

SWATARA PROS
SALE DEED

Original

The Bureau

41 BUREAU BLDG

Deed of sale
25/10/2010

मूल्यांकन पत्रक

वृत्तवार्षिक वर्ष 2010

दिनांक 10/25/2010

जिला मुंबई(उपनगर)

प्रमुख मूल्य विभाग - 98-चैदूर - कुतो

अनुमति क्रमांक - 98/445-भुभाग: उत्तरेस रेल्वे, पुर्वेस गाव हद्द, दक्षिणेस व्ही एन, पुरव मार्ग व पश्चिमेस रामकृष्ण चैदूरकर मार्ग

मिटरलगाव क्रमांक मि.टी.एस. नंबर - 1304

लागू संस्था मुंबई(उपनगर)

मिटरलगावचे नसीबदार बांधीव



बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

घुल्लि उभारी
33,700

मिटरलगाव
62,200

कार्यालय
84,700

दुकाने
110,000

जीपीसी
62,200

मिटरलगावचे क्षेत्र

178.32

चौरस मीटर

बांधकामाचे वर्गीकरण

1-आर सी सी

मिटरलगावचे दर

सकमजलन्यावरील दुकाने

उपचालन सुविधा

नाही

मिटरलगावचे मार्ग

0 TO 2

(Rule 5)

घरानुसार मिटरलगाव
प्रति चौ. मीटर मूल्यदर

= घरानुसार मिटरलगाव प्रति चौ. मीटर मूल्यदर

= $110,000.00 \times 100.00 / 100$

= 110,000.00

Rule 10a

= 100 % of 110,000.00 = 110000



A)

मुख्य मिटरलगावचे मूल्य

= 110,000.00 * 178.32

= 19,615,200.00

B)

कार्यालयी क्षेत्र

= 133.68

चौरस मीटर

(Rule 13)

कार्यालयी दर

= $133.68 \times (60.00 / 100) \times 110,000$

= 11,763,840.00

C)

बंदीत, दलित लकाचे क्षेत्र

= 13.75 चौरस मीटर

(Rule 17(1))

बंदीत, दलित लकाचे दर

= $13.75 \times (25.00 / 100) \times 110,000.00$

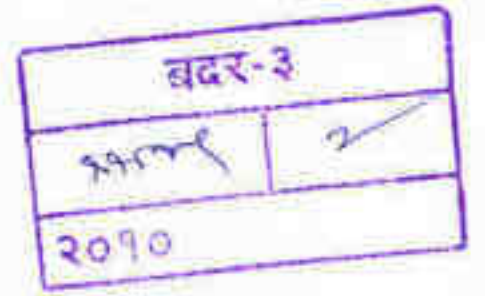
= 378,125.00

एकूण अंतिम मूल्य

= मुळा मिळवणीचे मूल्य + लवघराचे मूल्य + पाटसाळ्याचे मूल्य + खुल्या जमिनीवरील बांध तळाचे मूल्य +
बंदिरत बांध तळाचे मूल्य + लगतच्या मालकीचे मूल्य + धर्तीक मालकीचे मूल्य + उरमाती मालकीच्या खुल्या जागेचे मूल्य

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

= 19,515,200.00 + 11,763,840.00 + 0.00 + 0.00
+ 378,125.00 + 0.00 + 0.00 + 0.00
= 31,757,165.00





Monday, October 25, 2010
1:02:58 PM

पावती

Original

नॉटगी 39 म.
Rogun. 38 M

गवाचे नाव चंदूर

पावती क्र. : 11964

दिनांक 25/10/2010

दस्तऐवजाचा अनुक्रमांक

यदर3 - 11849 - 2010

दस्ता ऐवजाचा प्रकार

अनिहता/ऐवजाचा



आपणास हा दस्ता अंदाजे 1:19PM झा वेळेस मिळेल

नॉटगी फी

:- 30000.00

गणकाल (अ. 11(1)), पुढांकनाची नवकर (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एवत्रिच फी (82)

:- 1840.00

एकूण

रु.

31840.00

आपणास हा दस्ता अंदाजे 1:19PM झा वेळेस मिळेल


दुय्यम निबंधक
मुक्ता 1 (कुली)

बाजार मूल्य: 31688000 रु. मोबदला: 3450000/रु.

अरलेले मुद्रांक शुल्क: 1735000 रु.

देवकाचा प्रकार : बीडी/मनाकर्मदारे

बेकेचे नाव व पत्ता: जगदा बीड मु.

बीडी/मनाकर्म क्रमांक: 428505; रक्कम: 30000 रु.; दिनांक: 18/10/2010

सह दुय्यम निबंधक
कुली-9 (वर्ग-2)

427584

Mortgage / Party Copy

अभि भारत सहकारी बँक लि.
सहकारी बँकThane Bharat Sahakari Bank Ltd.
Sahakari Bankनामा / Mr. Ghatkoparदिनांक / Date 22/10/10

मुद्रांक शुल्क / Stamp Duty

₹./Rs. 17,85,000/-

सेवा आकारणी शुल्क / Service Charges

₹./Rs. 10/-

No. of Documents

एकूण / Total

₹./Rs. 17,35,010/-

अक्षरी करा / Amount in Words

Seventeen Lacs Thirty Five
Thousand and Ten only

मुद्रांक शुल्क भरणाऱ्याचे नाव

Hotel Southson Pvt. Ltd.

Name of stamp duty paying party

The Bureau

पत्ता / Address

Plot No. 447 of S.S. Scheme

No. IV C.T.S. No. 1304, Chembur Village

R.C. Marg, Chembur, Mumbai - 400 071

व्यवसाय पेशेवरचे पत्ता / Name of counter party

Balan & Chheda Developers Pvt Ltd

व्यवसायाचा उद्देशाने कागद /

Sale

Purpose of transaction

090

भरवदार / ये अर्दीत ज्या बँकेला करावला आहे त्या बँकेचे नाव

Name of the Drawee Bank

Thane Bharat Sahakari Bank

CODE No. 990

वदर-3

अधिकृत स्वाक्षरी

Authorized Signatory

मुद्रांक शुल्क भरणाऱ्याचे पत्ता /

This counterparty has to be presented at the time of delivery of stamps.

MBBI CLEARING

MBBI CLEARING



DEED OF SALE

THIS INDENTURE made at Mumbai this 25th day of October

Two Thousand Ten between **BALAN AND CHHEDA DEVELOPERS PVT. LTD.** a company incorporated and registered under the Companies Act, 1956 and having its registered office at 83-A, N. G. Acharya Marg, Chembur Station, Mumbai - 400 071, hereinafter called the **"DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART** AND **M/S HOTEL SOUTHSON PVT. LTD.**, a company incorporated under Indian Companies Act, 1956 having registered office at A/4, Bharathi Street, Swarnapuri, Salem - 636 004 hereinafter called the **"PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **OTHER PART.**

Authorized Signatory
For Thane Bharat Sahakari Bank Ltd

Signature

Date

C/S. Seventeen Lacs thirty five Thousand (18).

Thane Bharat Sahakari Bank Ltd.
Chhatrapati Shivaji Maharaj Building
Behind Sarda Dairy Junction,
Chhatrapati Shivaji Maharaj Building
Mumbai - 400 001
Phone: 23863, 23864, 23865, 23866, 23867, 23868, 23869, 23870, 23871, 23872, 23873, 23874, 23875, 23876, 23877, 23878, 23879, 23880, 23881, 23882, 23883, 23884, 23885, 23886, 23887, 23888, 23889, 23890, 23891, 23892, 23893, 23894, 23895, 23896, 23897, 23898, 23899, 23900, 23901, 23902, 23903, 23904, 23905, 23906, 23907, 23908, 23909, 23910, 23911, 23912, 23913, 23914, 23915, 23916, 23917, 23918, 23919, 23920, 23921, 23922, 23923, 23924, 23925, 23926, 23927, 23928, 23929, 23930, 23931, 23932, 23933, 23934, 23935, 23936, 23937, 23938, 23939, 23940, 23941, 23942, 23943, 23944, 23945, 23946, 23947, 23948, 23949, 23950, 23951, 23952, 23953, 23954, 23955, 23956, 23957, 23958, 23959, 23960, 23961, 23962, 23963, 23964, 23965, 23966, 23967, 23968, 23969, 23970, 23971, 23972, 23973, 23974, 23975, 23976, 23977, 23978, 23979, 23980, 23981, 23982, 23983, 23984, 23985, 23986, 23987, 23988, 23989, 23990, 23991, 23992, 23993, 23994, 23995, 23996, 23997, 23998, 23999, 24000, 24001, 24002, 24003, 24004, 24005, 24006, 24007, 24008, 24009, 24010, 24011, 24012, 24013, 24014, 24015, 24016, 24017, 24018, 24019, 24020, 24021, 24022, 24023, 24024, 24025, 24026, 24027, 24028, 24029, 24030, 24031, 24032, 24033, 24034, 24035, 24036, 24037, 24038, 24039, 24040, 24041, 24042, 24043, 24044, 24045, 24046, 24047, 24048, 24049, 24050, 24051, 24052, 24053, 24054, 24055, 24056, 24057, 24058, 24059, 24060, 24061, 24062, 24063, 24064, 24065, 24066, 24067, 24068, 24069, 24070, 24071, 24072, 24073, 24074, 24075, 24076, 24077, 24078, 24079, 24080, 24081, 24082, 24083, 24084, 24085, 24086, 24087, 24088, 24089, 24090, 24091, 24092, 24093, 24094, 24095, 24096, 24097, 24098, 24099, 24100, 24101, 24102, 24103, 24104, 24105, 24106, 24107, 24108, 24109, 24110, 24111, 24112, 24113, 24114, 24115, 24116, 24117, 24118, 24119, 24120, 24121, 24122, 24123, 24124, 24125, 24126, 24127, 24128, 24129, 24130, 24131, 24132, 24133, 24134, 24135, 24136, 24137, 24138, 24139, 24140, 24141, 24142, 24143, 24144, 24145, 24146, 24147, 24148, 24149, 24150, 24151, 24152, 24153, 24154, 24155, 24156, 24157, 24158, 24159, 24160, 24161, 24162, 24163, 24164, 24165, 24166, 24167, 24168, 24169, 24170, 24171, 24172, 24173, 24174, 24175, 24176, 24177, 24178, 24179, 24180, 24181, 24182, 24183, 24184, 24185, 24186, 24187, 24188, 24189, 24190, 24191, 24192, 24193, 24194, 24195, 24196, 24197, 24198, 24199, 24200, 24201, 24202, 24203, 24204, 24205, 24206, 24207, 24208, 24209, 24210, 24211, 24212, 24213, 24214, 24215, 24216, 24217, 24218, 24219, 24220, 24221, 24222, 24223, 24224, 24225, 24226, 24227, 24228, 24229, 24230, 24231, 24232, 24233, 24234, 24235, 24236, 24237, 24238, 24239, 24240, 24241, 24242, 24243, 24244, 24245, 24246, 24247, 24248, 24249, 24250, 24251, 24252, 24253, 24254, 24255, 24256, 24257, 24258, 24259, 24260, 24261, 24262, 24263, 24264, 24265, 24266, 24267, 24268, 24269, 24270, 24271, 24272, 24273, 24274, 24275, 24276, 24277, 24278, 24279, 24280, 24281, 24282, 24283, 24284, 24285, 24286, 24287, 24288, 24289, 24290, 24291, 24292, 24293, 24294, 24295, 24296, 24297, 24298, 24299, 24300, 24301, 24302, 24303, 24304, 24305, 24306, 24307, 24308, 24309, 24310, 24311, 24312, 24313, 24314, 24315, 24316, 24317, 24318, 24319, 24320, 24321, 24322, 24323, 24324, 24325, 24326, 24327, 24328, 24329, 24330, 24331, 24332, 24333, 24334, 24335, 24336, 24337, 24338, 24339, 24340, 24341, 24342, 24343, 24344, 24345, 24346, 24347, 24348, 24349, 24350, 24351, 24352, 24353, 24354, 24355, 24356, 24357, 24358, 24359, 24360, 24361, 24362, 24363, 24364, 24365, 24366, 24367, 24368, 24369, 24370, 24371, 24372, 24373, 24374, 24375, 24376, 24377, 24378, 24379, 24380, 24381, 24382, 24383, 24384, 24385, 24386, 24387, 24388, 24389, 24390, 24391, 24392, 24393, 24394, 24395, 24396, 24397, 24398, 24399, 24400, 24401, 24402, 24403, 24404, 24405, 24406, 24407, 24408, 24409, 24410, 24411, 24412, 24413, 24414, 24415, 24416, 24417, 24418, 24419, 24420, 24421, 24422, 24423, 24424, 24425, 24426, 24427, 24428, 24429, 24430, 24431, 24432, 24433, 24434, 24435, 24436, 24437, 24438, 24439, 24440, 24441, 24442, 24443, 24444, 24445, 24446, 24447, 24448, 24449, 24450, 24451, 24452, 24453, 24454, 24455, 24456, 24457, 24458, 24459, 24460, 24461, 24462, 24463, 24464, 24465, 24466, 24467, 24468, 24469, 24470, 24471, 24472, 24473, 24474, 24475, 24476, 24477, 24478, 24479, 24480, 24481, 24482, 24483, 24484, 24485, 24486, 24487, 24488, 24489, 24490, 24491, 24492, 24493, 24494, 24495, 24496, 24497, 24498, 24499, 24500, 24501, 24502, 24503, 24504, 24505, 24506, 24507, 24508, 24509, 24510, 24511, 24512, 24513, 24514, 24515, 24516, 24517, 24518, 24519, 24520, 24521, 24522, 24523, 24524, 24525, 24526, 24527, 24528, 24529, 24530, 24531, 24532, 24533, 24534, 24535, 24536, 24537, 24538, 24539, 24540, 24541, 24542, 24543, 24544, 24545, 24546, 24547, 24548, 24549, 24550, 24551, 24552, 24553, 24554, 24555, 24556, 24557, 24558, 24559, 24560, 24561, 24562, 24563, 24564, 24565, 24566, 24567, 24568, 24569, 24570, 24571, 24572, 24573, 24574, 24575, 24576, 24577, 24578, 24579, 24580, 24581, 24582, 24583, 24584, 24585, 24586, 24587, 24588, 24589, 24590, 24591, 24592, 24593, 24594, 24595, 24596, 24597, 24598, 24599, 24600, 24601, 24602, 24603, 24604, 24605, 24606, 24607, 24608, 24609, 24610, 24611, 24612, 24613, 24614, 24615, 24616, 24617, 24618, 24619, 24620, 24621, 24622, 24623, 24624, 24625, 24626, 24627, 24628, 24629, 24630, 24631, 24632, 24633, 24634, 24635, 24636, 24637, 24638, 24639, 24640, 24641, 24642, 24643, 24644, 24645, 24646, 24647, 24648, 24649, 24650, 24651, 24652, 24653, 24654, 24655, 24656, 24657, 24658, 24659, 24660, 24661, 24662, 24663, 24664, 24665, 24666, 24667, 24668, 24669, 24670, 24671, 24672, 24673, 24674, 24675, 24676, 24677, 24678, 24679, 24680, 24681, 24682, 24683, 24684, 24685, 24686, 24687, 24688, 24689, 24690, 24691, 24692, 24693, 24694, 24695, 24696, 24697, 24698, 24699, 24700, 24701, 24702, 24703, 24704, 24705, 24706, 24707, 24708, 24709, 24710, 24711, 24712, 24713, 24714, 24715, 24716, 24717, 24718, 24719, 24720, 24721, 24722, 24723, 24724, 24725, 24726, 24727, 24728, 24729, 24730, 24731, 24732, 24733, 24734, 24735, 24736, 24737, 24738, 24739, 24740, 24741, 24742, 24743, 24744, 24745, 24746, 24747, 24748, 24749, 24750, 24751, 24752, 24753, 24754, 24755, 24756, 24757, 24758, 24759, 24760, 24761, 24762, 24763, 24764, 24765, 24766, 24767, 24768, 24769, 24770, 24771, 24772, 24773, 24774, 24775, 24776, 24777, 24778, 24779, 24780, 24781, 24782, 24783, 24784, 24785, 24786, 24787, 24788, 24789, 24790, 24791, 24792, 24793, 24794, 24795, 24796, 24797, 24798, 24799, 24800, 24801, 24802, 24803, 24804, 24805, 24806, 24807, 24808, 24809, 24810, 24811, 24812, 24813, 24814, 24815, 24816, 24817, 24818, 24819, 24820, 24821, 24822, 24823, 24824, 24825, 24826, 24827, 24828, 24829, 24830, 24831, 24832, 24833, 24834, 24835, 24836, 24837, 24838, 24839, 24840, 24841, 24842, 24843, 24844, 24845, 24846, 24847, 24848, 24849, 24850, 24851, 24852, 24853, 24854, 24855, 24856, 24857, 24858, 24859, 24860, 24861, 24862, 24863, 24864, 24865, 24866, 24867, 24868, 24869, 24870, 24871, 24872, 24873, 24874, 24875, 24876, 24877, 24878, 24879, 24880, 24881, 24882, 24883, 24884, 24885, 24886, 24887, 24888, 24889, 24890, 24891, 24892, 24893, 24894, 24895, 24896, 24897, 24898, 24899, 24900, 24901, 24902, 24903, 24904, 24905, 24906, 24907, 24908, 24909, 24910, 24911, 24912, 24913, 24914, 24915, 24916, 24917, 24918, 24919, 24920, 24921, 24922, 24923, 24924, 24925, 24926, 24927, 24928, 24929, 24930, 24931, 24932, 24933, 24934, 24935, 24936, 24937, 24938, 24939, 24940, 24941, 24942, 24943, 24944, 24945, 24946, 24947, 24948, 24949, 24950, 24951, 24952, 24953, 24954, 24955, 24956, 24957, 24958, 24959, 24960, 24961, 24962, 24963, 24964, 24965, 24966, 24967, 24968, 24969, 24970, 24971, 24972, 24973, 24974, 24975, 24976, 24977, 24978, 24979, 24980, 24981, 24982, 24983, 24984, 24985, 24986, 24987, 24988, 24989, 24990, 24991, 24992, 24993, 24994, 24995, 24996, 24997, 24998, 24999, 25000, 25001, 25002, 25003, 25004, 25005, 25006, 25007, 25008, 25009, 25010, 25011, 25012, 25013, 25014, 25015, 25016, 25017, 25018, 25019, 25020, 25021, 25022, 25023, 25024, 25025, 25026, 25027, 25028, 25029, 25030, 25031, 25032, 25033, 25034, 25035, 25036, 25037, 25038, 25039, 25040, 25041, 25042, 25043, 25044, 25045, 25046, 25047, 25048, 25049, 25050, 25051, 25052, 25053, 25054, 25055, 25056, 25057, 25058, 25059, 25060, 25061, 25062, 25063, 25064, 25065, 25066, 25067, 25068, 25069, 25070, 25071, 25072, 25073, 25074, 25075, 25076, 25077, 25078, 25079, 25080, 25081, 25082, 25083, 25084, 25085, 25086, 25087, 25088, 25089, 25090, 25091, 25092, 25093, 25094, 25095, 25096, 25097, 25098, 25099, 25100, 25101, 25102, 25103, 25104, 25105, 25106, 25107, 25108, 25109, 25110, 25111, 25112, 25113, 25114, 25115, 25116, 25117, 25118, 25119, 25120, 25121, 25122, 25123, 25124, 25125, 25126, 25127, 25128, 25129, 25130, 25131, 25132, 25133, 25134, 25135, 25136, 25137, 25138, 25139, 25140, 25141, 25142, 25143, 25144, 25145, 25146, 25147, 25148, 25149, 25150, 25151, 25152, 25153, 25154, 25155, 25156, 25157, 25158, 25159, 25160, 25161, 25162, 25163, 25164, 25165, 25166, 25167, 25168, 25169, 25170, 25171, 25172, 25173, 25174, 25175, 25176, 25177, 25178, 25179, 25180, 25181, 25182, 25183, 25184, 25185, 25186, 25187, 25188, 25189, 25190, 25191, 25192, 25193, 25194, 25195, 25196, 25197, 25198, 25199, 25200, 25201, 25202, 25203, 25204, 25205, 25206, 25207, 25208, 25209, 25210, 25211, 25212, 25213, 25214, 25215, 25216, 25217, 25218, 25219, 25220, 25221, 25222, 25223, 25224, 25225, 25226, 25227, 25228, 25229, 25230, 25231, 25232, 25233, 25234, 25235, 25236, 25237, 25238, 25239, 25240, 25241, 25242, 25243, 25244, 25245, 25246, 25247, 25248, 25249, 25250, 25251, 25252, 25253, 25254, 25255, 25256, 25257, 25258, 25259, 25260, 25261, 25262, 25263, 25264, 25265, 25266, 25267, 25268, 25269, 25270, 25271, 25272, 25273, 25274, 25275, 25276, 25277, 25278, 25279, 25280, 25281, 25282, 25283, 25284, 25285, 25286, 25287, 25288, 25289, 25290, 25291, 25292, 25293, 25294, 25295, 25296, 25297, 25298, 25299, 25300, 25301, 25302, 25303, 25304, 25305, 25

