations in or about or relating to the said buildings are required to be carried out by the Government, Municipal Corporation of Greater Mumbai or any other statutory authority, the same shall be carried out by the Purchaser/s of the said premises in the said building at his/her/their own costs and the Developers shall not be at any time be in any manner liable or responsible for the same or any part thereof.

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

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL those pieces and parcels of land with two buildings of the ground plus two upper floors standing thereon and known as "Sneh Milan" on the plots of land bearing No.485 and 486 of BSDSS VII, situate at 17th Khar Road (West), Mumbai 400 052, bearing corresponding CTS No. E67 and E 68 of Village Bandra, Taluka Bandra in the Registration Sub-district of Bandra and Registration District of Mumbai Suburban in all admeasuring about 1,714sq. m. or thereabouts bounded as follows:-

On or towards North : by Plot bearing CTS. No.69 of Village Bandra.
 On or towards South : by Plot bearing CTS. No.66 of Village Bandra.
 On or towards East : by Plot bearing CTS. No.60, 61 and 62 of Village Bandra.
 On or towards West : by 17th Road Khar.

SECOND SCHEDULE ABOVE REFERRED TO

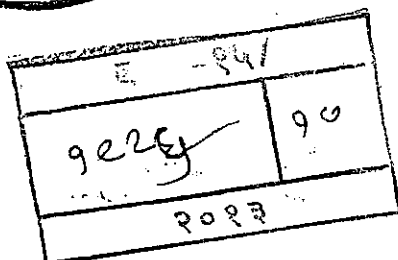
Flat No.903 on 9th floor admeasuring approximately **113.17** sq.mtrs. carpet area alongwith 2 car parking below podium in "Sneh Milan Khandelwal Friends Co-op. Housing Society Limited, situated at 17th Road, Khar (West), Mumbai 400052.

SIGNED SEALED AND DELIVERED by the
 Within named "THE DEVELOPERS" For **ORRA REALTORS PVT. LTD.**
ORRA REALTORS PVT. LTD.
 Through the hands of its Authorised Signatory Ravi S. Bhandari
 in the presence of

Pradeep Rai


SIGNED SEALED AND DELIVERED by the
 Within named "PURCHASER/S."
Mohandas Rewachand Gurnani
 in the presence of

Subl



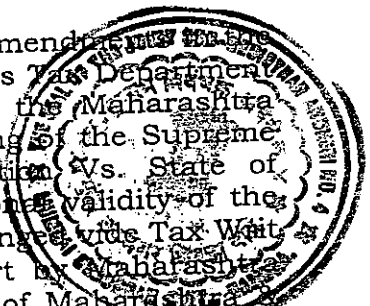
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22. The letters, receipt and/or notices issued by the Developers dispatched under Certificate of Posting to the address given to them by the Purchaser/s as hereinafter mentioned shall be deemed to be served upon him/her/them and shall completely and effectively discharge the Developers.

Mr. Mohandas Rewachand Gurnani
C-53, Saket Colony,
Adarsh Nagar Jaipur 302004

23. Out of pocket cost charges expenses including Stamp duty, Service Tax as applicable and registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser/s alone. If due to any changes in Government Policy and by virtue of the same if any additional Stamp duty, registration charges and/or any other taxes/rates are levied the same shall be also paid by the Purchaser/s alone.
25. The Purchaser/s will lodge this Agreement for registration with Sub-Registrar of Assurance at Mumbai and the Developers will attend the Sub-Registrar and admit execution thereof after the Purchaser/s inform/s them of the number under which it is lodged for registration by the Purchaser/s.
26. After the said Building shall have been completed and the Occupation Certificate shall have been issued by the Brihan Mumbai Mahanagar Palika (BMC) and the Developers shall have received full consideration money from the Purchaser/s the Developer shall inform the Society to admit the Purchaser/s as the members of the Society. On such admission the Purchaser/s shall purchase the requisite number of Shares in the Share Capital of the Society and abide by all the Bye-Laws of the Society
27. The purchaser /s is/are aware that there have been amendments to the Maharashtra Value Added Tax Act, 2002 and the Sales Tax Department has purported to take a stand that the provision of the Maharashtra Value Added Tax Act 2002 is amended to apply ruling of the Supreme Court in case of K. Raheja Development Corporation vs. State of Karnataka reported in 141 STC 298. The Constitutional validity of the amendments, referred to hereinabove, has been challenged in Tax Writ Petition No.2022 of 2007 in the Mumbai High court by Maharashtra Chamber of Housing Industry & Ors. against State of Maharashtra. Ors. and accordingly an interim order dated 7th December, 2007 read with rectified order dated 8th February, 2008 has been passed in the said Writ Petition and the same is waiting final disposal. The purchaser /s hereby undertakes to pay and discharge the liability of all VAT dues on the transaction as contained in the Flat Ownership Agreement in event it is held for any reason that such transaction is subject to VAT, and / or any other taxes / service taxes as levied by the state / Central Govt., within one week of calling to pay so by the Developer. The purchaser is aware that the possession of the flat shall be given on clearance of all payments including taxes.
28. The PAN Number of the Purchaser/s and owner are as under:



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Purchaser/s : **Mohandas Rewachand Gurnani ACNPG5378C**

Developers : **Orra Realtors Pvt. Ltd. AABCO1008L**

Annexure "A"

EC-48

This L.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act 1974

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

ex. Engineer Bldg. Proposal (W.S.)
H and K — Wards,
Municipal Office, R. K. Parker Marg
Bandra (West), Mumbai-400 050.

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

No. CE/2715/WS/AII

27 AUG 2009

No. E.B./CE/

BS/A

of 200 - 200

MEMORANDUM

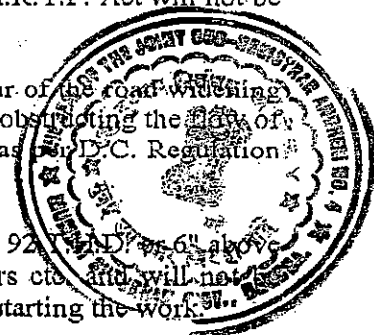
Khandelwal Friends C.H.S. Ltd.

Municipal Office,
Mumbai200

With reference to your Notice, letter No. 44/337 447 dated 12/6/09 200 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at CTS Nos. E/67 & E/68 of vill. Bandra at 17th Rd., Khar (W), Mumbai furnished me under your letter, dated 200. I have to inform you that I cannot approval of the building 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 up-to-date, my disapproval by thereof reasons :-

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

- 1) That the commencement certificate under section 44/69-(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92' 6" or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.) / F.F.S.W.D. of W.S. before submitting B.C.C.
- 5) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.



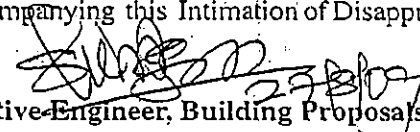
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() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() 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 26 AUG 2010 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, Wards.

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 or occupation is detected by the Assessor and Collector's Department.

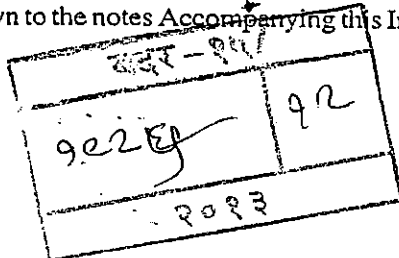
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance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

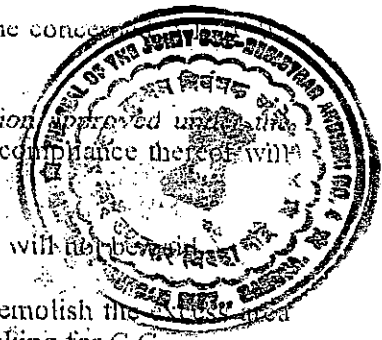
Attention is drawn to the notes Accompanying this Intimation of Disapproval.