बदर-3	
११५९	✓
२०१०	

WHEREAS prior to 27th February, 1997, one Saraswatibai Dalvi was the owner of an immovable property being a piece of land together with structures standing thereon situate at Ramkrishna Chemburkar Marg, Village Chembur, Taluka Kurla, District Mumbai Suburban and bearing plot No. 447, S. S. scheme No III, City Survey No.1304 admeasuring 821.20 sq. metres or thereabouts and more particularly described in the First Schedule hereunder written and shown on the plan thereof hereto annexed and marked **Annexure 'A'** and surrounded thereon by blue colour boundary lines, hereinafter for brevity's sake referred to as the large property which large property was allotted to her by the Collector of Bombay under the Government form No. HH & KK. Hereto annexed and marked **Annexure 'B' and 'C'** are photo copies of the said form No. HH and KK respectively).

AND WHEREAS prior to August, 2006 the said large property consisted of a land together with hutments and structures standing thereon occupied by several unauthorized occupants.

AND WHEREAS by a notification bearing No. ENC/DCK-III.SR; 105 dated 20th November, 1985 published in Maharashtra Government Gazette dated 5-6-1986, the Deputy Collector (Encroachment) and Competent Authority, Kurla III Chembur declared the said Large Property as slum under the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971. (Hereto annexed and Marked **Annexure D"** is a Photo copy of the said Notification bearing No. ENC/DCK-III.SR; 105)

AND WHEREAS by a Deed of Conveyance dated 27th February, 1997 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBJ/895/97 the said Saraswatibai Dalvi for consideration therein mentioned sold conveyed and transferred the said large property together with the said structures and hutments standing thereon more particularly described in the First Schedule hereunder written to and in favour of the Developer herein. The said Conveyance as aforesaid has been duly registered with Sub-Registrar of Bombay under serial No. BBJ/895/97 and is also indexed in Index II. Hereto annexed and marked **Annexure "E"** is a Xerox copy of the said Index II.

AND WHEREAS in pursuance of an application made by the Developer to the Collector, Mumbai Suburban District, the Collector,

[Signature]
Developer

[Signature]

Mumbai Suburban District by his order dated 6th June, 2006 approved the said sale and transfer of the said larger property by the said Smt. Saraswati Dalvi to the Developer herein as and upon the terms and conditions therein mentioned. Hereto annexed and marked **Annexure "F"** is a Xerox copy of the said sanctioned letter of Collector Mumbai Suburban District dated 6th June, 2006.

AND WHEREAS in the premises the Developer became the Owner of the said large property together with said structures and hutments standing thereon in occupation of unauthorized occupants.

AND WHEREAS the Revenue records such as City Survey Records in respect of the said property stand in the name of Developer. Hereto marked and annexed **Annexure-'G'** is the said City Survey property Register Card.

AND WHEREAS a portion of the said large property as shown on the plan hereto annexed and marked Annexure "A" admeasuring 82.92 Sq. Metres is affected by the road set back leaving the net area of the said large property as 738.28 sq. metres More particularly described in the Second Schedule hereunder written and shown on the plan thereof hereto annexed in red coloured boundary lines (hereinafter for brevity's sake referred to as the said property).

AND WHEREAS the said large property is also reserved for public purpose of court and court housing under the Development Plan of M (West) Ward of Mumbai Municipal Corporation, however as per Gated Notification dated 3rd June, 1992 issued u/s 31 of Maharashtra Regional & Town Planning Act, and as modified by the Appendix IV to the Development Control Regulations of Greater Bombay if there is slum on the plot of land reserved for any public purpose and the slum is so declared by the Collector of slums the same can be developed in accordance with the provision of the said Notification. Accordingly pursuant to the said Notification dated 3rd June, 1992 the Slum Redevelopment Authority permitted the Developer to develop the said property as per S.R.A. Scheme whereby a built up area of 116.16 sq. mtrs. is to be surrendered free of cost for Court and Court staff housing and consequently the Developer has already on the 1st floor of rehab building made provisions and earmarked an area of 116.16 sq. mtrs. for Court and Court staff housing.

[Signature]
D. Kulkarni

AND WHEREAS the Developer appointed M/S. CONSULTANTS COMBINED, the Architects registered with the Council of Architects for supervision over the said construction work during the course of construction and till the completion of the building and have appointed M/s. Pravin Gala Consulting Engineer as the R.C.C. Consultants.

AND WHEREAS thereafter with a view to redevelop the said property under the provisions of D.C. Regulations 33(10), the Developer through their said Architect Mr. Mukesh Bahadur submitted the proposal for redevelopment of said property by demolishing the existing structures and hutments standing thereon and proposing to construct one composite building thereon with two separate wings 'A' & 'B'. Wing 'B' to rehabilitate the occupants of existing structures and hutments and another wing 'A' for sale to prospective purchasers.

AND WHEREAS since the said large property was declared as slum as aforesaid by and under a Notification dated 20th November, 1985 the Developer prepared a Slum Rehabilitation Scheme for the said large property submitted the said scheme to the Executive Engineer SRA -I for Slum Rehabilitation Authority for its approval, whereupon the Executive Engineer SRA -I for Slum Rehabilitation Authority by its letter dated 13th April, 2006 bearing No.SRA/ENG/1199/ME/PL/LOI issued its letter of intent, thereby approving the said Slum Rehabilitation Scheme in accordance with the appendix XL amended under B.C Regulation No. 33 (10) by utilizing maximum FSI of 2.50 subject to the terms and conditions therein mentioned. Hereto annexed and marked **Annexure "H"** is a copy of the said Letter of Intent dated 13th April, 2006.

AND WHEREAS the occupants of hutments and structures formed a housing Society by name of Jai Ambe (Chembur) SRA Co-operative Housing Society Ltd. under No.MUM/SRA/HSG/TC/11128/2006 dated 31.5.2006. Hereto annexed and marked **Annexure 'I'** is a photo copy of the said Registration Certificate of the said society).

AND WHEREAS in pursuance of an application dated 1st June, 2006 and building proposal submitted by the Developer to the Executive Engineer SRA -I for Slum Rehabilitation Authority, the said Executive Engineer SRA -I for Slum Rehabilitation Authority by his intimation of

Handwritten signature and blue ink lines at the bottom of the page.

approval dated 27th June, 2006 bearing No. SRA/ENG/1680/ME/PL/AP approved building plans for construction of composite building (Rehab building and sale building) on the said property subject to the conditions therein mentioned in the said Intimation of approval. Hereto annexed and marked **Annexure "J"** is the copy of the said IOA.

AND WHEREAS thereafter the occupants and hutment dwellers gave their irrevocable consent to the Developers for developing the said property.

AND WHEREAS thereafter the Developer proceeded to demolish the structures and hutments in occupation of the hutment dwellers and other occupants.

AND WHEREAS thereafter the Executive Engineer SRA -I for Slum Rehabilitation Authority issued its commencement certificate dated 18th August, 2006 bearing No. SRA/ENG/1680/ ME/PL/AP for commencement of the construction of the said Composite building upto plinth level. Hereto annexed and marked **Annexure "K"** is the copy of the said commencement certificate.

AND WHEREAS the Developer has given to the Purchasers inspection of all documents of title relating to the said property and the plans, designs and specifications prepared by the said RCC Consultants and Architects and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act, 1963 (hereinafter for brevity's sake referred to as "the said Act") and the rules made thereunder including the sanctioned Slum Rehabilitation Scheme, the Letter of Intent (LOI), the Intimation of Approval (IOA), the Approved building plans and Commencement Certificate.

AND WHEREAS as per the said Slum Rehabilitation Scheme as sanctioned by the Slum Rehabilitation Authority, the Developer is entitled to sell the offices/show rooms and other premises in the sale building i.e. Wing 'B' of the composite building being constructed by the Developer on the said property more particularly described in the Second Schedule hereunder written.

AND WHEREAS as per the said Slum Rehabilitation Scheme and the approved building plans, the Developer shall construct building on

[Handwritten signature and blue ink lines]

the said property a composite building with two wings, Wing-'A' and Wing-'B'. Wing- 'A' consists of the sale component of Commercial premises and parking in the basement, Ground and 6 (Part) upper floors which floors comprise of sale components. Wing-'B' consists of Rehab building which comprise of ground and 7 upper floors and basement under the ground floor of rehab building forms part of the sale component.

AND WHEREAS as aforesaid the First floor of the Rehab building is earmarked for Court and Court Staff housing in pursuance of the reservation of the said plot as per the development plan of M-West Ward of Mumbai Municipal Corporation.

AND WHEREAS the copy of certificate of title issued by M/s. Harakhchand & Co., Advocates and Solicitors showing the nature of title of the Developer to the said property more particularly described in the Schedule hereunder written is annexed hereto and marked **Annexure "L"**.

AND WHEREAS the Collector, Mumbai Suburban District by his letter dated 18/12/2007 has also given his sanction and No Objection to develop the said property under Slum Rehabilitation Scheme approved by the Slum Rehabilitation Authority and form a Co-operative Housing Society or Societies in respect of the said property and the buildings can be constructed on the said property in accordance with the said Slum Rehabilitation Scheme so approved by the Slum Rehabilitation Authority. Hereto annexed and marked **Annexure-"M"** is a copy of the said letter dated 18/12/2007.

AND WHEREAS out of unsold premises, the Developer has granted Lease for an initial Period of Five Years commencing from 08/12/2009 with Two Renewal options of Five years each in favour of STATE BANL OF PATIALA more particularly in respect of commercial premises bearing No. G-001 containing area on Ground Floor admeasuring about 148.6 Sq. Mtr. Carpet and on Basement admeasuring about 111.4 Sq. Mtr. Carpet in "A" Wing (Sale Building) of the Building known as **"THE BUREAU"**, Plot No. 447 of S.S. Scheme No. III, bearing C.T.S. No. 1304 of Chembur Village, R. C. Marg, Chembur, Mumbai - 400 071, with the terms and conditions and refundable interest Free Security Deposit of Rs.25,00,000/- (Rupees Twenty Five

Handwritten signature and date 2/12/2009

Lakhs Only) and said Lease Deed dated 8th December, 2009 registered under serial No. BDR-3/11571/2010 on 8th December, 2009 at the office of the Sub Registrar of Assurances, Kurla-I, Taluka Kurla, Chembur and stamp duty has been paid on said instrument a sum of Rs.7,80,000/- (Rupees Seven Lakhs Eighty Thousand Only) under the Provision of Article 36 of Bombay Stamp Act, 1958.

AND WHEREAS relying upon the aforesaid declarations and representations of Developer, and existence of Lessee in the Premises, the Purchasers have agreed to purchase and the Developer has agreed to sell to the Purchasers said commercial Premises bearing No. G-001 containing area on Ground Floor admeasuring about 148.6 Sq. Mtr. Carpet and on Basement admeasuring about 111.4 Sq. Mtr Carpet (inclusive the area of Generator Room) in Wing "A" (Sale Building) of the Composite Building known as **"THE BUREAU"**, together with Multi Low Level Mechanical Parking Space in Basement bearing G-001 admeasuring 13.75 Sq. Mtrs i.e. 148 Sq. Ft. (Built-up) area of the parking area situated at Plot No. 447 of S.S. Scheme No. III, bearing C.T.S. No. 1304 of Chembur Village, R. C. Marg, Chembur, Mumbai - 400 071, with agreed consideration of Rs.3,45,00,000/- (Rupees Three Crores Forty Five Lakhs Only) (hereinafter for brevity's sake are referred to as the said premises) more particularly described in the third schedule hereunder written and is shown on the plan thereof hereto annexed in red colour boundary lines and marked thereon as **Annexure "N"**.

AND WHEREAS under Section 4 of the said Act the Developer is required to execute an Agreement for Sale/Deed of Sale of the said premises with the Purchasers and accordingly parties herein have agreed to sign and execute this Deed and the terms herein contained as hereinafter appearing.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Developer has constructed a composite building with two wings viz. 'A' Wing of sale building consisting of basement, ground floor and Six and half upper floors and 'B' wing of rehab building consisting of ground floor and seven upper floors consisting of basement, ground floor and seven upper floors in accordance with Slum Rehabilitation

Handwritten signature and blue ink scribbles at the bottom left of the page.

Scheme as approved by Slum Rehabilitation Authority and as per the approved building plans, designs and specifications which are approved or which may hereafter be approved or re-approved by Slum Rehabilitation Authority.

2. The Purchasers have prior to the execution of this Deed satisfied themselves about the title of the Developer to the said property and they shall not be entitled to further investigate the title of the Developer and no requisitions or objections shall be raised on any matter relating to the title.

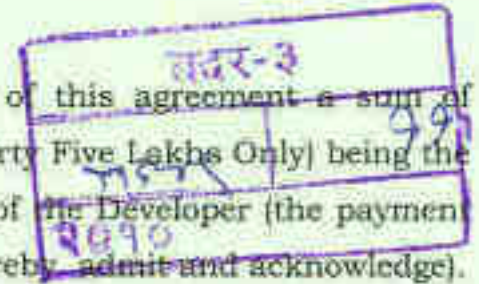
3. The Purchasers have seen the building plans as also the particulars of specifications in accordance with which the sale building and rehab building are to be constructed. The Developer shall be entitled to make such changes in the building plans but shall not make changes to the plan of the said premises hereby agreed to be sold by the Developer to the Purchasers unless such variation and modification are carried out at the instance of the concerned local authority and/or government.

4. The Purchasers hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchasers the commercial Premises bearing No. G-001 containing area on Ground Floor admeasuring about 148.6 Sq. Mtr. Carpet and on Basement admeasuring about 111.4 Sq. Mtr Carpet (inclusive the area of Generator Room) in Wing "A" (Sale Building) of the Composite Building known as **"THE BUREAU"**, together with Multi Low Level Mechanical Parking Space in Basement bearing G-001 admeasuring 13.75 Sq. Mtrs i.e. 148 Sq. Ft. (Built-up) area of the parking area situated at Plot No. 447 of S.S. Scheme No. III, bearing C.T.S. No. 1304 of Chembur Village, R. C. Marg, Chembur, Mumbai - 400 071, together with all rights, easements, liberties, appendages and appurtenances inclusive of Proportionate Common area, Parking Space and Garden area of all the three side of Building Premises (hereinafter for brevity's sake referred to as the said premises) are shown on the plans thereof hereto annexed and marked **Annexure "N"** (hereinafter for brevity's sake referred to as the said premises) at or for the lump sum price of Rs.3,45,00,000/- (Rupees Three Crores Forty Five Lakhs Only) including the proportionate price of the common areas and facilities appurtenant to the said premises. The Purchasers have paid to the

Handwritten signature
D. K. Kulkarni

Handwritten signature

Developer on or before the execution of this agreement a sum of Rs.3,45,00,000/- (Rupees Three Crores Forty Five Lakhs Only) being the entire consideration as follows, in favour of the Developer (the payment and receipt whereof the Developer doth hereby admit and acknowledge).



- a) Out of entire consideration a sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) shall be adjusted against Security Deposit paid by the Existing Lessee vide Lease Deed dated 8th December, 2009 in respect of the said Premises.
- b) Balance consideration of Rs.3,20,00,000/- (Rupees Three Crores Twenty Lakhs Only) have paid on or before execution of this Deed of Sale by taking over all Original Agreement, Deeds, in respect of said Premises (the payment and receipt whereof the Developer doth hereby admit and acknowledge).

5. It is hereby further agreed by and between the parties hereto that on payment of the aforesaid entire consideration of Rs.3,45,00,000/- (Rupees Three Crores Forty Five Lakhs Only) nothing shall be due and payable by the PURCHASERS to the DEVELOPER in respect of the acquisition of the rights in the said Premises.

6. The Purchasers have agreed to purchase the said premises together with existence of Lessee State Bank of Patiala and from the date of execution hereof the Purchasers, the Company will enjoy the rents, incomes and profits in the said premises



7. The fixtures, fittings and amenities to be provided by the Developer in the said sale building being Wing "A" and in the said premises are those as described in the **Annexure "O"** annexed hereto.

- (i) A sum of Rs.610/- (Rupees Six Hundred Ten only) share money and entrance fee and application fee of the proposed membership in the proposed society.
- ii) The Purchasers undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 7th day of each of every month in advance and shall not withhold the same for any reason whatsoever.

Handwritten signature in blue ink.
D. Ravi

Handwritten signature in blue ink.

- (iii) A sum of Rs.50,000/- (Rupees Fifty Thousand only) towards premiums, charges, etc. payable to the concerned local authority or Government for giving water, cable, drainage, electric or any other service connection to the said sale building being wing "A" in which the office premises is situated.
- (iv) A sum of Rs.25,000/- (Rupees Twenty Five Thousands only) towards formation and registration of a Co-operative Society by name The Bureau Co-operative Premises Society Ltd.,

8. The Developer hereby declares that the said property is being developed by the Developer in accordance with the Provisions of Development Control (D.C.) Regulation 33 (10) and that the entire Floor Space Index (F.S.I.) available in respect of the said property is 2.5 and that no part of the said F.S.I. has been utilised by the Developer elsewhere for any purpose whatsoever. The residual F.A.R. (F.S.I.) if any, in the said property shall be that of Developer. The Developer shall also be entitled to avail of the T.D.R. benefits in respect of the said property and shall also be entitled to use full F.S.I. that may be available at any time in future on the said property either acquired by way of T.D.R. by loading F.S.I. in respect of the said property as also in respect of any other property on the said property.

9. The Developer hereby agreed, observed, performed and complied with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the building plans or thereafter and also obtained from the concerned local authority, occupation and/or Completion Certificate in respect of the said building including the said premises.

10. The Developer has already handed over vacate possession of the said premises to the existing Lessee and the Parties of the both hereby agreed to remain the said Lessee in the said Premises with the terms and conditions contained in Lease Deed dated 8th December, 2009 and the said Lessee also agreed that from the date of execution of this Deed, the Purchasers herein are the Lessor and owner of said Premises.

11. The Purchasers agrees and undertakes to permit and give to the Developer all facilities for making any additions, alterations or to put up

Handwritten signature and text:
 Draft
 [Signature]
 [Signature]

any additional structures of floors on the said property. The Purchasers further agree and undertake not to object to such construction on the ground of nuisance, annoyance and/or for any other reason.

12. The DEVELOPER hereby assures the PURCHASER that they have not on or before execution of this Deed entered into any arrangement or agreement of mortgaged, transferred, assigned or in any other way encumbered or alienated their rights, to anyone whomsoever in any manner whatsoever nature only except existing Lease Deed dated 8th December, 2009 in favour of State Bank of Patiala and after rejecting the Purchase offer by said Bank, the Developer has made and entered this Deed of Sale in favour of the Purchaser in respect of said premises.

13. The DEVELOPER hereby declared that their title to the said Premises is clear, free of all and any encumbrances and marketable in all respect, In the event any claim is made by any one on the said premises in any manner whatsoever, it will be the responsibility of the DEVELOPER at their own cost to remove such encumbrance and make the title clear, free and marketable.

14. After completion of the construction of the said composite building i.e. Wing 'A' (Sale building) and Wing 'B' (Rehab building) in accordance with the approved building plans and as per sanctioned Slum Rehabilitation Scheme the Developer has already handed over possession of the Rehab flats to the SRA for the purpose of handing over the same to the eligible persons as per **Annexure-II** and also to Project Affected Persons (PAP). As aforesaid a co-operative society by name "Jai Ambe (Chembur) SRA Co-operative Housing Society Ltd.," has been formed and registered by the said hutment dwellers and consequently the said hutment dwellers shall occupy and hold the said flats (to whom the said flats are allotted by SRA as per Annexure-II) shall hold the said flats as such members of the said "Jai Ambe (Chembur) SRA Co-operative Housing Society Ltd.," and they will abide by the bye-laws of the said "Jai Ambe (Chembur) SRA Co-operative Housing Society Ltd.," The total area used, utilised and consumed for providing permanent alternate rehab shops and flats in the said rehab building (Wing 'B') is 1489 sq.mtrs. of built up area. Accordingly the Developer shall grant lease to the said "Jai Ambe (Chembur) SRA Co-operative Housing Society Ltd.," in respect of the said built up area of 1489 sq.mtrs. for a period of 99 years at the yearly rent of Rs. 1489/= (calculated at the

[Handwritten signature]
D.R. Kulkarni

rate of Re.1/- per sq.mtr. per year) and upon other usual terms & conditions and covenants of the said lease.

i.e. Wing 'A' the Developer shall sign and execute a conveyance in respect of the said property admeasuring 738.28 sq.mtrs of plot area, together with composite building (Wing 'A' + Wing 'B') constructed by the Developer on the said property to and in favour of the Bureau Co-operative premises Society Ltd. which will be formed by the Purchasers of various offices/show-rooms/commercial basement/Multi level mechanical parking spaces in the said Wing 'A' (sale building) and also in the basement of the said Wing 'B' (Rehab building) subject, however to the lease in respect of rehab components to and in favour of "Jai Ambe (Chembur) SRA Co-operative Housing Society Ltd.," as aforesaid.

15. Until the said property together with the said composite building is conveyed and a conveyance is executed by the Developer to and in favour of the said The Bureau Co-operative Premises Society Ltd. in respect of the said plot of land and the said composite building the Purchasers in the said sale building wing 'A' including the Purchasers herein, the Developer shall be at liberty and shall be entitled to commercially use the terrace building walls etc. for installation repair and maintenance of mobile tower, cables, electronic media or for any other purposes/uses either itself or through its nominees, assigns, agents etc. and for such purposes/uses the Developer and/or its nominees, agents, assigns etc. can have uninterrupted free access to the said terrace and that the Purchasers have agreed to purchase the said premises the notice of the aforesaid facts as regards use of terrace space and the Purchasers shall never raise any objection to or make any grievances in respect thereof at any time in future.

16. The Developer shall be entitled to enter into agreements with other buyers and purchasers on such terms and conditions as the Developer may deem fit or alter the terms and conditions of the agreements already entered into by the Developer with other buyers and purchasers, if any, without affecting or prejudicing the rights of the Purchasers herein in respect the said premises hereby agreed to be sold to the Purchaser.

17. The name of the sale building (Wing 'A') shall for ever be **THE BUREAU** and name of the society in respect of sale building (Wing - A) shall bear the same name viz **THE BUREAU CO-OPERATIVE**

[Signature]
D. R. Kulkarni

PREMISES SOCIETY LTD.,

धतर-३	
७९२९	९५
२०१०	

18. The Purchasers and the person/s to whom the said premises are sold transferred or assigned or given possession of (after prior written permission of the Developer) shall from time to time signs all applications, papers and documents and does all acts, deeds and things as the Developer may require for safeguarding the interest of the Developer in the said (Wing 'A') building.

19. Nothing contained in this agreement is intended to be nor shall be constrained as a grant, demise or assignment in law of the said premises or of the said property and the said composite building or any part thereof. The Purchasers shall have no claim save and except in respect of the said premises hereby agreed to be sold to them more particularly all open spaces, staircases, lobbies, un-allotted parking spaces, terrace only except the Parking allotted to the Purchaser together with Garden area of all the three side of the Building Premises which is to be exclusively owned, used and maintained by the Purchaser only and other than rest of the area will remain the property of the Developer until the said property together with the said Composite building is transferred to the said The Bureau Cooperative Premises Society Ltd., that will be formed by all the Purchasers of offices/showroom/commercial basement/Multi level Mechanical Parking space etc.

20. The Purchasers shall on receipt of possession as provided in the Deed use the said premises or any part thereof or permit the same to be used only for the purpose permissible under D.C. Regulations and/or for such other purpose as may be authorised by the Developer in writing and as may be permissible in law and/or by the concerned local authorities in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said sale building (Wing 'A'). and/or the owners and occupiers of the neighboring property or properties.

21. The Purchasers shall on receipt of possession as provided herein not store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction of the structure of the said sale building (Wing 'A') or storing of which goods is objected to by the concerned local authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase, common passages, lift or any

Signature

बुद्धर-3	
2090	94

other structure of the said sale building (Wing 'A') and in case any damage is caused to the said sale building (Wing 'A') or the said premises on account of negligence or default of the Purchasers in this behalf, the Purchasers shall be liable for the consequences of breach.

22. The Purchasers after receipt of possession of the said premises shall not demolish or cause to be demolished the same or any part thereof, nor at any time make or cause to be made addition or alteration of whatever nature on or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said sale building (Wing 'A') in which the said premises is situated and shall keep the portions, sewers, drain pipes in the said office and the said Parking space and appurtenances thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the composite building is situate and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardis or other structural members in the said premises without prior written permission of the Developer and/or the Co-operative Society.

23. The Purchasers after receipt of the possession as stated in this agreement shall carry out at their own costs all internal repairs to the said premises and maintain the same in the same condition, state and order in which it was delivered by the Developer and shall not do or suffered to be done anything in or to the said sale building (Wing 'A') or the said premises and shall abide by all the bylaws, rules and regulations of the Government and/or any other public authority.

24. The Purchasers shall permit the Developer and their Surveyor and agents with or without workmen and others at all reasonable times to enter upon the said premises or any part thereof for the purpose of repairing any part of the sale building (Wing 'A') and/or cables, water covers, fittings, wires, structures and other convenience belonging to or serving or used for the said sale building (Wing 'A') and also for the purpose of lying down, maintaining, repairing and testing drainage, gas and water pipes and electric wires and/or similar purpose and also for the purpose of cutting off the water supply to the said premises or any other offices/ showroom/ commercial basement/ Multi-level Mechanical Parking Spaces/ etc. in the sale building (Wing 'A') in respect whereof the Purchasers or the occupier/s of such other offices

DR

/ showroom/ commercial basement/ Multi-level Mechanical Parking Spaces/ etc., as the case may be shall have committed default in paying their share of the water tax and/or other outgoings and electric charges.

25. The Purchasers shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said building including any offices/showroom/commercial basement/ Multi-level Mechanical Parking Spaces/ etc. or any part of the said sale building (Wing 'A') or cause any increased premium to be payable in respect thereof or which may or likely to cause nuisance or annoyance to occupiers of the other offices / showroom/ commercial basement/ Multi-level Mechanical Parking Spaces/ etc. in the said sale building (Wing-A).

26. Notwithstanding any other provisions of this Deed the Developer shall be entitled to at their sole and absolute discretion

- (a) to have The Bureau Co-operative premises Society and/or Limited Company to be formed and constituted as contemplated herein.
- (b) to cause to be conveyed and/or transferred the composite building together with land beneath the same in favour of such The Bureau Co-operative Premises Society when formed and registered subject to lease of rehab component in favour of Jai Ambe (Chembur) SRA Co-operative Society Ltd.
- (c) to cause to be leased the rehab building (Wing 'B') and/or transferred such appurtenant land thereto, if any, along with the lease deed and/or other documents for transfer of the rehab building (Wing 'B').
- (d) to decide and determine how and in what manner the infrastructure including the common utility areas if any, may be transferred and/or conveyed,
- (e) to provide for and incorporate covenants and restrictions and obligations with regard to the provision for maintaining the infrastructure and common amenities, if any.
- (f) to decide from time to time when and what sort of documents of transfer should be executed.

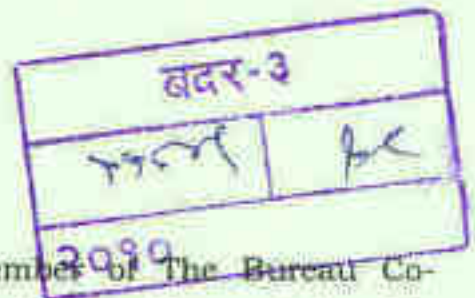
Handwritten signature
DRAWN

27. The Purchasers along with other buyers/purchasers of the other offices/ showroom/ commercial basement/ Multi-level Mechanical Parking Spaces/ etc. in the said sale building (Wing 'A') shall join in forming and registering The Bureau Co-operative Premises Society to be known by such name as the Developer may decide 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 formation and registration of the said The Bureau Co-operative Premises Society Ltd. and duly fill in, sign and return to the Developer within seven days of the same being forwarded by the Developer to the Purchaser, so as to enable the Developer to register the organisation of the buyers/purchasers under Section 10 of Maharashtra Ownership flats Act, 1963 and Rules framed thereunder. No Objection of Developer shall be taken by the Purchaser, if any changes or modifications are made in the draft-bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be or any other Competent Authority.