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Ex. Engineer Bldg. Proposal
H and K -- Wards,
Municipal Office, R. K. Patkar
Wandera (West), Mumbai-400

- 7) That the regular / sanctioned / proposed lines and reservations, C.R.Z. marking will not be got demarcated at site through A.E.[Survey] : E.E. [T&C] : E.E.[D.P.] : D.I.L.R. before applying for C.C.
- 8) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 9) That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Asst. Commissioner [H/West Ward] that the ownership of the setback land will not be transferred in the name of M.C.C.M. before demolition of existing building.
- 10) That the agreement with the existing tenant alongwith the list will not be submitted before C.C.
- 11) That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 12) 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.
- 13) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 14) That the requirements of N.O.C. of (i) Reliance Energy, (ii) S.G. (iii) P.C.O., (iv) A.A. & C. H/West Ward, (v) S.P. (vi) S.W.D., (vii) M.T.N.L., (viii) H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate : B.C.C.
- 15) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 16) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concess [H/West ward] shall not be submitted before applying for C.C.
- 17) That the true copy of the sanctioned layout/sub-division amalgamation approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
- 18) That the development charges as per M.R.T.P. (amendment) Act-1992 will not be paid.
- 19) That the registered undertaking in prescribed proforma agreeing to demolish the if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 20) That the N.O.C. from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
- 21) That Betterment charges or lucrative premium will not be paid in respective Ward Office and certificate /receipt will not be submitted before asking for C.C.
- 22) That the requisite premium as intimated will not be paid before applying for C.C.
- 23) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

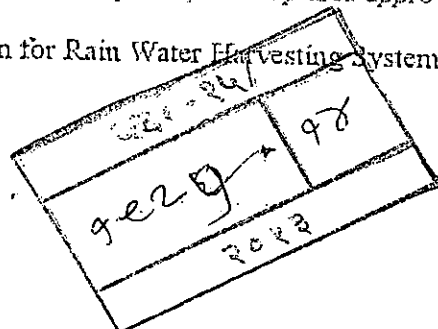


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Engineer, Prop.
H and K - War
Municipal Office, R. K. P.
Randia (West), Mumbai-40

- 24) That the C.C. shall not be asked unless payment of advance for providing treatment construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 25) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 26) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 27) That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 28) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 29) That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
- 30) That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 31) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 32) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 33) That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 34) That the registered undertaking for not misusing the part / pocket terraces / A.F.L.L.s. and area claims of the office of F.S. shall not be submitted.
- 35) That the registered undertaking for water proofing of terrace and Danti traps shall not be submitted.
- 36) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 37) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 38) That the design for Rain Water Harvesting System from Consultant shall not be submitted.



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cx. Engineer Bldg. Proposal
H and K — Wards,
Municipal Office, R. K. Patka
Sandro (West), Mumbai-400

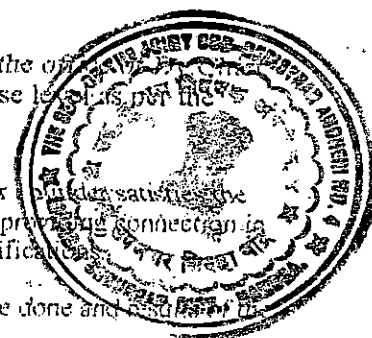
- 39) That the necessary remarks for training of nalla/construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
- 40) That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area whichever is less will not be paid before further C.C.
- 41) That the 'Debris Management Plan' shall not be got approved from Executive Engineer (Env.) K/West and the conditions therein shall not be complied with.
- 42) That the N.O.C. from Collector — M.S.D. for excavation of land shall not be submitted.
- 43) That remarks / specifications regarding formation level and construction of road from the office of Dy. Chief Engineer (Roads) W.S. shall not be obtained before applying for C.C.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
3. That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work above plinth level.
4. 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.
5. That the N.O.C. from A.A. & C. [H/West Ward] shall not be submitted.
6. That the plinth stability certificate from R.C.C. consultant shall not be submitted.
7. That the work-start notice shall not be submitted.
8. That the design of the road crust obtained from the Road Consultant of the office of Engineer [Roads] W.S. to carry out the construction of road upto sub-base level as per the design shall not be complied with before asking for C.C. beyond plinth.
9. That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
10. That the testing of building material to be used on the subject work shall not be done and same will not be submitted periodically.
11. That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE C.C. :-

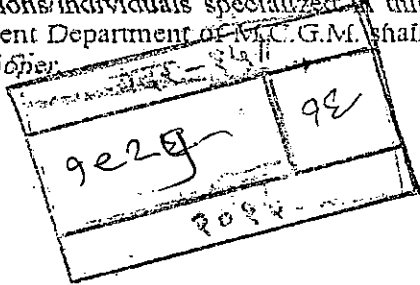
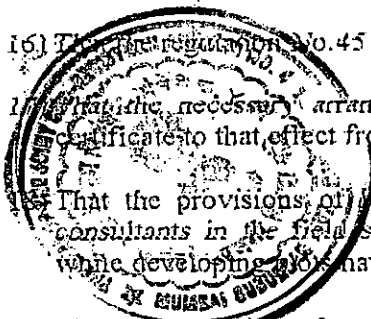
- 1) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system or the residential part of the building will not be affected.
- 2) That some of drains will not be laid internally with C.I. pipes.



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- 3) That the dust bin will not be provided as per C.E.'s circular No. CE/9297-II dated 26.6.1978.
- 4) That the surface drainage arrangement will not be made in consultation with L.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5) That the existing well will not be covered with R.C.C. slab.
- 6) That the 10' wide paved pathway upto staircase will not be provided.
- 7) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 8) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 9) That the carriage entrance will not be provided before starting the work.
- 10) That the parking spaces will not be provided as per D.C.R. No.36.
- 11) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 12) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 13) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 14) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 15) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 16) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 17) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 18) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts.
- 19) That the regulation from fire safety point of view as per D.C.R.91 shall not be complied with.
- 20) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.



ex. Engineer (Bldg. Prop)
H and K - W
Municipal Office, R. K. 1
Sandra (West), Mumbai

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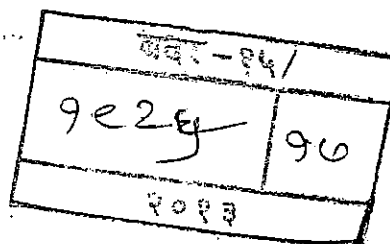
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- 21) That the Drainage Completion Certificate shall not be submitted.
- 22) That the Lift Inspector's completion certificate shall not be submitted.
- 23) That the structural stability certificate shall not be submitted.
- 24) That the Site Supervisor's completion certificate shall not be submitted.
- 25) That the smoke test certificate shall not be submitted.
- 26) That the water proofing certificate shall not be submitted.
- 27) That the setback area shall not be transferred in the name of M.C.G.M.
- 28) That the P.R. Card for amalgamated plots in the name of applicant shall not be submitted.
- 29) That the final completion certificate from C.F.O. shall not be submitted.
- 30) That the N.O.C. from A.A. & C. [H/West Ward] shall not be submitted.
- 31) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 32) That the construction of road including S.W. Drain and footpath, providing central dividers, lane marking and providing street furniture and obtain completion certificate from E.E. [Roads] W.S. shall not be submitted before applying for occupation.
- 33) That the payment towards the difference in pro-rata cost of C.C. road and asphalt road for road width of 18.30 mtrs. and above shall not be made in the office of Dy. Chief Engineer [Roads] before applying for occupation.
- 34) That the Energy Conservation Systems as stipulated vide circular under No/ChE/M&E/1063 dt. 16/06/2008 shall not be complied with.