28. The Developer shall, after formation and registration of The Bureau Co-operative Premises Society Ltd. as aforesaid and after receipt of the Occupation/building Completion Certificate of the composite building on the said property cause to be transferred the same to the said The Bureau Cooperative Premises Society Ltd. with all the right, title and interest of the Developer in, upon and in respect of the said property together with the composite building by obtaining or executing the necessary conveyance of the said property with composite building that will be constructed thereon in favour of such The Bureau Co-operative Premises Society Ltd. as the case may be subject however to the lease in respect of rehab components to and in favour of the Jai Ambe (Chembur) SRA Co-operative Society Ltd.

29. The powers and authority of the Purchasers herein and of other buyers/purchasers shall be subject to the overall power, control and authority of the Developer in all the matters concerning the said composite building and other structures on the said property the construction and completion thereof and all amenities pertaining to the same and in particular the Developer shall have absolute authority and control as regards the unsold offices / showroom/ commercial basement/ Multi-level Mechanical Parking Spaces/ etc. and the

[Handwritten signatures and marks]



disposal thereof.

30. The Purchasers shall become a member of The Bureau Co-operative Premises Society Ltd. in respect of their rights and benefits conferred herein or otherwise. The Bureau Co-operative Premises Society Ltd. will not have any objection to admit the Purchasers as the member of the said The Bureau Co-operative Premises Society Ltd.

31. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder.

32. The transaction covered by this contract at present is not understood to be either a sale liable to tax under the Sales Tax Law nor a transaction liable for payment of service tax or any other tax, Cess or levy. If, however, by reason of any amendment of the Constitution or due to any order, judgment, enactment or amendment of any other law, Central or State, this transaction is held to be liable to tax as a sale or otherwise, either as a whole or in part and any inputs or materials or equipments used or supplied in execution of or in connection with this transaction are liable to sales tax and/or service tax or any other tax or levy then the same shall be payable by the Purchasers in respect of premises agreed to be sold to the Purchasers either alone or along with other buyers/purchasers on demand from the Developer.

33. The Developer shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules regulations etc.

34. The Purchasers shall present this Deed as well as the conveyance that will be executed in pursuance hereof at the proper registration office of Sub-Registrar within the time limit prescribed by the Registration Act and both the Purchasers and the Developer will attend such office and admit execution thereof.

35. At the time of conveyance of the said property and the said composite building, if any permission is required to be obtained or any compliance is to be effected of and or of the Land Acquisition Act and or any Central or State legislation and/or any rules framed thereunder and/or under any other order, notification or ordinance whatsoever and by whatever name called, the same shall be complied with by

Handwritten signatures and marks at the bottom of the page.

the Purchasers and/or the body of buyers/purchasers of other offices/showroom/ commercial basement /Multi-level Mechanical Parking Spaces etc. and/or the Co-operative Society, in consultation and cooperation with the Developer and all costs, charges and expenses, if any, that may have to be incurred in connection therewith, shall be borne and paid by the Purchasers and/or the other buyers/purchasers of offices/showroom/ commercial basement/ Multi-level Mechanical Parking Spaces/ etc.

36. The DEVELOPER hereby covenant with the PURCHASER that the PURCHASER will henceforth quietly and peacefully possess, use, occupy and enjoy the said Unit premises as the Owner thereof without any let, hindrance, denial, interference or eviction by the DEVELOPER or any other person or persons lawfully or equitably claiming through, under or in trust for the DEVELOPER.

37. The DEVELOPER shall sign and execute all such Deeds, documents and writings as the PURCHASER may reasonably require for the purpose of transferring the said PREMISES in favour of the PURCHASER and/or their nominees for effectual transfer of the said premises in favour of the PURCHASER.

38. All costs, charges, expenses including stamp duty, registration charges, premiums, penalties, etc. payable in respect of this Deed and all documents to be executed in pursuance hereof shall be borne and paid by the Purchasers alone. It is specifically agreed that the Developer shall not in any manner be liable to pay the stamp duty and the registration charges payable on this agreement as also any other Deed or Document that will be executed in pursuance hereof. It is further agreed that the stamp duty payable on this agreement shall be paid by the Purchasers before executing this Deed and after the said Deed is executed by the Developer herein it will be the responsibility of the Purchasers to register the said agreement with the Sub-Registrar of Assurances and intimate to the Developer under which number the said agreement has been lodged for registration so as to enable the Developer to remain present before the concerned Sub-Registrar of Assurances to admit their execution and the Developer shall not be responsible and/or liable for not lodging the said Deed by the Purchasers for registration. The expenses for the registration shall be borne and paid by the Purchasers alone.

[Handwritten signatures and marks]

39. The permanent account number of the Developer and the Purchasers as under:

Name:

बदर-३	
2090	2090
PAN No.	

- | | | |
|----|---|------------|
| 1. | Balan & Chheda Developers Pvt. Ltd.
Developer. | AAACB5106D |
| 2. | M/S HOTEL SOUTHSON PVT. LTD.,
Purchasers | AAACH5268A |

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that immovable property being a piece of land together with structures standing thereon situate at Ramkrishna Chemburkar Marg, Village Chembur, Taluka Kurla, District Mumbai Suburban and bearing plot No. 447, S. S. scheme No III, City Survey No.1304 admeasuring 821.20 sq. metres or thereabouts

THE SECOND SCHEDULE ABOVE REFERRED TO:

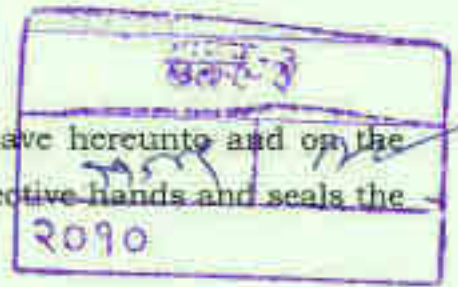
All that Larger portion (net area excluding road set back area admeasuring 82.92 Sq. Mtrs) of immovable property being a piece of land together with structures standing thereon situate at Ramkrishna Chemburkar Marg, Village Chembur, Taluka Kurla, District Mumbai Suburban and bearing plot No. 447, S. S. scheme No III, City Survey No.1304 admeasuring 738.28 sq. metres or thereabouts

THE THIRD SCHEDULE ABOVE REFERRED TO

All that commercial Premises bearing No. G-001 containing area on Ground Floor admeasuring about 148.6 Sq. Mtr. Carpet and on Basement admeasuring about 111.4 Sq. Mtr Carpet (inclusive the area of Generator Room) in Wing "A" (Sale Building) of the Composite Building known as "THE BUREAU", together with Multi Low Level Mechanical Parking Space in Basement bearing G-001 admeasuring 13.75 Sq. Mtrs i.e. 148 Sq. Ft. (Built-up) area of the parking area situated at Plot No. 447 of S.S. Scheme No. III, bearing C.T.S. No. 1304 of Chembur Village, R. C. Marg, Chembur, Mumbai - 400 071, together with all rights, easements, liberties, appendages and appurtenances inclusive of Proportionate Common area, Parking Space and Garden area of all the three side of Building Premises more particularly Falls within limits of "M" ward of Municipal corporation of greater Mumbai and said Building consisting Basement, Ground plus Six upper Floors with having lift facility.

[Handwritten signatures and blue ink marks]

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



SIGNED AND DELIVERED)

by the withinnamed "DEVELOPER")

BALAN AND CHHEDA DEVELOPERS)

PVT. LTD. Through its Director/s)

1. Mr. Durgarshi R. Chheda)

2. Mr. Satish Balan)

in the presence of

1.

2.



SIGNED AND DELIVERED BY)

the withinnamed "PURCHASERS")

M/S HOTEL SOUTHSON PVT. LTD.,)

Through its Managing Director)

SHRI K. KANNAN NAIKER)

in the presence of

1.

2.



RECEIVED OF AND FROM the PURCHASER M/S HOTEL SOUTHSON PVT. LTD., the sum of Rs.3,45,00,000/- (Rupees Three Crores Forty Five Lakhs Only) as the full and final settlement or entire consideration in respect of Commercial Premises mentioned hereinabove and details of payment made are as follows,

SR.NO.	DATE	CHEQUE NO.	DRAWN ON	AMOUNT
1.	27-09-10	588 436	Andhra Bank Salem Branch	10,00,000/-
2.	04-10-10	588 437	Andhra Bank Salem Branch	1,00,00,000/-
3.	22-10-10	588 438	Andhra Bank Salem Branch	1,00,00,000/-
4.	22-10-10	588 439	Andhra Bank Salem Branch	95,00,000/-
5.	22-10-10 15-12-10	588 440	Andhra Bank Salem Branch	15,00,000/-
6.	Adjusted towards refundable Free interest Security Deposit of Existing Lessee State Bank of Patiala			25,00,000/-

Total Rs.3,45,00,000/-

I Say Received Rs.3,45,00,000/-

BALAN AND CHHEDA DEVELOPERS
PVT. LTD. Through its Director

DEVELOPER

WITNESSES:

1)



2)





RECEIPT

बदर-3	
मार्ग	23
2090	

RECEIVED OF AND FROM the PURCHASER M/S HOTEL SOUTHSON PVT. LTD., the sum of Rs.3,45,00,000/- (Rupees Three Crores Forty Five Lakhs Only) as the full and final settlement or entire consideration in respect of Commercial Premises mentioned hereinabove and details of payment made are as follows,

SR.NO.	DATE	CHEQUE NO.	DRAWN ON	AMOUNT
1.	27-09-10	588 436	Andhra Bank Salem Branch	10,00,000/-
2.	04-10-10	588 437	Andhra Bank Salem Branch	1,00,00,000/-
3.	22-10-10	588 438	Andhra Bank Salem Branch	1,00,00,000/-
4.	22-10-10	588 439	Andhra Bank Salem Branch	95,00,000/-
5.	22-10-10 15-12-10	588 440	Andhra Bank Salem Branch	15,00,000/-
6.	Adjusted towards refundable Free interest Security Deposit of Existing Lessee State Bank of Patiala			25,00,000/-

Total Rs.3,45,00,000/-

I Say Received Rs.3,45,00,000/-

BALAN AND CHHEDA DEVELOPERS
PVT. LTD. Through its Director

DEVELOPER

WITNESSES:

1)



2)





Balan & Chheda Developers PVT. LTD.

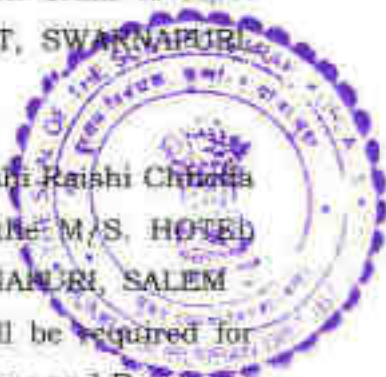
83-A, N. G. ACHARYA MARG, CHEMBUR, MUMBAI - 400 071. ☎ 2521 9111



TRUE EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BALAN & CHHEDA DEVELOPERS PVT. LTD HELD AT ITS REGISTERED OFFICE ON OCTOBER 23RD, 2010

"RESOLVED THAT the company do give its property situated at Ground floor and Basement in the premises named " **THE BUREAU** " on SALE to M/S. HOTEL SOUTHSON (P) LIMITED , A/4 BHARATHI STREET, SWARNAMUR, SALEM - 636 004.

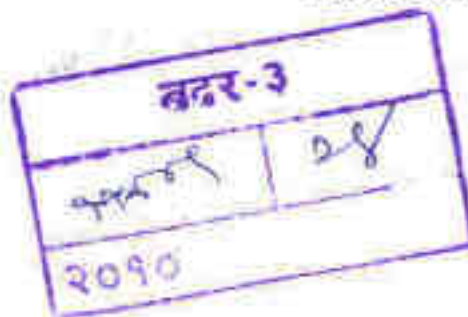
"RESOLVED FURTHER that Mr. Satish Balan or Mr. Dungarshi Raishi Chheda be and are hereby authorized severally to negotiate with the M/S. HOTEL SOUTHSON (P) LIMITED , A/4 BHARATHI STREET, SWARNAMUR, SALEM - 636 004 sign and execute any such document which shall be required for giving effect to the sale of the property situated at Ground floor and Basement in the premises named " **THE BUREAU** " C.T.S.NO . 1304, R.C.MARG, CHEMBUR, MUMBAI 400 071.



Certified True Copy,
For **BALAN & CHHEDA DEVELOPERS PVT. LTD**

[Handwritten signature]

DIRECTOR



Hotel Southson Pvt. Ltd.,

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF HOTEL SOUTHSON (P) LIMITED HELD ON 9TH SEPTEMBER, 2010 AT 11.00 A.M. AT M/S HOTEL SOUTHSON (P) LTD., A/4, BHARATHI STREET, SWARNAPURI, SALEM- 636 004.

वदर-३	
११/११	२५
२०१०	
No: G.001	

"RESOLVED TO PURCHASE OF COMMERCIAL PREMISES WHICH IS LEASED OUT TO THE STATE BANK OF PATIALA BEARING CONTAINING AREA ON THE GROUND FLOOR AD MEASURING ABOUT 148.60 SQ.MTS CARPET AND ON BASEMENT AD MEASURING ABOUT 111.40 SQ.MTS CARPET OF THE BUILDING KNOWN AS " THE BUREAU" PLOT NO: 447, OF S.S. SCHEME No: III BEARING C.T.S. No: 1304 OF CHEMBUR VILLAGE, R.C.MARG, CHEMBUR, MUMBAI 400 071."

"RESOLVED FURTHER THAT MR.K.KANNAN, MANAGING DIRECTOR OF THE COMPANY IS HEREBY AUTHORISED TO DO ALL ACTS AND SIGN ALL SUCH PAPERS AS MAY BE REQUIRED IN CONNECTION WITH PURCHASE AND SUCH OTHER DOCUMENTATIONS AND TO APPEAR BEFORE SUCH COMPETENT AUTHORITIES AS MAY BE REQUIRED FOR COMPLETING OF THE PURCHASE AND TRANSFER OF THE SAID PREMISES IN FAVOUR OF THE COMPANY."



/ CERTIFIED TRUE COPY /

For HOTEL SOUTHSON (P) LTD.,

(K.MURUGAN)
DIRECTOR



ESTD. 1918

The Saraswat Co-operative Bank Ltd.

(Scheduled Bank)

CHEMBUR BRANCH

DATE : 15.10.2010

बदर-३	
महेश	रंज
TO WHOMSOEVER IT MAY CONCERN	

THIS IS TO CERTIFY THAT LOAN A/C OF M/S BALAN & CHHEDA DEVELOPERS PVT. LTD AGAINST THE SECURITY OF PLOT NO 447, RAMKRISHNA CHEMBURKAR MARG FOR RS. 300.00 LACS STANDS CLOSED IN OUR BOOKS ON 24/04/2009.

THEIR LIABILITY AS ON TODAY WITH US IS NIL.

Yours sincerely

Smita Krishnan
(A.G.M.)
Chembur Branch.





Slum Rehabilitation Authority

5th Floor, Ganga Niman Bhavan,
Bandra (East), Mumbai 400 051. Fax : 022-26589457
Tel: 022-26590619 / 0405 / 1879 / 0893
E-mail: info@sra.gov.in

No.SRA/Eng./1680/ME/PL/AP

Date:

12 JUL 2010

To,
Shri Mukesh Bahadur,
Of M/s. Consultants Combined,
B-101, Manek Kurj (Meghwadi),
Dr. S. S. Rao Road, Lalbaug, Parel,
Mumbai - 400 012.

वदर-3	
7355	25
2010	

Sub - Full Occupation Certificate to Sale Wing 'A' consisting of Basement + Gr + 6 (pt) and Rehab Wing 'B' consisting of Gr. + 7 (pt) upper floors under Slum Rehabilitation Scheme as per DCR 33 (10) on plot bearing C.T.S. No.1304, of village Chembur, situated at Ramkrishna Chemburkar Marg, Chembur, Mumbai-400 069, for Jai Ambe (Chembur) SRA CHS Ltd.