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

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

Executive Engineer
(Building Proposal) W.S. H/E [H/W. Wards]

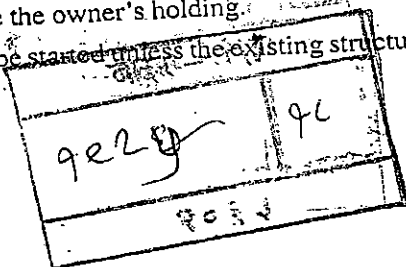


No. EB/CE/ 2715/MS/ASH 27 AUG 2009

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- (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 flushing 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.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 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 their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) 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 and 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 245 of the Bombay Municipal Corporation Act and as per the terms and conditions for provision to the layout.
- (14) Creation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access 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 adjoining 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.



- (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) (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 of 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 its 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 same 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 38 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 cisterns 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 highly serving the purpose of a lock and the warning pipes of the ribbet pretessel with screw of some large pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 5 mm. in diam. the cistern shall be made easily, safely and permanently a ceasible by providing a fixed ladder and the upper ends of the ladder should be earmarked and extended 40 cms. above the top where the ladder and 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.

COPY TO-ARCHITECT OWNER

Executive Engineer
(Building Proposal) W.S. H/E & H/W Wards
Zones Wards.

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Annexure "B"

KIRIT N. DAMANIA & CO.

ADVOCATES & SOLICITORS

Kirit N. Damania,
LLB Solicitor

Resi. :
Flat No. 113, 11th Floor,
Rewa Apartments,
T G Pavillion Compound
Bhulabhai Desai Road
Mumbai - 400 026.

Telephone : 2282 3317
Office : 2282 5965
2287 2908 (Fax)
Resi. : 2351 0503
E-mail : kiritdamanial@vsnl.net

Office :
Unit No. 1113, 11th Floor,
Raheja Centre,
Free Press Journal Road,
Nariman Point, Mumbai - 400 021.

TO WHOMSOEVER IT MAY CONCERN

Re :- Land with two buildings of the ground plus two upper floors standing thereon and known as "Sneh Milan" on the plots of land bearing No.485 and 486 of BSDSS VII, situate at 17th Khar Road (West), Mumbai 400 052, bearing corresponding CTS No. E67 and E 68 of Village Bandra, Taluka Bandra in the Registration Sub-district of Bandra and Registration District of Mumbai Suburban in all admeasuring about 1,714sq. m. or thereabouts together with the building known as 'Khandelwal Friends' belonging to Khandelwal Friends Co-op. Hsg. Soc. Ltd. (herein referred to collectively know as the "said property").

This is to certify that we have investigated the title of the above named Khandelwal Friends Co-operative Housing Society Ltd., (herein referred to as 'THE SOCIETY') to the above property and have found the same to be clear and marketable and free from encumbrances. The Property is purchased by the Society under a registered Conveyance dated 11th November 1965.

2. The above named land bearing No.485 and 486 of BSDSS VII, situate at 17th Khar Road (West), Mumbai 400 052, bearing corresponding CTS No. E67 and E 68 of Village Bandra, Taluka Bandra, is thus absolutely seized and possessed by the above said society.

(SND)

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3. The Society has twenty members.

4. By and under a Development Agreement dated 11-09-2009 (registered with the Sub-Registrar of Assurance, Bandra, Mumbai under Serial No. BDR-1/11156 of 2009 registered on 13/11/2009) and expressed to be made between the Society of the First Part; the said 20 Members as the Members of the Second Part; and Orra Realtors Pvt. Ltd., as the Developers of the Third Part, the Society and the said Members have granted development rights in respect of the said Property unto the Developer. As per the said Development Agreement the Developer is entitled to demolish the existing building 'Khandelwal Friends' (which was in dilapidated condition) and to construct on the said Property a new building utilising therein not only the Floor Space Index (FSI) as available in respect of the said Property on the basis of its physical area (which such FSI is 1) but also the FSI of other Properties by way of Transfer of Development Rights (TDR) and also to utilize further FSI in lieu of the area comprised in liftwells, staircase, balconies and other common amenity areas of the proposed new building in accordance with the provisions of the Development Control Regulation which are in vogue in Brihan Mumbai.

5. As per the said Development Agreement the Developer is to allot to the existing 20 members of the Society 20 flats in the new building to be constructed on the said Property as also to sell the remaining flats on ownership basis to the persons of the choice of the Developer and the Society has agreed to admit the persons to whom the Developer shall sell such flats as its members.

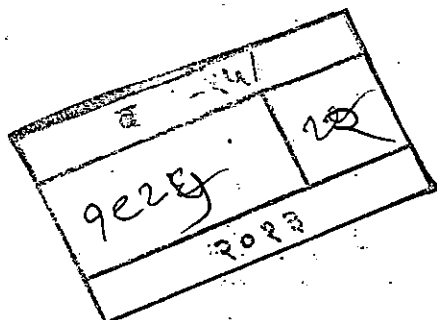
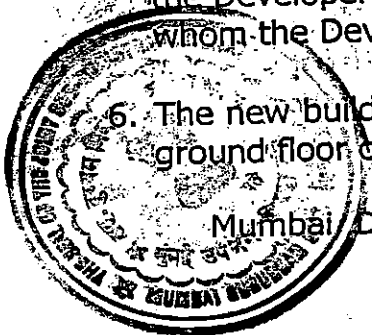
6. The new building to be constructed on the said Property will be of ground floor on stilts and eight upper floors.

Mumbai Dated this 4th day of February, 2010

For KIRIT N. DAMANIA & CO.

Kirit N. Damania

PROPRIETOR



Annexure 'C'

जिल्हा - मुंबई

जिल्हा/न.मु.मा.का. - न.मु.अ.बादा

पत्रांक - ३ बाई

साक्षीनाम लिखित अकराव्या क्रमांकाचे पत्रांक (३)

पत्रांक / मा.मा.मा. पत्रांक



Sqr. yds.
[१६०]
[१०२४]
चौ.फि.
८५६.२

C

Assnt. included in B/619

जिल्हा मंडळ धारक
[१] Mr. V.G.Motwane, - original holder from]
[Govt.as per agreement dt.२१-४-४४.]

व्यक्तिगत

दिनांक

पत्रांक

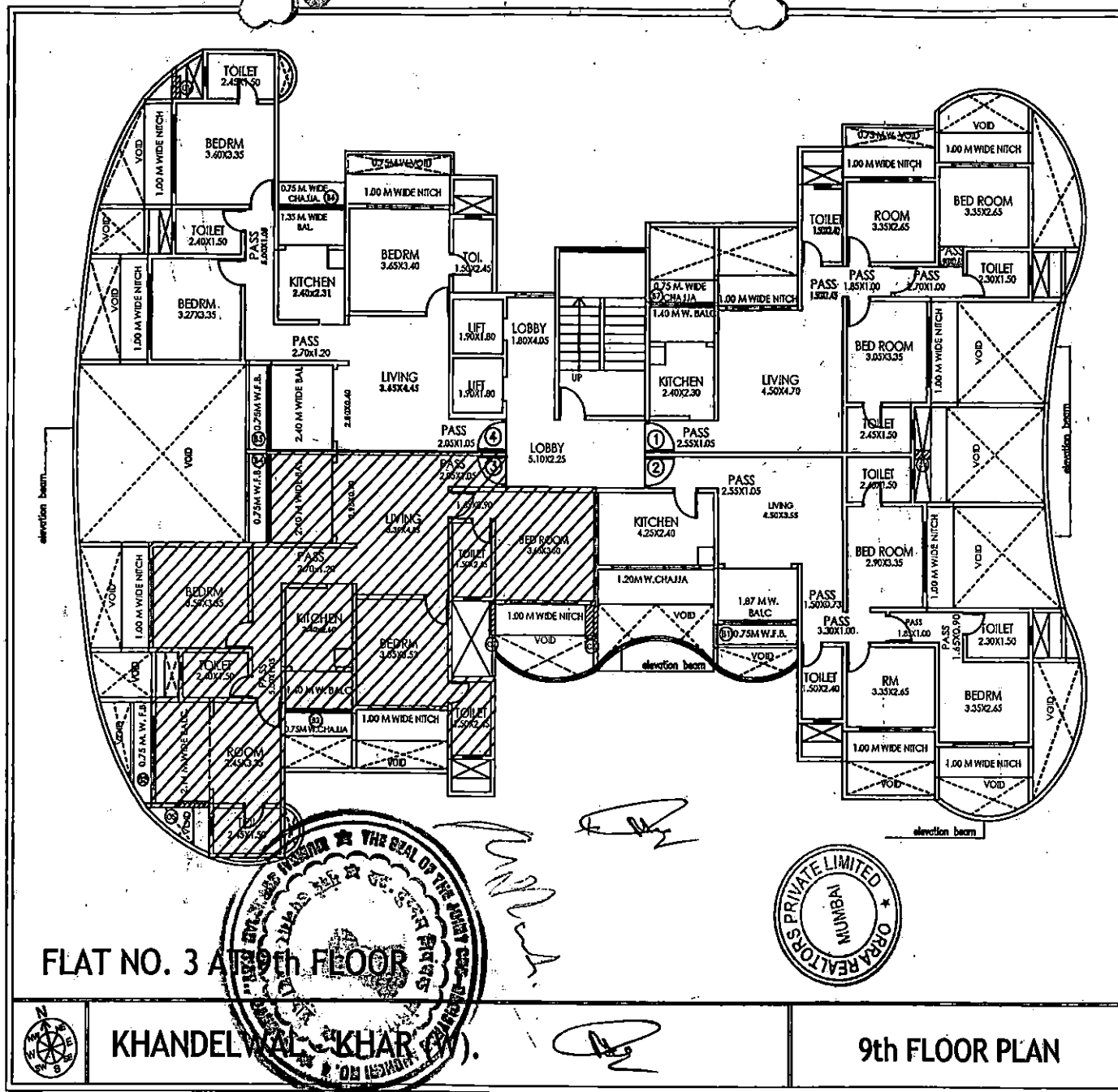
पत्रांक	१३/०३/१९५०	See CTS No. E/६३		खंड क्रमांक	नवीन धारक (या) पहिले धार (या)	साक्षीनाम
०६/०३/१९५३	area corrected as per Collector's No. CTS SR ७/५३ dt=२३.२.५३	Sale deed for Rs. १५३६०/२३.४.१९५८ from V.G.Motwane and other (D.R.at serial No. २१४४ at Bombay on.४/१/५८)	खंडी रु. १५४६२४/२.१०.६३	स.र. (नं०) २५४७	(H) Girdharilal Kapoor son of Kanshiram Kapoor (H) Joint Holder (२) Hassaram Visharam Motwane	सही - City Survey Officer Bandra सही - CTSO सही - २४/४/१९५९ C.T.S.O.
०१/०४/१९५९	Sale deed for Rs. १५३६०/२३.४.१९५८ from V.G.Motwane and other (D.R.at serial No. २१४४ at Bombay on.४/१/५८)	खंडी रु. १५४६२४/२.१०.६३				सही - २४/४/१९५९ C.T.S.O.
१९६५						सही - २४/४/१९५९ C.T.S.O.
२८/०५/१९६९	मा.स.व्या.१९५६.व्या.वजत मापणारे कायद्यानुसार मा.स.व्या.१९५८ अंमलबजावणी कायद्यानुसार व मा.स.व्या.१९५८ अंमलबजावणी कायद्यानुसार केले.					सही - २४/४/१९५९ C.T.S.O.
१७/१०/१९७०	वि.शे.आकार व मुदत E/६७ परा					सही - २४/४/१९५९ C.T.S.O.
०४/१२/१९७२	वि.शे.आकार व मुदत R/६७ परा					सही - २४/४/१९५९ C.T.S.O.
०५/०१/१९८४	वि.शे.साला व मुदत E/६७ परा					सही - २४/४/१९५९ C.T.S.O.



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१८२४-०५/

(१ - १ - १)

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Annexure "D"

FLAT NO. 3 AT 9th FLOOR

KHANDELWAL KHAR

9th FLOOR PLAN





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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 2327- (BSH/WS/AH/AK of 19 APR 2010)
COMMENCEMENT CERTIFICATE

22, Engineer Bldg, Proprietor RW
H and K - Wards,
Municipal Office, R. K. Patkar W
Bldg (Floor), Mumbai-400 03

To: Khemalciwal Friends
CHU

Sir,

With reference to your application No. 2327 dated 18.6.09 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Demolition of 60/1 b/c CTS No. E167, E16
at premises at Street 15th Road village Bandra plot
No. 15th Road situated at Khemalciwal in CHU Ward.

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2. That no 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 one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

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 of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have contravened the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the person to whom it is granted but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. R. D. Singh

Executive Engineer to exercise his powers and functions

Authority under Section 45 of the said Act.

This CC is valid upto 28.8.2010

The Commencement Certificate is

for carrying out the work up to top of

Shift up to height 3.20 m

as per approved plan dt

20.8.2009

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

Executive Engineer

(Seal of the Municipal Corporation of Greater Mumbai)

(Seal of the Municipal Corporation of Greater Mumbai)

FOR

MUNICIPAL CORPORATION OF GREATER MUMBAI

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E.B.R.(WS)H&K Ward

Further C.C. is now extended up to 8.4.2011

valid up to 8.4.2011

E.B.R.(WS)H&K Ward

Further C.C. is now extended up to 8.4.2011

valid up to 8.4.2011

72 6065

(3) क्षेत्रफल
(4) आकारणी किंवा वृद्धि देण्यात
असलेले क्षेत्र

பெரிய பள்ளி
சுருதி

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(१५३) । पृष्ठः २७८

पृथी क. रीर INDEX N.C. II

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॥ श्रीगणेशाय नमः ॥

பெரிய கல்வெட்டு

19. אין אונזערע זאכן, וואס זיין אונזערע זאכן

(Z)

(3) प्रस्ताव

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1. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

Accepted by E. J. M. F. 1988.

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दुय्यम निबंधक: अंधेरी १ (बा.ज.)