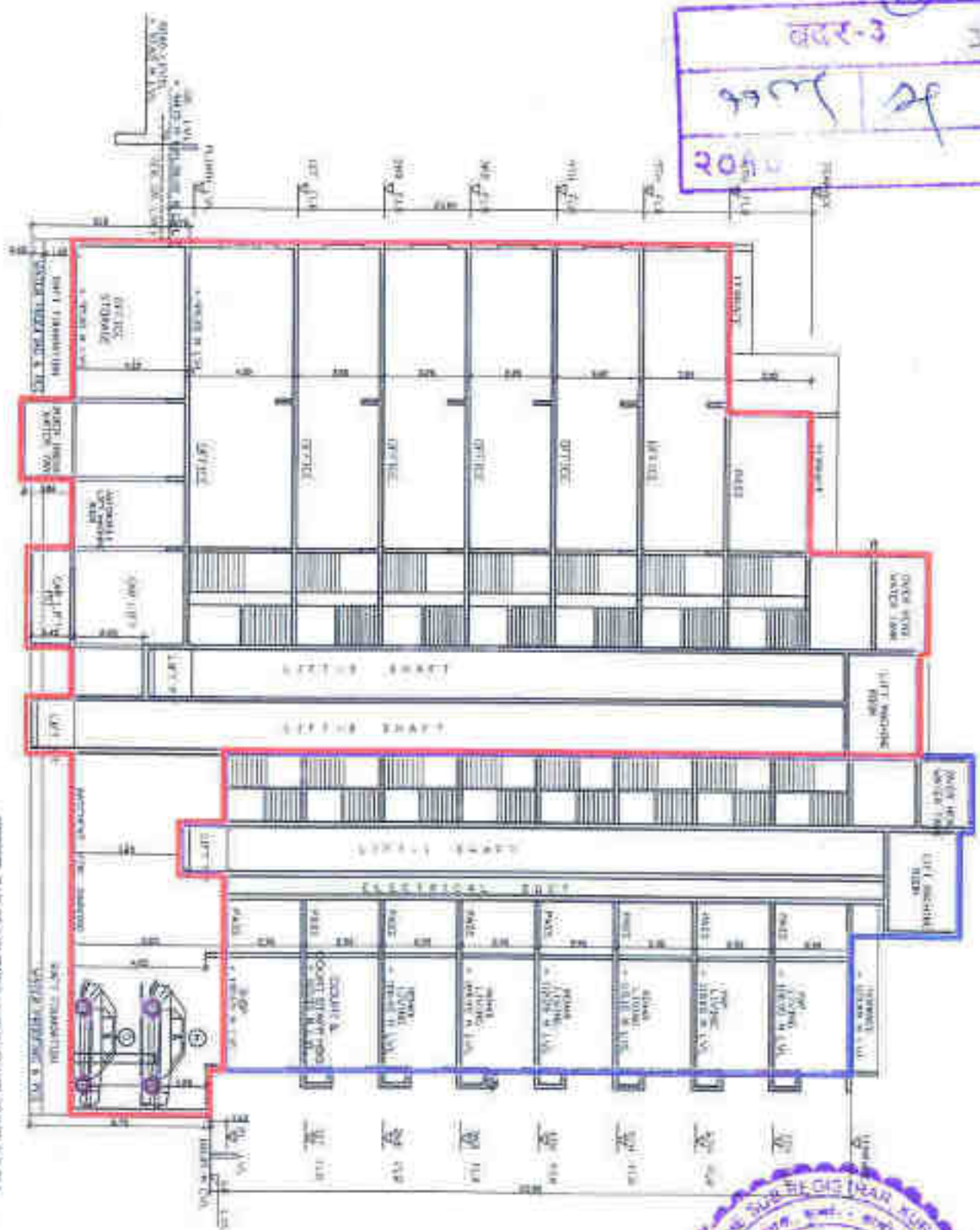
Ref: Your letter dated 4-12-2009.

Sir,

With reference to your letter mentioned above, the Occupation for Sale Wing 'A' consisting of Basement + Gr + 6 (pt) and Rehab Wing 'B' consisting of Gr. + 7 (pt) upper floors on plot bearing C.T.S. No.1304, of village Chembur, situated at Ramkrishna Chemburkar Marg, Chembur, Mumbai-400 069, is hereby granted which is completed under supervision of Architect, Shri Mukesh Bahadur vide License No. CA/82/7237 and Structural Engineer Shri Pravin Gala of M/s. Gala Consulting Engineers vide License No. STR/11 respectively, subject to the following conditions:

1. That the Certificate u/s. 270A of BMC Act shall be obtained from A.E.W.W. 'M/West' Ward and a certified copy of the same shall be submitted this office.
2. That you shall execute the Registered Conveyance Deed for the plot under reference in favour of the society and submit the copy of registered documents to this authority within four months from date of issue of this Certificate.

बदर-3
 ११/११/२०१८



SECTION

FOR THE SHC BANGKOK / CHINA / CHINA / CHINA

REMARKS: ALL DIMENSIONS ARE IN METERS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



FORM HH

Form of agreement to be passed by persons intending to become occupants of land included in a development scheme or in other special cases (see Rule 3)

The Municipal, South Salsette Taluk, Bombay Suburban District

I, S. V. D. D. D.

do hereby agree on behalf of myself and my heirs, executors, administrators and assigns to occupy the land specified in the schedule appended hereto (hereinafter referred to as the said land) on the conditions stated below, and I say that my name may be entered in the land records as occupant of the said land.

Conditions:

(1) I will pay the land revenue from time to time lawfully due in respect of the said land, to wit: an assessment the sum of Rs. 2-14-0 being at the rate of per or at such rate as is leviable under the rules for the time being in force and applicable to the said land.

(2) Use.—I will use the said land only for building purposes of the nature specified in condition (3) of this agreement.

(3) Building.—I will erect and complete on the said land a building of a substantial and permanent description. I will in regard thereto duly comply in every respect with the building regulations contained in the second schedule hereto. I and I will not use, or permit the use of, any of the buildings erected or to be erected on the said land as a shop, or carry on in any of the said buildings any business, other than residential purposes.

(4) Liability for rates.—I will pay all taxes, rates and dues leviable in respect of the said land.

(5) Code provisions applicable.—The provisions of the Code of Building Regulations and all other laws and regulations for the time being in force in the said Taluk, which may be applicable and not inconsistent with the conditions of this agreement, shall apply to the said land.

(6) Penalty Clause.—(a) If I contravene any of the foregoing conditions the Collector may, without prejudice to any other penalty to which I may be liable under the provisions of the said Code, continue the said land in my occupation on payment of such fine and/or assessment as he may direct.



New York

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26



Schedule I

[illegible]

(The number of the conditions which are applicable should be entered in condition 3 of the grant, and special conditions should be inserted in condition 4.)

1. Buildings may be erected only within the area of
and the remaining area of the said land shall be left as an open space.

3. No latrine, cesspool or stables shall be constructed on the said land or any place which shall be used as a latrine, cesspool or stables.

place which shall not have been approved for such use by the Planning Commission, authorized by him, and no building shall be erected on the said land.

5. The building erected on the said land shall be used for

6. No building erected on the said land shall be used as a factory or workshop.

7. The grant shall be subject to the following special conditions:—

(x) That no building erected on the said land shall at any time be used as a chapel.

(b) That two buildings (except an out-house, garage, etc.) will not be allowed in the same plot unless they have a common frontage on the same road or have independent access on two different roads.

(c) That no privy shall be constructed on the plot within 40 feet from any road boundary.

(d) That the buildings on this plot shall be not back as to leave (a) not less than twenty feet space open to the sky from the back of the plot.

of the road and passage parallel thereto, (b) not less than 100 feet open to the sky on all sides and (c) not less than 100 feet open to the sky on one side.

10. The second, a group of officers who were involved in organizing the College's approval

(f) That no compound (dividing) wall or fence erected on the plot shall, without the special permission of the Collector, exceed a feet in height. Above this

(9) That no building shall be erected or constructed which exceeds 6 feet in height. Above this however, railing or wire fencing may be imposed if desired, to bring the whole to a height not exceeding 6 feet.

(9) That no building shall be erected on the plot for which plans have not been sanctioned by the Collector. These plans shall, in every respect, comply with the building rules observed by the Collector in granting the building licence.

building plans offered by the owners of N. A. plot. The building shall be constructed in accordance with the sanctioned plans and deviations if any from the sanctioned plan shall be forth.

from the sanctioned plan shall be dealt with under Condition No. C of this Agreement or otherwise as the Collector thinks fit.

Dated the 23rd day of August at Bombay

S. V. Andrus (Signed)

By signing this agreement, to our personal knowledge, the person he represents himself to be, and that he has utilized his signature hereto, in my presence.

(Signed)

24.—1. This document need not be signed.
2. This document is exempt from stamp duty.

Deputy Deputy Collector,
Western Suburban District

Leuca
Dark
dist. by collector, P. 23

S-3200	
1/2" x 1/2"	1/2" x 1/2"
0.001	



बदर-३	
१९५८	३३
२०९०	

(58)

15-1-1958

FORM KK

Permission is hereby given to you Srimati Suresh K. Jais
 inhabitant of Bambay, to occupy the building site hereinbelow described in the village
 of Chembur in the South Suburban taluka in accordance with the conditions sanctioned
 by the Collector and accepted by you in the agreement dated the 22nd
 day of August 1950, subject to which this permission is given.

Description of Land

Plot No. 447 in Suburban Scheme No. III

Dated this 26th day of August 1950
 at Bambay



(Signed)

Chawla
 District Deputy Collector
 Bombay Suburban District
 Mamlatdar.

5-3737
5-3737
5-3737



००२ २०१

४४ विभागाधीन (अति) कृषि-१, धान कार्यालय,
विभाग नंबर १०१, पंचायती प्रमुख,
तुम, धान, सो. कृषि, कृषि (अतिप्र),
पुर्व - ४०० ०००,

दिनांक २५-१२-८५

प्रति,

उ. सरकारी वही. दलवाई
३६००, संघीय सदन, देवघर-२०३
नांदुरगा नै. देव, मुंबई ४०० ०००

बदर-३	
५५५५	५५
२०१०	

विषय - जय अंबे नगर, पन्नेदेकर
वाणिज्योत्तरे नै. देव, नं. प्र. क्र.
१३०४, क्षेत्र २३३-२ चौ. मी.
ही वसाहत गाळीच्छ वस्ती
महान्न घोषीत वस्तीचे
प्रमाणपत्र सिद्धेबाबत

संदर्भ



आपले उपरोक्त विषयीचे
पत्र दिनांक १८-१२-८५ मध्ये आपले कले
करणेबाबत विनंती आहे

१) आपले पत्रातच सदरची व
वसाहत ही 'जय अंबे नगर' पन्नेदेकर वाडी
समोर या नावाने गाळीच्छ वस्ती महान्न
घोषीत साबळी आहे.

मु. सदर वसाहत ध्या. कामी
जमाची अधिसूचना नं. ३६१३/३६१३-३/३
(१५) आर १०५ दिनांक २०-११-८५ आलेले
"गाळीच्छ वस्ती" महान्न घोषीत साबळी असून
महाराष्ट्र शासन राजपत्र दिनांक ५-८-८८
च्या पुढे क्र. ७७३ वर प्रसिद्ध आली आहे.

आपला विश्वासू

(Signature)

१९९३/१९९३

४४ विभागाधीन (अति)
व तत्सम अधिकारी, कृषि-१.

2-75582	
2-75	582
2005	

ਸਰ 34 ਨਿਵਾਸਿਕਾਂ ਨਾਲ
 ਯੋਗ 34500 ਫਿਲ

ਸੰਸਥਾ ATN/ NAL/KRL-III-244/94

ਦਾਦੇ 24/7/96



ਬਦਰ-3	
ਭਾਗ	34
2090	





Jai Ambe (NOC from Collector for
Name addition in
जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय P.E. (Inv)

प्रशासकीय इमारत, १० वा मजला, सरकारी वसाहत, बांद्रा (पू) मुंबई-५१

Ph. 6556799, 6550111

Fax: 6556805

email address:- collm54@yahoo.com

क्र. :- सी/कार्या-२पी/३३/क्रति-२६१/०२

दिनांक :- २०/०६/२००६

संचाल :-

१) मे. भालन अण्ड छेडा डेव्हलपर्स प्रा लि. यांचा अर्ज दि. २५/०३/२००६.

२) नगर भूभाषण अधिकारी, चेंबूर यांचा अहवाल दि. ०५/०४/२००६.

३) शासन, महसूल व खन विभाग निर्णय क्र. एलएनडी-४८५७/१६९१४६/अ-१ दि. २१/११/१९५७

४) शासन, महसूल व खन विभाग पर क्र. एलसीएस/२६००/४ क्र. ३१२/४३ दि. ०४/०३/१९५७

आदेश :-

मे. भालन अण्ड छेडा डेव्हलपर्स प्रा. लि. यांनी उपोद्घातित नमूद केलेल्या अर्जावर दि. २५/०३/२००६ च्या मोने चेवरा . प्लॉट क्र. ४४७, न.प.क्र. १३०४, क्षेत्र ८२१.२ चौ.मी. हो जमीन खरेदीखताप्रमाणे नवी सखल होमोन्यास व शासनाकडील न सखल भागितली आहे. अर्जावर यांनी त्यांच्या किर्नेली अर्जांमोबात सारर केलेली कागदपत्र पहाता सारर मिळकत सी-१ या नियंत्रित सत्ता प्रकरांत मोठणारी असल्याने प्रकरणी नगर भूभाषण अधिकारी, चेंबूर यांचा अहवालात मागविण्यांत आला होता. नगर भूभाषण अधिकारी यांनी प्रकरणी आवश्यक तो चौकशी करून जमदार यांच्या लघान्यासत जाह्याल सारर केला आहे. त्यांनी त्यांच्या जाह्यालांत प्रस्तावित जमिन प्रोपर्टीच्या अतिक्रमणाखारी असून सारर जमिन मिळकत पत्रिकेत धारक सारर श्रीमती सरस्वती श्री. दळवी यांच्या नावे दाखल आहे. जमिन मूळ प्रतीप्रतिता यांचे सारर जमिन महसूल अधिनियम, १९२१ चे नियम ४२ व ४३ खाली प्रदान केलेली असल्याने या जमिनीचे हस्तांतरण करण्यापूर्वी सारर अधिकारी यांची परवानगी आवश्यक असल्याने अधिप्राप्त जाह्यालांत दिले जाते.

२/- प्रकरणी सारर केलेले कागदपत्र पहाता मोने चेवरा. एल.प्रा. ३. प्लॉट क्र. ४४७, क्षेत्र ८२१.२ चौ.मी. ही जमिन मूळ धारक श्रीमती सरस्वती श्री. दळवी यांना एच. एच. करारनाम्या अंतर्गत प्रदान करण्यांत आली असल्याचे दिसून येत आहे. सारर सत्तरमान्यालील अटी/शर्ती पहाता मुंबई जमिन महसूल अधिनियमांतील तरतुदी तसेच त्यांसार अधिनियमांत केलेलेली अतिक्रमिता येमान्या तरतुदी या जमिनीस लागू आहेत त्यामुळे शासनाच्या पूर्व परवानगी घेरीन सारर जमीन किंवा तिचा पाग अथवा तिच्यालील हितसंबंध हस्तांतरित करता येणार नाहीत. त्यामुळे शासन, महसूल व खन विभाग निर्णय क्रमांक एलएनडी-४८५७/१६९१४६/अ-१ दिनांक २१/११/१९५७ यथे नमूद केलेल्या तरतुदी या नसिलीस लागू ठरत आहेत व त्यामुळे शासनाच्या मान्यतेने अथवा मान्यतेखेरीन अशा जमिनीचे हस्तांतरण झाल्यास हस्तांतरणाबाबत अननित उत्पन्न शासनास देऊ ठरत आहे. अर्जावर मे. भालन अण्ड छेडा डेव्हलपर्स प्रा. लि. यांनी मोने चेवरा. न.प.क्र. १३०४, क्षेत्र ८२१.२ चौ.मी. हो जमिन जमिनीच्या मूळ प्रतीप्रतिता श्रीमती सरस्वती



श्री. दळवी यांच्याकडून दि. २९/०२/२००२ रोजी केलेल्या नोंदणीकृत दस्तऐवजाने विकत घेतलेली आहे. अर्जदार यांनी खरेदी केलेल्या जमिनीबाबत शासनाची पूर्व परवानगी न घेता या जमिनीबाबत हस्तांतरण झाले असल्याचे दिसून येत आहे त्यामुळे या विनापरवाना झालेल्या हस्तांतरणा बाबत घरील शासन निर्णयाप्रमाणे ७५% अनर्जित उत्पन्न वसूल करणे कामकाज नसत आहे.

सदर अनर्जित उत्पन्नाची रक्कम जमिनीव्यवसायी आकारण्यात येत आहे.