दस्तावेजांक व वर्ष: 11156/2009

Friday, January 01, 2010

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सूची क्र. दोन INDEX NO. II

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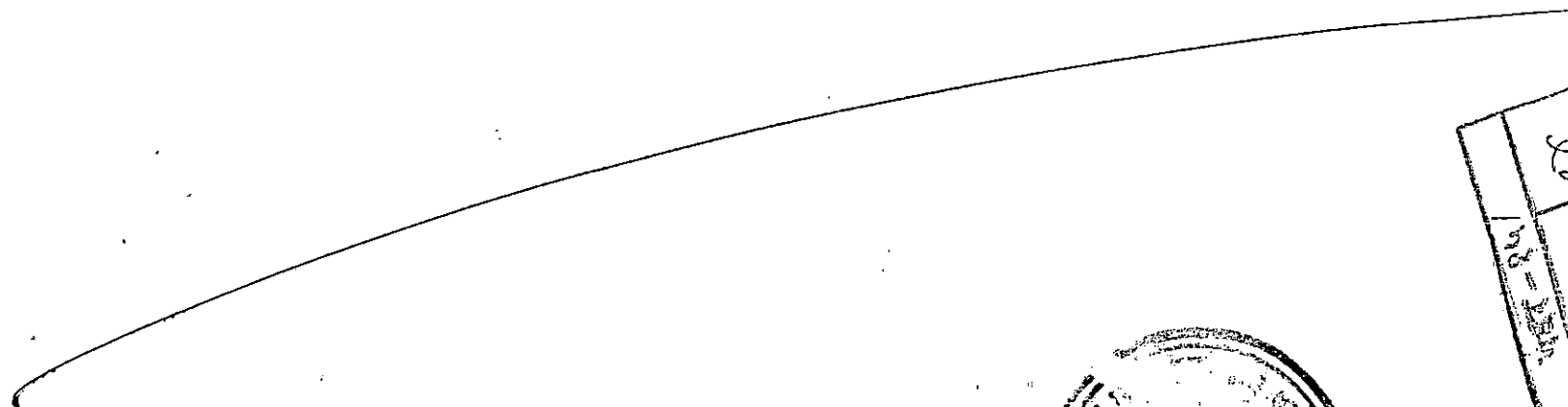
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| (9) | अनुक्रमांक, खंड व पृष्ठ | 11156 /2009 |
| (10) | वाजाराभावाप्रमाणे मुद्रांक शुल्क | रु 6432500.00 |
| (11) | वाजाराभावाप्रमाणे नौदणी | रु 30000.00 |
| (12) | शेरा | |

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कुलमुखत्यारपत्रधारकाव नीव
व मही

दिनांक : २०/०३/१३



कलम ८२ अन्वये शिक्षास मी पात्र राहिन यावा मला जाणवत आहे.

मरणावध कळी करण्यास मी पूर्णतः सक्षम आहे. सदरवे कथन चुकीचे आढळून आल्यास नोंदणी २००८ चे अन्य कोणत्याही कारणापुढे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरवे कुलमुखत्यारपत्र पूर्णपणे वैध असून कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीसुद्धी कोणीही मंयत झालेले नाही किंवा नोंदणीस सादर केला आहे/निष्पादीत करून काढलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रोली मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त

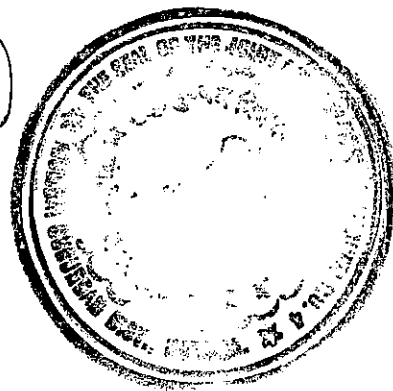
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निबंधक
याच्या कोषावलिपात
या शिक्षकाचा दस्त

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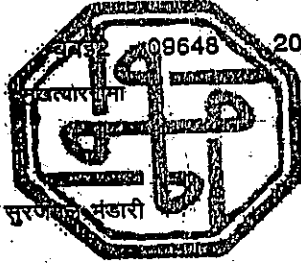
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दिनांक 08/12/2010

गावाचे नाव माहिम

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: रवी सुरजराव मंडारी

नॉदणी फी

100.00

नयकल (अ. 11(1)), पृष्ठांकनाची नयकल (अ. 11(2)),
रुजयात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11)

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320.00

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DELIVERED

दुय्यम निबंधक
मुंबई शहर 2 (वरळी)

बाजार मूल्य: 1 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 500 रु.

सह दुय्यम निबंधक
मुंबई शहर क्र. २

DELIVERED



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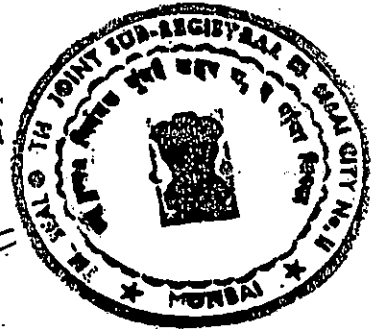
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PART III
For the Customer
ACKNOWLEDGEMENT

Received From : Ravi S. Chandra
 Franking Amount : 500/-
 Charges : 10/-
 Total : 510/-



Signature / Stamps of Bank

बबई - २५
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H.D.F.C. Bank Legal
Department, Kamala Mills Compound,
Lower Park, Mumbai-400013.
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25. SEND GREETINGS:



parties as also the Partner

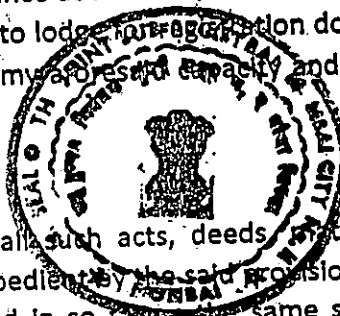
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प्रमुख
आदेशिका
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महाराष्ट्र

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2224	

2. In course of my discharge of duties/authorities as Director and/or Partner of such Joint Stock Companies and/or partnership firm as also in my individual capacity, I have to execute Agreement for Sale of Flats/Units as also agreement to Lease, Leave and License Agreement, Conveyance, Development Agreement, Undertaking to be given to various Government Authorities and other documents relating to Immovable properties which is required under the provisions of the Indian Registration Act, 1961.

3. Being personally unable to attend the Sub-Registrar and to have admitted execution of such documents, I am desirous of appointing some individual person/s as my true and lawful attorney of admitting execution by me of such document.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT Ravi Surajmal Bhandari do hereby nominate constitute and appoint (1) Mr. Kailash Natwarlal Sharma and (2) Mr. Maruti Vithoba Desai. (Severally) to be my true and lawful Attorneys (herein referred to as "the attorney") for me and in my name and on my behalf (in my personal capacity as also in my capacity as the Director of Joint Stock Companies as also the partner of concerned partnership firm) to appear before the Sub-Registrar of Assurance at Mumbai, Bandra and other registrars' offices at Mumbai or elsewhere and to lodge registration documents as shall have been executed by me in any of my aforesaid capacity and to admit execution of such document on my behalf.



बबई - २४
CERT / 2
२०१०

AND GENERALLY TO DO all such acts, deeds, matters and things as shall be deemed necessary and expedient by the said provisions for the purpose of getting such documents registered in so far as the same shall be related to me and I hereby agree to ratify and confirm all such acts, deeds and things as shall be lawfully be done by the Attorneys/ Pursuant to this Power Of Attorney.

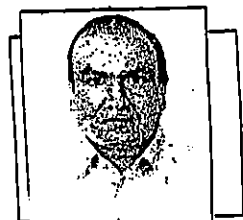


In witness whereof I Ravi Surajmal Bhandari have hereunto so and Subscribed my signature on this 27th day of December 2010.

Signed and Delivered by the)
 Withnamed)
 Ravi Surajmal Bhandari)
 In the presence of)

१२२४	००
२०१०	

R. Bhandari



Left Thumb Impression

Signed and Delivered by the)

Withnamed)

Kailash Natwarlal Sharma)

In the presence of)

Kailash Natwarlal Sharma



Left Thumb
Impression

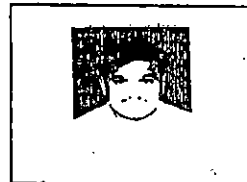
Signed and Delivered by the)

Withnamed)

Maruti Vithoba Desai)

In the presence of)

1002-82



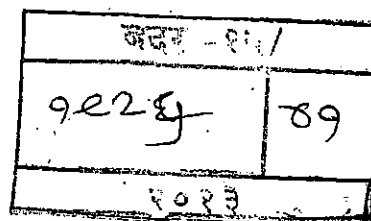
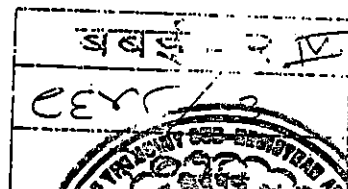
Left Thumb
Impression

① S. M. Mishra
104, Chandresh Bazaar
Gala Nagar Nallasopara (E)

S

② Nitin C. Kudge.
B/12, Anantdeep chs.
Bhourpada vira (E)

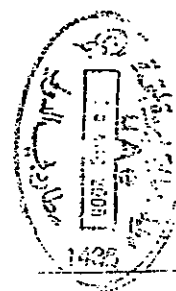
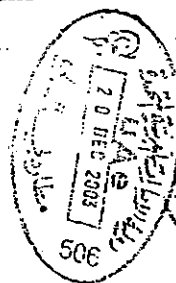
N. K. K. S.



9228	1-9/1
2	



2090	3	वर्ग - 2A
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Handwritten signature and date: 20/12/02

Handwritten signature and date: 20/12/02

ENDORSEMENT

No. H004936 Date 2/6/04

The holder's Home Address
on page... TWO ... has been amended
to read as... 902 VINAYAK ANGA
N.B. PARULEKAR MARG
NEXT TO BENGAL
CHEMICALS PRABHADEVI
MUMBAI - 400025



श्रीमती अ. द. जोशी/Smt. A. D. JOSHI
अभिधिक/Supintendent
क्षेत्रीय पासपोर्ट कार्यालय, मुंबई.
Regional Passport Office, Mumbai.

परीक्षा के लिये प्रवेश करने वाले छात्रों को निम्नलिखित बातें ध्यान में रखनी चाहिए।

पंजीकरण

यदि छात्र किसी देश में रह रहा हो, तो उसे अपने देश के राजदूत या कंसल के पास जाकर पंजीकरण करवाना चाहिए। यदि छात्र किसी देश में रह रहा हो, तो उसे अपने देश के राजदूत या कंसल के पास जाकर पंजीकरण करवाना चाहिए।

छात्रों को अपने देश के राजदूत या कंसल के पास जाकर पंजीकरण करवाना चाहिए। छात्रों को अपने देश के राजदूत या कंसल के पास जाकर पंजीकरण करवाना चाहिए।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

परीक्षा - २०१०
२०१०

Form 101 (with stamp) and Form 102 (with stamp) / Name of Father/Legal Guardian

SURAJMAL BHATTARISAN

SHANDARE

Name of Mother

ANNAPURNA SURANMAL

SHANDARE

Name of Spouse

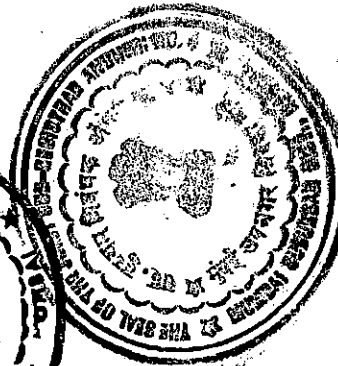
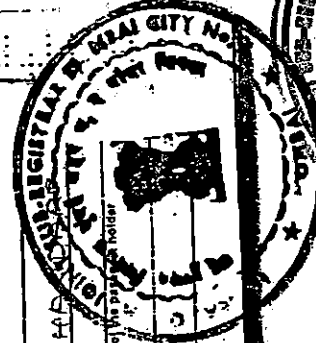
DALSHA RANI SHANDARE

Signature of holder

MOLE BELOW NECK

Signature of holder

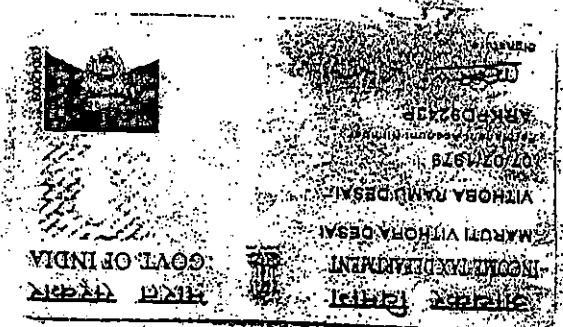
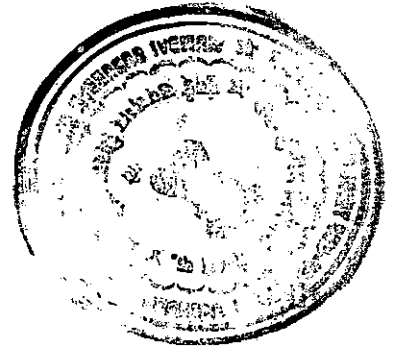
1.002545/00

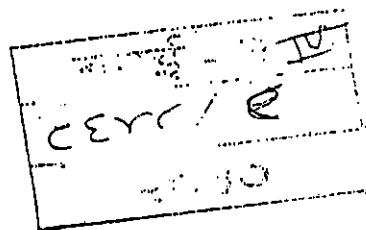
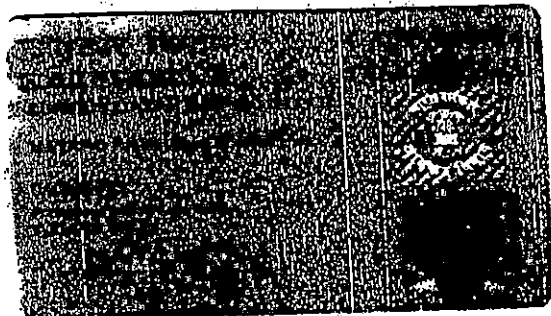


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१९८०

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5726	

06/07
20/32
12-1-12





आयकर विभाग
INCOME TAX DEPARTMENT

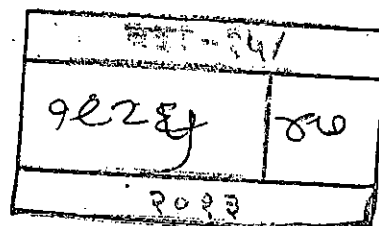
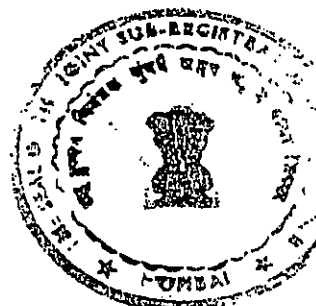
NITIN CHANDRAN

CHANDRAN

1211111111

1211111111

Signature



9225	92
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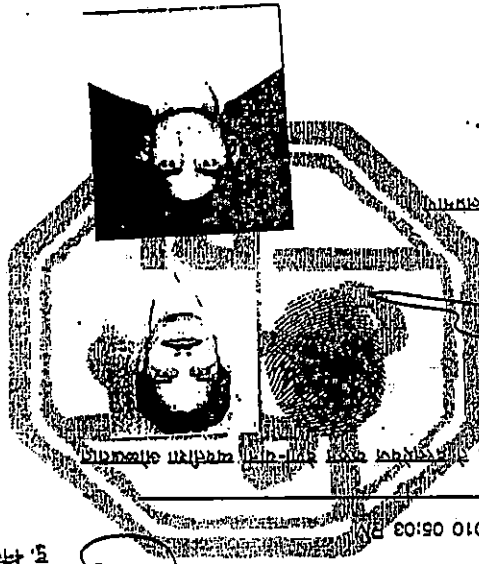


महाराष्ट्र राज्य पोलीस दल
थाने जिल्हा पोलीस ठाणे
२२३२/१०१०
६६

DSUMRY:086120SR319 Prepared on: 08/12/2010 17:03:54



३. निधुकाची नोंद
३६६ शेर २ (पुढी)



(Nikud)