अ. क्र.	हस्तांतरणाचा तपशील	दस्तऐवज क्रमांक व दिनांक	अनर्जित उत्पन्नासाठी निघात घेतलेली किंमत (दस्तऐवजा प्रमाणे)	७५% अनर्जित उत्पन्नाची रक्कम
१	२	३	४	५
६	श्री. लो. सरस्वती श्री. दळवी ते मे. बालन ओण्ड रेड्डी डेव्हलपर्स प्रा. लि.	५५४-८९५ १७ २९/०२/२००२	३,००,०००.०	२,२५,०००.०
			एकूण	२,२५,०००.०

३/- या कार्यालयाचे दिनांक ०२/०५/२००६ मध्ये घातलेल्या प्रमाणे संस्थेने उपरोक्त अनर्जित

उत्पन्नाची रक्कम रुपये २,२५,०००.० यावर तसेच प्रस्तावित जमिनीचा बांधकाम चटई निर्देशांक शासन अधिसूचना दि. २२/०२/२००२ अन्वये या जमिनीचा ०.७५ वस्तु १.० आल्याने वाढीस ०.२५ चटई निर्देशांकानाचत आकारण्यात येणाऱ्या जातपुरत्या अर्जित उत्पन्नाची रक्कम रुपये ५०,०००/- यावर असो एकूण २,७५,०००/- (रुपये दोन लाख पन्नाहत्तर हजार यावर) रक्कम या कार्यालयात सादरवत श्री. ओ.प. बॅंक लि. यांचे कॅविल पे ओवर कपात ४३८३८५ तसेच क्र. ४३८३८५ दि. ०९/०५/२००६ अन्वये अदा केलेली आहे. या कार्यालयाचे सध्या क्रमांक ५३ दि. ०९/०५/२००६ अन्वये घातलेल्या प्रमाणे आधीच चटई निर्देशांकानाचतचे ह्यांपत्र अर्जदार यांनी या कार्यालयात सादर केलेले आहे. अर्जदार यांनी याप्रमाणे उपरोक्त प्रमाणे देय असलेली रक्कम अदा केलेली असल्याने घौने सेक्टर न.प.क्र. १३०४, क्षेत्र ८२१.४ चौ.मी. या जमिनीबाबत त्यांनी केलेल्या विक्रीने प्रमाणे त्यांच्या बाबतची नोंद खरेदी हस्तांतरणाचे आवश्यक न्या घातली अर्जत संपूर्ण महसूल अधिपतेकडून महसूल कागदपत्रातील उत्तुदीअंतर्गत होण्यास हरकत नाही. तसेच या जमिनीचा विकास महापालिकांच्या विकास नियंत्रण नियमावलीतील तरतुदी अंतर्गत करण्यास घालील अटी/शर्तीवर या कार्यालयाची हरकत नाही.

१) या जमिनीत कॅविल १-० चटई निर्देशांकपर्यंत बांधकाम करता येईल.

२) सदर जमिनीचे हस्तांतरण शासनाच्या पूर्व परवानगी शिवाय करता येणार नाही. हस्तांतरणासाठी शासनाची पूर्व परवानगी घ्यावी लागेल. किंवा परवाना जमिनीचे हस्तांतरण झाल्यास शासनास जमिनीबाबत देय ठरणाऱ्या ७५% अनर्जित उत्पन्नाची रक्कम अदा करावी लागेल.

- ३) अर्जदार यांनी प्रस्तावित मिळकतीवर नियोजित बांधकामाबाबत महापालिकेच्या नियमांचे/तरतूंची पालन करावे
- ४) या जमिनीत शेतसालाग्न/जिल्हाधिकारी यांच्या मंजूरीसह इतरांतरणीय विकास ठकक (टी.डी.आर.) वापरता येणार नाही.
- ५) जमिन खरेदीखताप्रमाणे नावे दाखल होणेबाबत स्वतंत्र प्रस्ताव अर्जदार यांनी नगर भूमापन अधिकारी यांना द्यावा

प्रति,

ये. बालन अण्ड ठेका डेव्हलपर्स प्रा. लि.,
१३-जे एन. बी. आचार्य मार्ग,
सेक्टर, मुंबई क्र. ४००-०७१.

धन :-

- १) या. प्रधान अधिकारी, महसूल व वन विभाग, मंत्रालय, मुंबई क्रमांक ४०० ०३२ यांस माहितीसाठी सादर.
 - २) कार्यकारी अभियंता (इमारत प्रस्ताव) पूर्व ठपनगरे वृहन्मुंबई महानगर पालिका यांकडे माहितीसाठी सादर करावा.
 - ३) जमिन भूमापन अधिकारी, सेक्टर यांकडे माहिती व आवश्यक त्या पुढील कार्यवाहीसाठी द्यावा.
- २/- अर्जदार यांनी नमिर्नोबाबत केलेल्या खरेदी खताच्या अनुषंगाने आवश्यक ती नोंद महसूल कार्यालयातील तरतुदी अंतर्गत घेण्याबाबतची कार्यवाही कागदपत्रांच्या आवश्यक त्या माननी अंती करण्यास हाकत नाही. या बाबत स्वतंत्र प्रस्ताव अर्जदार यांच्याकडून घेण्यात येवून आपल्या खतावर योग्य ती कार्यवाही करावी.
- ४) महसूलदार कर्ता यांकडे माहितीसाठी द्यावा.

स्वजातीय पर विरुद्धाधिकारी
बाबी घट्टी बडे

जिल्हाधिकारी,
मुंबई उपनगर जिल्हाकरिता



E-911	
72	2-10-1
9898	



मालमत्ता पत्रक



दिनांक - २२/०८/२००६ मालमत्ता - न.पू.अ. चेंबुर

वर्ग	सिस्ट नंबर	प्लॉट नंबर	हॉट चौ.मो.	कार्यालय	प्राप्तारित दिनांक आचरणार्थीक दिनांक मुद्रावली (अपक्षित अर्थी उपनगर केर प्रशासकीय विभाग वेळ)
१३०४	१३०४				

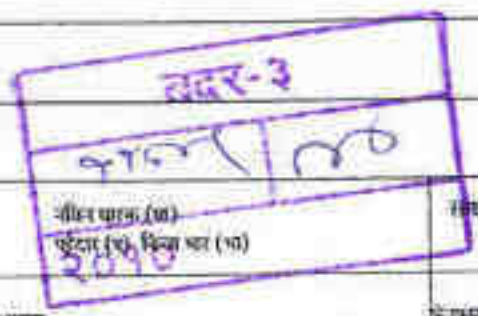
८२१.२ B-1

सुनिश्चितीकरण

मकरावळ मुद्रा प्रारंभ
वर्ग १२६६६ [सारस्वती चौ.प्लॉट]

पट्टेदार

हारा धार



दिनांक	प्राप्तारित	पट्टेदार	प्राप्तारित (प्र) पट्टेदार (प्र) दिनांक (प्र)	प्राप्तारित
२१/०८/२००६	प्राप्तारित संपूर्ण मिळवला		प्राप्तारित मे. भावन चौ.प्लॉट वेळारित प्र.प्राप्तारित	प्राप्तारित २०१७ २०/८/२००६ न.पू.अ.चेंबुर

प्राप्तारित कार्यालय

प्राप्तारित कार्यालय

न.पू.अ. चेंबुर
मुंबई उपनगर जिल्हा

मालमत्ता पत्रक
प्राप्तारित कार्यालय
प्राप्तारित कार्यालय
प्राप्तारित कार्यालय
प्राप्तारित कार्यालय
प्राप्तारित कार्यालय
प्राप्तारित कार्यालय

प्राप्तारित कार्यालय
प्राप्तारित कार्यालय







Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051, Fax: 022-26570417
Tel: 022-26570519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

No. SRA/Eng/1199/ME/PL/LOI

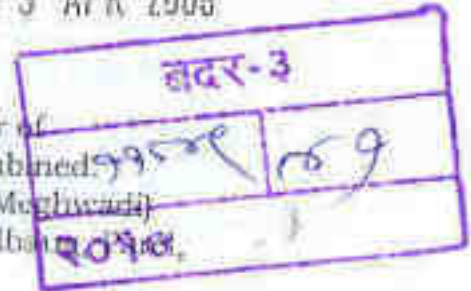
Date: 13 APR 2005

To,

✓

Architect :

Shri. Mukesh Bahadur of
M/s. Consultants Combined
B/101, Manek Kunj, (Moghewadi)
Dr. S. S. Rao Road, Lalba
Mumbai : 400 012.



2. Developers :

M/s. Balan & Chheda Developers Pvt. Ltd;
G-36, BMC Market Building,
S. T. Road, Chembur,
Mumbai 400 071.

3. Society :

Jai Ambe (Chembur) SRA CHS (P)



Sub: Proposed Slum Rehabilitation Scheme on plot bearing
C.T.S.No. 1304 of village Chembur situated at Ram
Krishna Chemburkar Marg, Chembur, Mumbai 400 069

Ref: SRA/Eng/1199/ME/PL/LOI

Sir,

By direction of CEO (SRA) this office is pleased to issue this Letter of Intent to inform you that, your above proposal is considered and principally approved for grant of 2.605 FSI (Two point Six Zero Five FSI) in accordance with Appendix - IV of amended D. C. Regulations 33(10) out of which maximum FSI of 2.50 shall be allowed to be consumed on the plot subject to the following conditions.

CERTIFIED TRUE COPY

For
CONSULTANTS COMBINED
Architects & Interior Designers
B-101, Manek Kunj, Moghewadi,
Dr. S. S. Rao Road, Lalba
Mumbai : 400 012.

1. That you shall hand over 06 numbers of PAP tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 20.90 sq. mt. at free of cost.

2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Lic. Architect.

3. That you shall rehouse the eligible slum dwellers as per the list certified by the Additional Collector (ENC) allotting tenements and shop of area mentioned in Annexure - II, free of cost constructing the same as per specification and Annexed herewith.

4. That you shall register society of slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority.

5. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, street lights etc.

6. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sale or transfer tenements allotted under Slum Rehabilitation to any one else except the legal heir, for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).

7. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building. All the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in working order till slum dwellers are rehoused in the proposed rehabilitation tenements.

8. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and or provide services of adequate size and capacity as per the directives of the undersigned.

9. That you shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by CEO (SRA).

17 3 APR 2000

10. That you shall submit the P.R.C. as required till which time development shall be restricted to 75% of permissible built up area.

11. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the salient features Annexed herewith.

The salient features of the scheme are as under:

SR. NO.	DESCRIPTION	AREA IN SQ. MT.
1.	Area of the plot / slum.	821.20
2.	Area of the plot arrived at for computation of F.S.I.	821.20
3.	Permissible FSI on plot	2.5
4.	Permissible BUA on plot as per 2.5 FSI	2053.00
5.	Rehabilitation component as per D.C.R.33/(10)	1237.00
6.	Sale component as per D.C.R.33(10)	1237.00
7.	Rehab. Built-up area	902.87
8.	Sale Built-up area permitted in situ	1150.13
9.	F.S.I. Sanctioned for the scheme	2.605
10.	Total Built-up area approved for the scheme	2139.87
11.	No. of slum dwellers to be re-accommodated R - 27 C - 06	33 Nos
12.	No. of PAP tenements generated in scheme	06
13.	Area of unbuildable reservation/road to be surrendered [a] Road Setback	59.07
14.	Built up area of reservation to be surrendered free of cost (Court & court staff housing)	116.16
15.	Built up Area permitted on the plot (Rehab. + Sale)	2053.00

12. That you shall get the plot boundaries demarcated and the compound wall shall be constructed prior to commencing building works and the same shall be certified by the concerned Architect before requesting for C.C. beyond the plinth level.



13. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City survey office.

14. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the concerned Authority (M.C.G.M.)

15. That you shall submit the NOC's as applicable from the concerned A.A.& C, H.E., Dy. Ch. Engg (SWD), CFO, Tree Authority, Railway Authority, Civil Aviation Authority, Authority of Defence Department, Authority of High Tension Power Transmission Lines, Reliance Energy, Geologist in the office of the undersigned before requesting of Approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

16. That you shall submit the indemnity bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers or otherwise.

17. That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.E.O.(S.R.A.) along with the phased development programme.

18. That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.

19. That you as Architect / Developer / Society shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to the undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.

20. That the tenements proposed for rehabilitation and tenements reserved for PAP shall be shown distinctly on the plan to be submitted

11 3 APR 2006

and should be forwarded to A.A.& C. of concerned ward to assess the property tax.

21. That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with Sr. No. in Annexure - II etc. with the certification from the Architect and owner/developer at the stage of final allotment of the tenements in rehabilitation building for verification by the office of the CEO (SRA).

22. That the possession of the tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. has been cleared.

23. That you shall get D. P. Road/set back of 59.47 sq. mt. demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. handed over to M.C.G.M. free of cost, free of encumbrances by changing ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted.

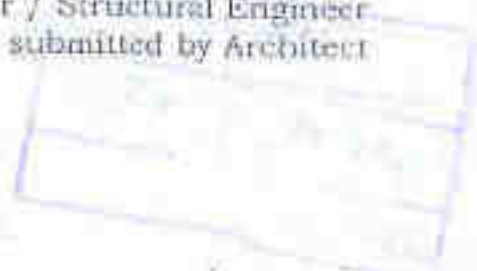
24. That the built up premises of buildable reservation of Court & Court Staff Housing admeasuring 116.16 sq. mt. shall be handed over free of cost to Respective Govt. Authority for which reservation is proposed in development plan.

25. That the rehabilitation component of scheme shall include

- | | | |
|----|----|--------------------------------|
| a) | 27 | Nos. of Residential tenements. |
| b) | 06 | Nos. of Commercial tenements. |
| c) | 06 | Nos. of PAP Tenements |
| d) | 01 | No. of Balwadi |
| e) | 01 | No. of Welfare Centre. |
| f) | 01 | No. of Society office. |

26. That proportionate infrastructure development charges Rs. 560/- per sq. mt. and deposit (Rs.20,000/- per Rehabilitation tenement) in Rehabilitation Component shall be paid as per the modified D. C. Regulation and policy of Slum Rehabilitation Authority.

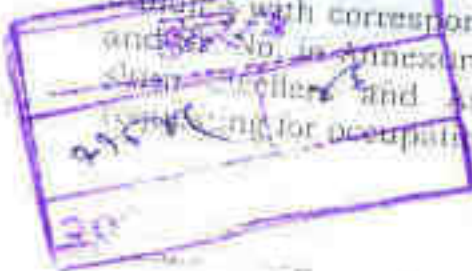
27. That the quality of Construction work of building shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.



[Signature]

11 3 APR 2006

28. That separate P. R. Cards for road/ set back, actually implemented reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate.
29. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R. / City Survey Office, than sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.50.
30. This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 33(10) upon land, which is not your property.
31. That the Arithmetical error if any revealed at any time shall be corrected on either side.
32. That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
33. That you shall pay total amount of Rs. 8,20,000/- towards deposit to be kept with SRA at the rate of 20,000/- per tenement and total amount of Rs. 7,39,000/- (@ Rs.560/- per sq.mts. on 1318.67 sq.mts. | towards infrastructural development charges.
34. That you shall pay development charges as per 124 E of M.R.&T.P. Act separately for sale built up area as per provisions of M.R.&T.P. Act.
35. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA/CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
36. That you shall rehouse all the additional hawala dwellers if declared eligible in future by the Competent Authority.
37. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Asst. Registrar of societies (SRA) and statement of rehab. tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements No. in rehab / composite building and No. in structure - If etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before asking for occupation permission to the rehab. tenements.



38. That you shall display the details such as Annex - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on world wide web site through suitable web site and provide linkage to SRA web site from this web site, in the alternative, you may display this details on SRA web site within a period of one month from the date of LOI.

39. That you shall display bi-lingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn./Circular No. 64/569/2004 dated 14/10/2004.

40. That the rain water harvesting system should be installed/provided as per the provision of Notification of UDD -1 Govt. of Maharashtra under No. TB3-432001/2133/CR-230/01/UD-11 dt. 10.3.2005 and the same shall be maintained in good working condition all the times, failing which penalty of the Rs. 1000/- per annum for every 100 sq.mt. of built up area shall be leviable.

41. That you shall obtain the permission for construction of the temporary transit accommodation from the office of the CEO (SRA) alongwith the phased development programme and the list of the eligible slum dwellers shifted in the transit camp with date of their displacement from their existing huts shall be submitted before asking C.C. for rehab building.

42. That the P. R. Card of C.T.S. No. 1304 of Village Chembur in the name of owner i.e. M/s. Balan & Chheda Developers Pvt. Ltd., shall be submitted before approval of building plans.

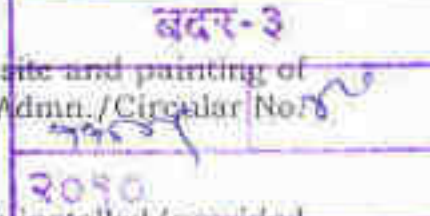
43. That the N.O.C. from Chief Engineer (M. & E.) & C.F.O. (M.C.G.M.) for the proposed A.C. plant room shall be submitted before C.C. of building.