- १) वर प्र मिळी, वर/पुढी २
- २) निमित्त, पुढी, वर/पुढी २
- ३) निमित्त, पुढी, वर/पुढी २
- ४) निमित्त, पुढी, वर/पुढी २
- ५) निमित्त, पुढी, वर/पुढी २
- ६) निमित्त, पुढी, वर/पुढी २
- ७) निमित्त, पुढी, वर/पुढी २
- ८) निमित्त, पुढी, वर/पुढी २
- ९) निमित्त, पुढी, वर/पुढी २
- १०) निमित्त, पुढी, वर/पुढी २

३. निधुकाची नोंद, ३६६ शेर २ (पुढी)

३२०: पुढी
३२०: पुढी
३२०: पुढी
३२०: पुढी
३२०: पुढी
३२०: पुढी
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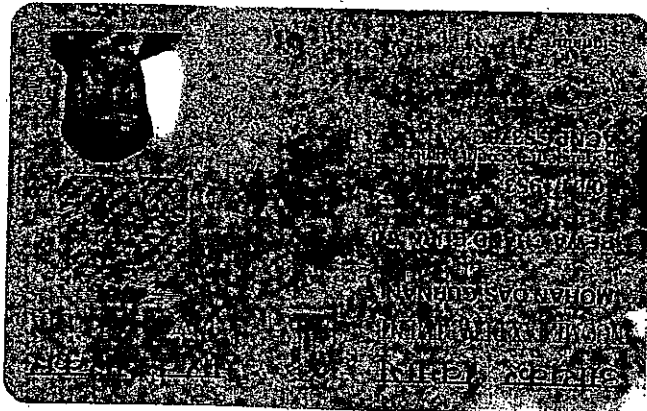
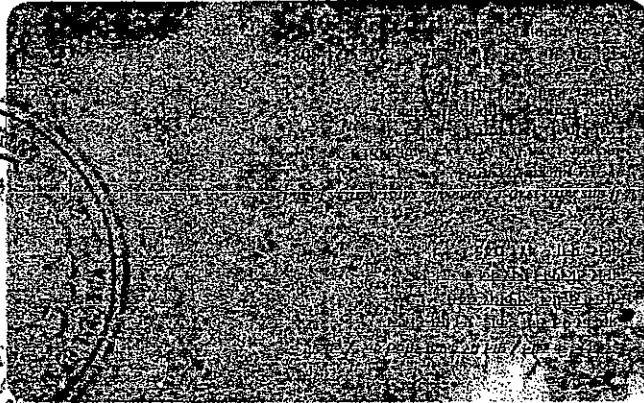
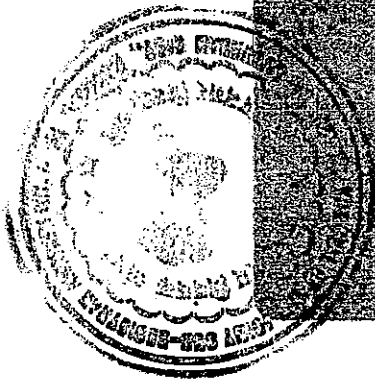
३२०: पुढी



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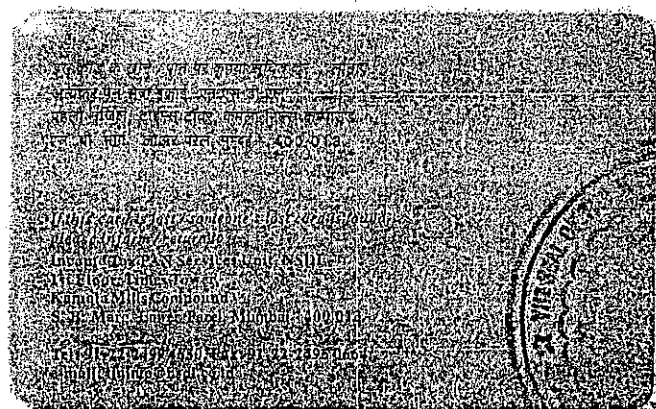
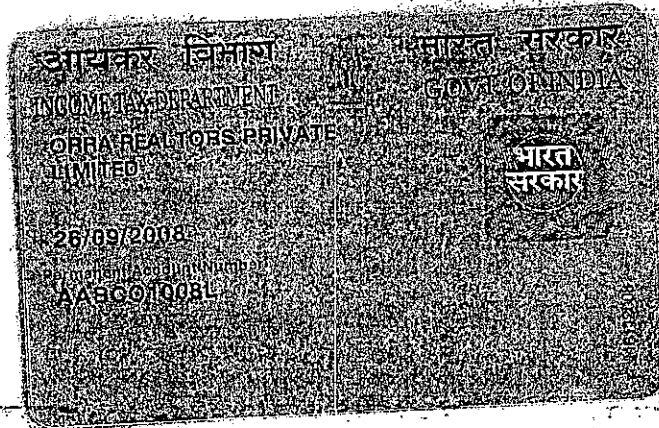
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(Handwritten mark or signature)

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2023-24	
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2023	

मूल्यांकन पत्रक

मुल्यांकनाचे वर्ष 2012
जिल्हा मुंबई(उपनगर)
प्रमुख मुल्य विभाग - 24-बांद्रा - ई (अंधेरी)
उपमुख्य विभाग - 24/144-भूभाग :उत्तरेस चित्रकार धूरंदर मागे,पूर्वेस व्ही.पी.रोड,दक्षिणेस पी.डी.हिंदूजा मार्ग,पश्चिमेस डॉ.आंबेडकर रोड
मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 67
नागरी क्षेत्राचे नांव मुंबई(उपनगर)
मिळकतीचे वर्गीकरण बांधीव

दिनांक 3/20/2013

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मुल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
126,500	211,000	253,500	377,400	211,000

मिळकतीचे क्षेत्र	135.80	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उद्वाहन सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	9

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * घसारा टक्केवारी (Rule 5 or 8)
= 211,000.00 * 100.00 / 100
= 211,000.00

A) मुख्य मिळकतीचे मुल्य (Rule 19 or 20)
= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र
= 211,000.00 * 135.80
= 30,086,490.00

E) बंदिस्त वाहन तळाचे क्षेत्र = 44.06 चौरस मीट (Rule 17(1))
बंदिस्त वाहन तळाचे मूल्य = 44.06 * (25.00 / 100) * 211,000.00
= 2,324,165.00

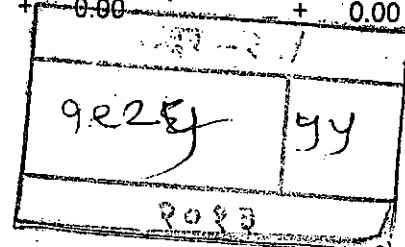
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मुल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +
बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 30,086,490.00 + 0.00 + 0.00 + 0.00 + 2,324,165.00 + 0.00 + 0.00 + 0.00

= 32,410,655.00

A.V. = 44,00,000.00



E802	
36	6226
148-2212	




आयकर विभाग
INCOME TAX DEPARTMENT
JAYAPRADEEP D. RAI
DIVAKAR DUMANNA RAI
19/11/1984
Permanent Account Number
ARNFR0926U

भारत सरकार
GOVT. OF INDIA

भारत
सरकार

Signature



आयकर विभाग
INCOME TAX DEPARTMENT
SUBHASH DAGADU GOLE
DAGADU HARI GOLE
05/05/1987
Permanent Account Number
AMQPG3515J

भारत सरकार
GOVT. OF INDIA

भारत
सरकार

Signature




आयकर विभाग
INCOME TAX DEPARTMENT
PRASHANT DINKAR BHISE
DINKAR DAJI BHISE
24/11/1987
Permanent Account Number
ANQPB3814N

भारत सरकार
GOVT. OF INDIA

भारत
सरकार

Signature




आयकर विभाग
INCOME TAX DEPARTMENT
SUNIL VIJAY KAMBLE
VIJAY KASHINATH KAMBLE
23/04/1981
Permanent Account Number
AUFPK3811J

भारत सरकार
GOVT. OF INDIA

भारत
सरकार

Signature



9225	
46	
२०१३	

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५८	९८२५
१५४-१५५	



Summary1 (GoshwaraBhag-1)

बुधवार, 20 मार्च 2013 5:54 म.नं.

दस्त गोषवारा भाग-1

वदर15

दस्त क्रमांक: 1925/2013

दस्त क्रमांक: वदर15 /1925/2013

बाजार मुल्य: रु. 3,24,10,655/- मोबदला: रु. 4,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.22,00,000/-

डु. नि. सह. डु. नि. वदर15 यांचे कार्यालयात

पावती:2059

पावती दिनांक: 20/03/2013

अ. क्र. 1925 वर दि.20-03-2013

सादरकरणाचा नाव: मोहनदास - गुरनानी

रोजी 5:53 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठाची संख्या 60

दस्त हजर करणाऱ्याची सही:

एकुण: 31200.00

सह.डु.नि.अंधेरी 4

सह.डु.नि.अंधेरी 4

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 20 / 03 / 2013 05 : 53 : 59 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 20 / 03 / 2013 05 : 54 : 48 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण.....६०.....पाने आहेत.

सह. डु. नि. अंधेरी, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा

वदर-१५/	
929	92
२०१३	



20/03/2013 5 58:15 PM

दत्त गोपवारा भाग-2

वदर15

दत्त क्रमांक:1925/2013

दत्त क्रमांक: वदर15/1925/2013

दत्ताचा प्रकार:-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

आपल्याचा ठेका

1 नाव:मोहनदास - गुरनामी

लिहून देणार

पत्ता:खाटे नं. - ५३, माळा नं. - ३, भारतीचे नाव:

साकेल कॉलनी, ब्लॉक नं: अय्यूर ३०२००४, रोड नं:

आदर्श नगर,

पॅन नंबर:ACNPG5378C

(Signature)

2 नाव:ओर रिजेटर्स या लि वें अयोदेटी सिव्हेटी - रवि

लिहून देणार

एस थंडाटी रफे मुखत्यार कैलाश एन शर्मा

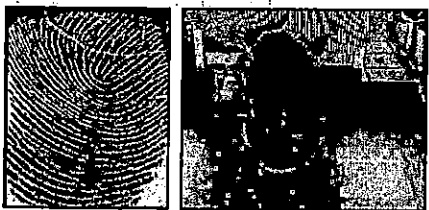
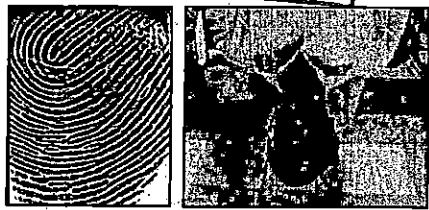
पत्ता:खाटे नं: कमला हाउस, माळा नं: - ३, भारतीचे

नाव: साकेल कॉलनी, ब्लॉक नं: लोवर परेड म्यु ३,

रोड नं: सेनापती बापट मार्ग,

पॅन नंबर:AABCO1008L

(Signature)



आपल्याचा ठेका

आपल्याचा ठेका

ओळख:-

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अयापदीप - राय

वय:28

पत्ता:एच १ रिश्वी पार्क सांताक्रेश प म्यु ४४

पिन कोड:400054

(Signature)

स्वाक्षरी

2 नाव:सुभाष - गौडे

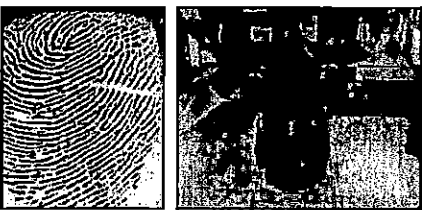
वय:25

पत्ता:वरीलसमस्त

पिन कोड:400054

(Signature)

स्वाक्षरी



आपल्याचा ठेका

आपल्याचा ठेका

३०	२२५
२०१३-१५	

वरील दस्तावेज करून देणार वध्याकधीत करारनामा चा दस्त ऐवज करून दिव्याचे कबूल करतो.

दिनांक.3 वी बेळ:20 / 03 / 2013 05 : 55 : 45 PM

खालील दस्तम असे निवेदीत करताना की ते दस्तऐवज करून देणा-याना अर्थात: ओळखतात, व त्यांची ओळख पटवितात.



सह.स.नि.अधरी 4

दिनांक.5 वी बेळ:20 / 03 / 2013 05

दिनांक: 20 मार्च 2013

वदर-१५/२०१३
पुस्तक क्रमांक १, भाग १, पृष्ठ १२५
वदर-१५/२०१३

वदर-१५/२०१३
पुस्तक क्रमांक १, भाग १, पृष्ठ १२५
वदर-१५/२०१३

Enrolled
8/18
20thm13

भावाच नाल : बांदा

(1) विवेचना प्रकार

कारागार

(2) मोदना

₹.44,000.00/-

(3) बाजारभावाच (भांडाप्रदयाच्या बाबतप्रदयाकार

₹.32,410.65/-

आकारणी देवी की पट्टेदार ते मयूर करार)

(4) यु.भापन,पीटहिंसा व परकभांका(असल्यास)

E/67 E/68, पालिकेचे नाव: मुंबई मनाया दत्त वर्यन : सदातिका नं: सदातिका क्र १०३, माळा नं: १ वा मजला,

दुमारीचे नाव: जोह मिलन वडेलवाल केडस को ही सोसा लि, ब्लॉक नं: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

माहिती: एकूण क्षेत्र फळ ११३.१० बी सि बांधीव आणि सोबत २ पोलीस कार पार्किंग

113.17 बी.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात आलेले क्षेत्र.

(7) दत्तदेवना करन देणा-या/लिहून देणा-या

पक्षकाराचे नाव किंवा दिवाणी न्यायालय

हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव

व पत्ता.

(8) दत्तदेवना करन देणा-या पक्षकाराचे व किंवा

दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश

असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दत्तदेवना करन दिव्याचा दिनांक

(10) दत्त नोदणी केल्याचा दिनांक

(11) अनुक्रमांक, वड व पृष्ठ

(12) बाजारभावाचमधील मुद्रांक शुल्क

(13) बाजारभावाचमधील नोदणी शुल्क

(14) शेष

₹.30,000/-

₹.2,200,000/-

1925/2013

20/03/2013

29/12/2012

पत्र नं:-ACNPG5378C

पिन कोड:-302004

पत्र नं:-AABCO1008L

पिन कोड:-400013

बापट भागी

(1) नाव: मोहरीच नं: सदातिका दत्त वर्यन, माळा नं: - दुमारीचे नाव: साकेत कोरली, ब्लॉक नं: जयपुर ३०२००४, रोड नं: आदर्श

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

1) नाव: मोहरीच नं: सदातिका दत्त वर्यन - रोड एस थंडाठी बर्फ मुळपार केलाश एन थर्म, जय: 32;

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

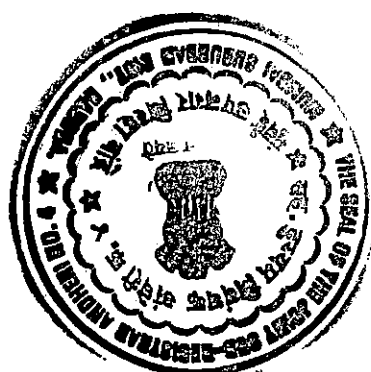
पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त

पत्ता: बाट प मं ५२, रोड नं: १० वा रोड, दत्त



पत्र

सह. दु. नि. अंशेरी क्र. 8, मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क आकारावार्ता निवडलेला अनुषंग :-
(i) Within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांकभावाची विवचना देवलेला नमुना:-