44. That the concurrence from D.P.Deptt. shall be submitted before C.C. of building for reservation of Court & Court Staff Housing.

45. That the concurrence from PWD/State Govt. for planning & specification of built up reservation of Court & Court Staff Housing shall be submitted before C.C. of building.

46. That you shall provide ear lift within the building line of the proposed composite building.

47. That you shall submit N.O.C. from E.E.(T & C) & C.F.O. for proposed Car Lift before C.C. of building.



1222

0. 12

Shri...

11 3 APR 2000

43. That you shall submit NOC from E. E. (T & C) of M.C.G.M. for the basement proposed for parking before C.C. of building.

49. a) That the copy of the Annexure - II shall be displayed by the society of slum dwellers on the notice board of society for the period of 30 days. Intimation about the display of Annexure - II shall be given by the society to the office of the Dy. Collector (SRA), 3 days before the date of display. Displayed Annexure - II shall be kept easily accessible to the staff of SRA for inspection and if it is observed that the procedure laid down above for display of Annexure - II is not followed, the responsibility of the same shall be of the concerned developer / C.H.S. and in that case they will be liable for suitable action. One hard copy of the Annexure - II and one soft copy in CD Rom shall be handed over to Dy. Collector (SRA)'s office by the Co-operative Housing Society / developer before display of Annexure - II on site.

b) Any slum dweller held not eligible by the authority or wishing any change should make application to the competent authority with supporting documents within one month of issue of this letter failure to which no claim of whatsoever nature be entertained.

c) That you shall give wide publicity in one Marathi & one English news paper for the approval of S. R. Scheme and paper cutting shall be submitted to this office.

d) The certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above requirements shall be submitted before requesting for approval to the building plans.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D. C. Regulation No.33 (10), in the office of the undersigned.



For
CONSULTANTS COMBINED
Architects & Interior Designers
B-177, Narayana, Meghwal
W-20, 20 Feet, 13 Day
-201-201-201

Yours faithfully,


13/4/00

Dy. Chief Engineer
Slum Rehabilitation Authority

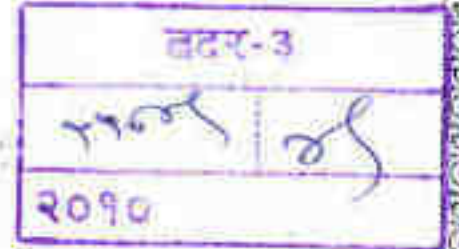
नोंदणी क्रमांक :- एम्. यू. एम्. / एस. आर. ए. / इन्. एम्. जी. / (टी.सी.) / १११२८ १२००६



सत्यमेव जयते

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र



या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, जय अदि [सेक्टर] सहकारी
गृहनिर्माण संस्था नोंदित, सीटीएन नं. १९०४ अफि रजिस्ट्रार, रासिकुणा सेक्टर
मार्. सेक्टर, मुंबई - ४०० ००१.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१
चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम
१९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपप्रकारण
मालकी संस्था / भाडेकरू सहभागीदारी संस्था / इतर गृहनिर्माण संस्था आहे.

कार्यालयीन माहोल :



महो :

हुद्दा :

[निमित्त जाहे]

सहाय्यक निबंधक सहकारी संस्था
झोपडपट्टी पुनर्वसन प्राधिकरण, मुंबई

दिनांक :- २१/०५/२००६



SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhawan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1680/ME/PL/AP

COMMENCEMENT CERTIFICATE

18 AUG 2006

To,

M/s. Balan & Chheda Developers Pvt. Ltd.

83, -A N.G. Acharya Marg, Chembur Mumbai-71

Sir,

With reference to your application No. 6288 dated 01/06/2006 for Development Permission and grant of Commencement Certificate under section 44 & 49 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 1304 of village Chembur T.P.S. No. - ward N/E situated at R.C. Chemburkar Marg,

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned
In LOI UR No. SRA/ENG/1199/ME/PL/LOI dt 13/4/2006
IOA UR No. SRA/ENG/1680/ME/PL/AP dt 27/06/2006
and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 45 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 carried out the development work in contravention of section 43 and 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 C.E.O. (SRA) has appointed Shri. A. T. Desai

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level only for composite bldg.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) I

FOR:
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

5-2007	
11/1	

SRA/ENG/1680/ME/PL/AP 22 AUG 2007

The o.c. is further granted by regularisation up to 2nd floor to rehab & sale wing & further granted upto 7th upper floor for full height (i.e. up to 23.80mtr) to rehab wing 'B' & sale wing 'A' of Composite bldg as per amended plan dtd. 8/8/2007.

Ind. P. Singh
 Executive Engineer
 Slum Rehabilitation Authority

बदर-3	
११/८/०७	५९
२०१०	



SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA / ENG / 11680 / MB / PL / AP

27 JUN 2006

बदर-३

2090

To,

M/s. Dulan & Chhoda Developers Pvt. Ltd.

83-A, H.S. Acharya Marg, Chembur Mumbai-71

with reference to your Notice, letter No. 6288 dated 01-06/2006 and delivered on 01/06/2006 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS No. 1304 of Villages Chembur Taluka Kurla B.S. 100 covering lot 4, 447 S.S. Scheme No. 131 at R.C. Marg Chembur Mumbai - for Jai Ambe (Chembur) SRA CHS Ltd.

furnished to me under your letter, dated 01/06/2006 2006 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions:

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UP TO PLINTH LEVEL

- A.1) That the Commencement Certificate u/s. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the 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. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C&S

CERTIFIED TRUE COPY

For

CONSULTANTS COMBINED

Architects & Engineers

B-101, Marol Nagar (West),

Dr. S.S. Road, Borivali,

Mumbai - 400 042



Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the 26 SEP 2006 but not so as to contravene any of the provisions 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 Notes accompanying this Intimation of Approval


Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

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

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



- 5) That the minimum plinth height shall be 30.00 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be atleast 60.00 cm. above the high plinth level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the regular/sanctioned/proposed lines and reservation and plot boundary shall be got demarcated at site through A.E. Survey/ E.E. (T & C)/E.E. (D.P) of M.C.G.M. / D.I.L.R. Before applying for C.C.
- 8) That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.
- 9) That the certified true copy of the agreements with the photographs of the eligible slum dwellers or general body resolution of registered society shall be submitted before C.C.
- 10) That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dweller shall be submitted and got approved before C.C.
- 11) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work or whenever demanded by the Executive Engineer (SRA).
- 12) That the requisite premiums/ deposits as per Circular No.7 vide SRA/1372/dated 25-11-97 etc. shall be paid before C.C.
- 13) That the N.O.C. from Dy. Collector (SRA) shall be submitted.
- 14) That the conditions of Letter of Intent shall be complied with before C.C.
- 15) That no construction work shall be allowed to start on the site unless labour insurance is taken for concerned labours to cover the compensation and compliance of **CERTIFIED TRUE COPY** shall be intimated by Architect/Developer.

27 JUN 2006

- 16) That the Indemnity bond indemnifying the CEO(S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.
- 17) That the Reg. u/L in prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.
- 18) That NOC from P.C.O. M/E Ward of MCGM shall be submitted.
- 19) That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.E.O.(S.R.A.) along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for composite bldg.
- 20) That the registered undertaking from Developer/Society for not to misuse the part terraces shall be submitted.
- 21) That the NOC from Chief Engineer (M&E) M.C.G.M. & CFO (MCGM) for the proposed A.C. plant room shall be submitted before C.C. of building.
- 22) That the concurrence from D.P. Deptt shall be submitted before C.C. of building for reservation of Court & Court Staff Housing.
- 23) That the NOC from E.E.(T&C) & CFO for proposed Car Lift before C.C. of building.

B. THAT THE FOLLOWING CONDITIONS ARE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked from the sub. Engineer (S.R.A.).
- 2) That the stability certificate for work carried out upto plinth level/fill level shall be submitted from the Licensed Structural Engineer.
- 3) That the quality of construction work of building shall be strictly monitored by concerned Architect, Site supervisor, Structural

Engineer and periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.

- 4) That you shall obtain the concurrence from BSET/Reliance before asking further C.C. and if there is any change, plans shall be amended accordingly.

C. THAT THE FOLLOWING CONDITIONS IS COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) That the some of drains shall be laid internally with C.I. pipes.
- 2) That the specifications for layout access shall be obtained from E.E. (Road construction) & E.E. (SWD) & or access/setback road shall be constructed in W.B.M./before starting the construction work. And the access and setback land shall be developing accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) before submitting building completion certificate.
- 3) That the dustbin shall be provided as per requirement of this office.
- 4) That carriage entrance shall be provided before starting the work.
- 5) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
- 6) That the requirements from the M.T.N.L. and B.E.S.T. shall be obtained and complied with before asking occupation permission.
- 7) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 8) That 10'-0" wide paved pathway up to staircase shall be provided.
- 9) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 10) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.



CONSULTED
AND ALL THE NECESSARY
CONDITIONS
AND
AND

27 JUN 2006

- 11) That the completion certificate of E.E.T.C. & E.E. (SWD) shall be obtained & submitted before applying for occupation/B.C.C.
- 12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 13) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit shall be submitted.
- 14) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 15) Specific clearance from concerned A.M.C. of M.C.G.M. certifying that all eligible slum dwellers are rehabilitated shall be submitted before asking occupation certificate for sale/composite building.
- 16) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- 17) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 18) That the single P. R. cards for the amalgamated plot shall be submitted.
- 19) That the N.O.C. from the A.A. & C. 'M/E', Ward of MCGM shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 20) That extra water and sewerage charges shall be paid to A.E.W.W. 'M/E', Ward of MCGM before O.C.C.
- 21) That you shall get Road set back demarcated form A.E. (Survey)/ D.B. / T.P. T & C department of MCGM and hand it over to MCGM free of cost, free of encumbrances duly developed as per Municipal specifications and certificate to that effect shall be obtained and submitted.
- 22) That the conveyance of the property in the name of Developers, M/s. Balan & Chheda Developers Pvt Ltd /Society of the Rehabilitation building and sale building shall be submitted before asking O.C.C./B.C.C.
- 23) That the rain water harvesting system should be installed/provided as per the provisions of directions of U.D.D., Govt. of Maharashtra under No. TPB/432901/2133/CR-230/01/UD-11 dtd. 10/03/2005

27 JUN 2006

and the same shall be maintained in good working conditions at all the times, failing which penalty of Rs.1000 per annum for every 100 sq. mt. of built up area shall be leviable.

- 24) That you shall display bi-lingual sign boards on site and painting of SRA logo on Rehab buildings as per Circular No. SRA/Admn/ Circular No. 64/569/2004 dtd. 14/10/2004.
- 25) That the Vermiculture bins for disposal of wet waste as per designs and specifications of Organizations / individuals specialized in this field, as per the list furnished by solid waste management of MCGM shall be provided to the satisfaction of Municipal Commissioner.
- 26) That the provision shall be made for making available water for flushing and other non-portable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
- 27) That the infrastructural works such as; construction of handholes/ manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installation etc. required for providing telecom services shall not be provided.
- 28) That the Reg. No. 45 & 46 of D.C. Regulation shall be complied with.
- 29) That the every part of the building construction and more particularly, overhead tank shall be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 30) That the B.C.C. shall be obtained and IOA and debris deposit, etc., shall be claimed for refund within a period of six years from the date of its payment.

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

- 1) That certificate under Section 270A of B.M.C. Act. Shall be obtained from H.E.'s department regarding adequacy of water supply.

NOTES:

1. That C.C. for sale building shall be controlled in a phased manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.

CERTIFIED TRUE COPY

For
CONSULT - 15 COMBINED
Architect & Engineer
B-101, 1st Floor, Vaghvadi,
Dr. S.S. Jadhav Building,
Mumbai - 400 012

27 JUN 2006

SRA/ENG/1680/ME/PL/AP

2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until occupation Certificate for equivalent Rehabilitation area is granted.
3. That office of CEO(SRA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of slum Redevelopment Scheme.

स/-
Executive Engineer-(I)
Slum Rehabilitation Authority

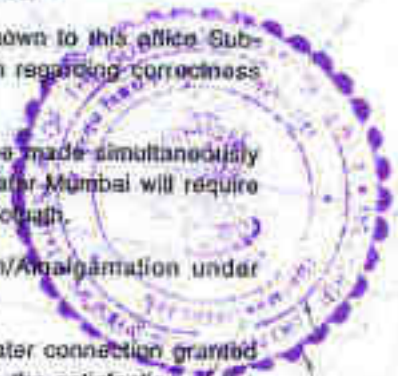


Slum Rehabilitation Authority
KURIA
Slum Rehabilitation Authority
KURIA
Slum Rehabilitation Authority
KURIA

27 JUN 2005

NOTES

- (1) The work should not be started unless objections A 1 to A 23 are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials 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 for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. 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 stored 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 compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) 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 of Greater Mumbai 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/Agglomeration under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. 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 access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned, Ex-Engineer of M.C.G.M. 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 broken glass pieces at the rate of 0.125 cubic metres per 10 Sq. Mtrs below pavement.



- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the 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 or proposed to be demolished are demolished.
- (20) 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 Chief Engineer [SRA] is satisfied with the following :
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase 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.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) 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.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I.S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

Executive Engineer, (S.R.A.)

Forwarded to

- 1) Lic Surveyor
- 2) Owner
- 3) Asst. Munc. Comm. () ward
- 4) A.D.D.C.B.S.D./Sub. Divisional Officer
- Tahsildar Officer B.S.D./Dy. Coll. (SRA)
- 5) Dy. Ch. E. (D.P.) L
- 6) A.E.W.W. Ward
- 7) A.A. & C. Ward

CERTIFIED TRUE COPY

For
CONSULTANTS COMBINED
Architects & Interior Designers
B-101, K. K. Road, (Mughalwadi),
Dr. S.S. Rao Road, Lalbaug,
Mumbai-400 012

Executive Engineer
Slum Rehabilitation Authority



HARAKHCHAND & CO.

ADVOCATES & SOLICITORS

Yashwanth Chambers, 3rd Floor, Kurla Road, Kurla, Mumbai - 400 091.
Tel.: (0) 2267 3370, 2267 2107, Fax : 022-2267 4152 E-mail: harakhchand_co@hotmail.com

Harakhchand K. Gada
Advocate & Solicitor

Ref. No. : _____



14th September, 2006

Re: In the matter of property being Plot No.447 of S.S. No.III, Chembur bearing City Survey No.1304 of Village Chembur, admeasuring 821.2 sq. meters or thereabouts together with hutments, structures standing thereon known as "JAY AMBE NAGAR" situate at Village Chembur, Taluka Kurla, district Mumbai Suburban.

THIS IS TO CERTIFY that by a registered Deed of Conveyance dated 27th February, 1997 made between Smt. Saraswati v. Dalvi therein called the Vendor of the One Part and Balan and Chheda Developers Pvt. Ltd. therein called the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Mumbai under serial no.BBJ 895 of 1997 on 29th July, 2002 the said Balan and Chheda Developers Pvt. Ltd. has become the absolute owner of the above property being Plot No.447 of S.S.No.III, Chembur bearing City Survey No.1304 of village Chembur admeasuring 821.2 sq. mtrs. Or thereabouts together with the structures standing thereon and the Index II in respect of the said Deed of Conveyance has already been issued by the Sub-Registrar of Assurances at Mumbai and as on the dated of the said Deed of Conveyance, the title of the said M/s. Balan and Chheda Developers Pvt. Ltd. subject to what is stated in the said Deed of Conveyance dated 27th February, 1997 is prima facie clear marketable and free from encumbrances.

Dated this 14th day of September, 2006.

For Harakhchand

Harakhchand
Proprietor
Advocates & Solicitors



C-358	
1/2	1/2
BPOF	



m

जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, सरकारी वसाहत, बांद्रा (पू) मुंबई-५१

Ph: 6556799, 6550111

Fax: 6556805

email address:- collmsd@yahoo.com

क्र. :- सी/कार्या-२बी/३३/कावि-३६१/०७

दिनांक :- २८/१२/२००७

प्रति,

मै. बालन जेष्ठ डेवडा डेवडलपर्स प्रा. लि.

१३-अ, एन.जी.आचार्य मार्ग,

चेंबूर, मुंबई क्र. ४०० ०७१



विषय :- जमीन : मुंबई उपनगर जिल्हा

मौजे चेंबूर, प्लॉट क्र. ४४७, न.पू.क्र. १२०४, क्षेत्र ८२१.२ चौ.मी. या जमिनीत बांधण्यात आलेल्या इमारतीतील सदनिका, दुकानाचे गळे विकण्यासाठी तसेच त्यांची गृहनिर्माण संस्था स्थापन करण्यास ना हरकत मिळणेबाबत

संदर्भ :- आपला अर्ज दि. ०७/११/२००७

महोदय,

मौजे चेंबूर, प्लॉट क्र. ४४७, न.पू.क्र. १२०४, क्षेत्र ८२१.२ चौ.मी. या जमिनीबाबत झालेल्या हस्तांतरणाबाबत अनंजित उत्पन्नाची रक्कम तसेच वाढीव वटई निर्देशांकबाबत होणारी सातपुर्तो अधिपत्तीची रक्कम भरलेली असल्याने आपणास प्रस्तावित जमिनीत विकसाची परवानगी या कार्यालयाच्या सामाजिकिका दि. ०६/०६/२००६ च्या आदेशान्वये देण्यात आलेली आहे.

प्रस्तावित जमीन शोषणशुल्काची असल्याने सदर जमिनीचा विकस्य झोपडपट्टी पुनर्वसन योजनांतर्गत करण्यात आला असल्याने विरान येत आहे. प्रस्तावित जमिनीबाबत शासनास देय असलेली अनंजित उत्पन्नाची रक्कम तसेच वाढीव वटई निर्देशांकबाबतची रक्कम आपण अद्य केलेली असल्याने या जमिनीत बांधण्यात आलेल्या इमारतीतील सदनिका, दुकाने हस्तांतरित होण्यास त्याबाबतचे दस्तऐवज नोंदणी कार्यालयांतर्गत नोंदणीकृत करण्यास तसेच गळेधारकांची/ सदनिका धारकांची सहकारी बचतघरांतर्गत सहकारी गृहनिर्माण संस्था स्थापन करण्यास या कार्यालयाची हरकत नाही.

आपला विश्वासू,

ज.शि. - - -
जिल्हाधिकारी,

मुंबई उपनगर जिल्हाकर्मिना

प्रत :-

१. मुद्रांक जिल्हाधिकारी, कुलांबास मास मालितीसाठी
२. उप-निबंधक, सहकारी संस्था, 'एम' विभाग यांस मालितीसाठी

स्वळप्रताप मा. जिल्हाधिकारी यांची सहो असे

(०७/१२/०७)
जिल्हाधिकारी,
मुंबई उपनगर जिल्हाकर्मिना



<<<<< 27.45 MT WIDE D.P. ROAD >>>>>

2

AREA UNDER SET BACK

GROUND FLOOR PLAN

Plot - 118, Mahavir Chauraha, Jodhpur District, India

Plot Boundary

Scale: 1:100

INCREASED 8.14M REINFORCEMENT AND ELEVATION COMPONENTS BUILDING
ON PLOT BEHIND D.T.B. NO. 1341, OF VILLAGE CHANDAN, TALUKA WILVA
AND 8.14M PLOT NO. 447 OF S.D. CHANDAN, TALUKA WILVA
CHANDAN CHANDAN VANDI CHANDAN, WILVA - 340001.

बंदर-3

र०१०

२४

<<<< EXISTING ROAD >>>>



Drawn

148.6 Sq.mt

[Handwritten signature]

N

100

100	100	100	100
100	100	100	100
100	100	100	100
100	100	100	100



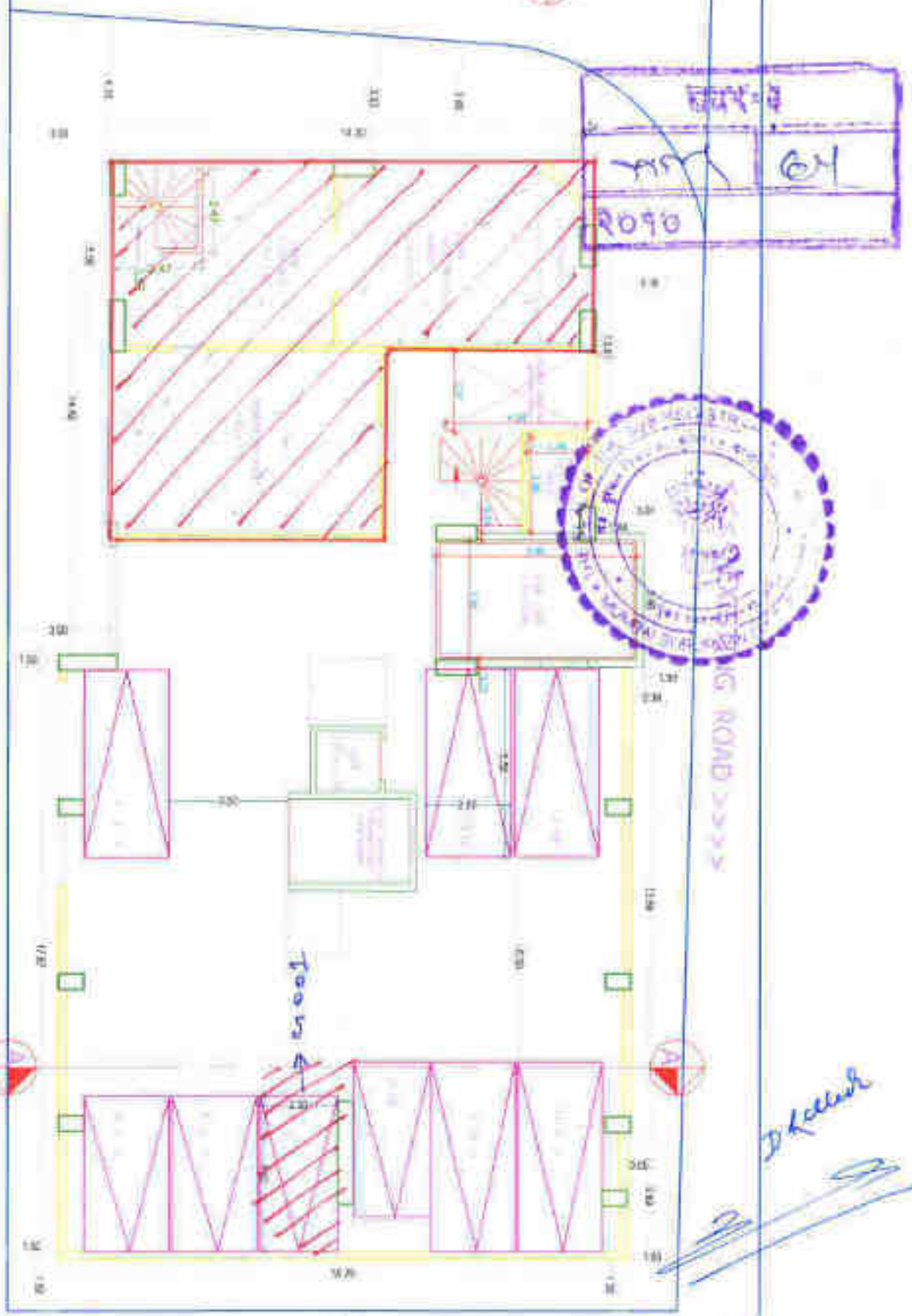
2

27.45 MT WIDE G.P. ROAD

AREA UNDER SET BACK



2



111.4 Sq. mt



Handwritten signature or initials.

2

Handwritten signature or initials.

AMENITIES



- 1) 2 Nos OTIS make Automatic 8 passenger S.S. lift (200 VF)
- 2) Fire fighting sprinkler system in car parking basement.
- 3) Smoke detectors in upper floors.
- 4) Centrally air conditioned (Chilled Water System) for single user. If separate users then floor-wise air conditioning with packaged units.
- 5) Full glass & Aluminium Composite panel fascade of reputed make
- 6) Generator back-up for all facilities except Air-conditioning.
- 7) Well designed Air-conditioned entrance Lobby.
- 8) Toilet fittings of reputed make.
- 9) Flooring :- 1mt x 1mt Vitrified imported flooring.
- 10) P.O.P finished walls.



6-55E	
100	1000000
000000	



THE INDIAN POST PERMANENT ACCOUNT NUMBER
AAEPB5691A

THE NAME
SATISH DALAN

FOR MR SH BATHURU COME
ARIKALAI VAYALLIL DALAN

MR SH BATHURU COME
13.04.1957

MR SH BATHURU COME
13.04.1957

MR SH BATHURU COME
13.04.1957

बैर-3

कॉर ६८

२०१०



इस कार्ड के धी / मिल जाने का कृपया जारी करने वाले
प्रधिकारी को सूचित / कार्य कर दें
आपका आभार (कानपुरा केन्द्र)
सी-13, प्रत्यक्षिकार भवन,
बंदा-कुली कॉम्प्लेक्स,
मुंबई - 400 057

In case this card is lost/damaged, kindly inform them to
the issuing authority.
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshikar Bhavan,
Banda-Kuli Complex,
Mumbai - 400 057



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAAPC9697F



नाम / NAME
DUNGARSHI RAYSHI CHHEDA

पिता का नाम / FATHER'S NAME
RAYSHI CHHEDA

जन्म तिथि / DATE OF BIRTH
18-07-1947

प्रभुत्व / SIGNATURE

D. R. Chheda

Relief

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

बदर-3

काम

ईए

1090

यह कार्ड केवल / सिविल सेवा के लिए जारी किया गया है
संविदाओं और मुद्रा / प्रणाली के लिए
आयकर विभाग (प्रणाली)
ए. आर. टा. बिल्डिंग, पुराना
ई. 2, प्रशासनिक परिसर
नया दिल्ली - 110 055

In case this card is lost/damaged, inform/return to
the issuing authority:
Director of Income Tax (Systems),
ARBA Centre, Ground Floor,
E-2, Administrative Estate,
New Delhi - 110 055



E-220	
3/5	1/2
1/2	



No. 21-77061

of Date 17/7/77

मे संतुष्टता प्रमाणित करता हूँ कि आज

कम्पनी अधिनियम 1956 (1956 का सं. 1) के अधीन निम्नलिखित की गई है और यह
प्रामाण्य परीक्षित है।

I hereby certify that **SALAN AND CHHEDA DEVELOPERS**
PRIVATE LIMITED

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the
Company is limited.

मेरे हस्ताक्षर से आज का

Given under my hand at **MUMBAI**

day of **MAY**

One thousand nine hundred and

की दिनांक

FIFTEENTH

SEVENTY-SIX

K. A. KUVADIA

(K. A. KUVADIA)

कम्पनी का अधिकारी

ASST. Registrar of Companies



श्री. 1956-

1956-

20,000/- (15-02-1956)

1956-1957-1958-1959

1

THE COMPANIES ACT, 1956

COMPANY LIMITED BY SHARES

MEMORANDUM OF ASSOCIATION

OF



BALAN AND CHHEDA DEVELOPERS PRIVATE LIMITED

- I. The name of the Company is BALAN AND CHHEDA DEVELOPERS PRIVATE LIMITED.
- II. The Registered Office of the Company will be situated in the State of Maharashtra.
- III. The objects of the Company is established are :
 - A. MAIN OBJECTS OF THE COMPANY TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE
 1. To carry on the business as builders, contractors, developers and promoters of co-operative societies and dealing in real estate business by constructing, reconstructing, altering, improving offices, flats, houses, factories, warehouses, shops, building works and ~~constructions~~ bridges and other civil works consolidating, connecting and subdividing immovable properties, leasing and disposing off the same.

B. THE OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE MAIN OBJECTS :

1. To purchase, for resale or development, lands and houses, estate and other properties of any tenure and to erect, sell and deal in freehold and acquire leasehold land and to make advances upon the security of land and houses or other property or any interest thereon and generally to deal by way of sale, exchange or otherwise with land and house property and other immoveable property.
2. To act as contractors or sub-contractors, to any State or Central Government, State or other Railways, Port Trusts, Municipal Corporation or Municipalities, or District Local Boards, Civil and Military Authorities and any other person, persons, firm or corporation whether Indian or foreign for any purpose whatsoever and to guarantee the performance of any contractor; to apply for, tender, purchase, or otherwise acquire any contracts, sub-contracts, licences and concessions for or in relation to the objects, or business hereinmentioned or any of them and to undertake, execute, carry out, dispose of or otherwise turn to account the same.
3. To amalgamate, enter into partnership or any arrangement for sharing of profits, union of interest, co-operation, joint venture, reciprocal, concession, or otherwise with any person, firm or company carrying on or engaged in or about to carry on.
4. To develop and to turn to account any lands of the company whether acquired by purchase or taken on lease by preparing building sites and by constructing, re-constructing, altering, improving and maintaining offices, flats, houses, factories, warehouses, shops, buildings, works and conveniences of all kinds and by consolidating or connecting or sub-dividing properties and by leasing and disposing of the same, to manage lands, buildings and properties as aforesaid whether belonging to the company or not and to collect rents and income, to enter into contract and arrangements with and to advance and lend money to builders, tenants and others who may be willing to build on or improve land or buildings in which the Company is

discretion of the Directors and to pay for any property or rights acquired by the Company either in cash or fully or partly in one mode and partly in another and on such terms as may be determined.

11. To acquire, take over and undertake the whole or any part of business as a going concern along with all assets, liabilities, licence, quotas, rights, entitlements from any person, union of interests co-operations, joint ventures, reciprocal concessions or otherwise with any person or company carrying on or engaged in, or about to carry on, or engage in any business or transactions which this company is authorised to carry on and to guarantee the contracts of or otherwise assist any such person or company and to take or otherwise acquire shares and securities of any such Company and to sell, hold, re-issue, with or without guarantee or otherwise deal with the same and to amalgamate or merge with any other company or companies, or to do any objects.
12. To sell, transfer, lease on hire, dispose of, or exchange any of the undertaking, division, branch, property, rights, claims, or other beneficial interest of the company or any part thereof for such consideration as the company may think fit and to take or hold mortgage, lien, guarantee, surety or secure payment of the sale price, or any unpaid balance of the sale price of any part of the company's property of any kind sold by the company, or any money due to the company from buyers.
13. To pay out of the funds of the company, all expenses of and incidental to the promotion, registration, advertisement and establishment of this company and the issue and subscription of the shares or loans or capital including brokerage, underwriting or other commission, for obtaining applications or for placing or guaranteeing the placing of shares or any debentures and other securities of this company and also all expense pertaining to the issue of any circular or notices and the printing, stamping, circulating, of proxies and form to be filled up by the members of the company.



14. To open bank accounts in India or abroad with any scheduled, co-operative, nationalized banks of all descriptions, applications and uses and to operate, draw, accept, make, endorse, execute, issue, discount, negotiate and transfer promissory notes, hundies, bill of lading, bill of exchange, obligations, acceptances, commitments and other negotiable or transferable instruments in connection with the business of the company.
15. To acquire or issue and use, deal in, and pledge, mortgage, transfer, assign, sell or negotiate mercantile documents of every kind and description, and without prejudice of this generality, to draw, make, accept, endorse, discount, execute, issue and assign cheques, drafts, bills of exchanges, promissory notes, hundies, debentures, bonds, bills of lading, railways receipts and other negotiable or transferable instruments or securities; and to purchase, sell, endorse and surrender for renewal of any government promissory notes or government loan bonds or other securities of the Government of India or any other government;
16. To purchase or otherwise acquire and hold any property, rights, services, shares, stocks, debenture-stock, bonds or securities in any form and promote any other company having objects altogether similar to those of this company and to dispose off the same at the discretion of the Directors and to pay for any property, rights, services, or benefits acquired by the company either in cash or by the allotment of fully or partly paid up shares of the company with or without preferential rights in respect of dividend or repayment of capital or otherwise, or by any securities which the company had power to issue or partly in one mode and partly in another on such terms and conditions as the company may determine from time to time.
17. To create any type of mortgage or charge on whole or any part of the undertaking, properties, stocks, investments, rights, titles of the company both present or future and on any uncalled share capital of the company, and to create, issue, make and give debentures, debenture-stocks, bond or other securities and obligations perpetual or otherwise, with or without any mortgage or charge on all or any part of the items aforesaid.

contribute or otherwise assist or guarantee money, for charitable, scientific, religious, political, or benevolent, national, public, cultural, educational or otherwise institutions and objects and to establish and support or aid in the establishment and support of associations, institutions, funds, trusts, and conveniences for the benefit of the employees or employees (including Directors) of the company or the dependents, relatives or connection of such persons and, in particular, friendly or other benefit societies, and to grant pensions, allowances, gratuities and bonuses either by way of annual payments or a lumpsum and to make payments towards insurance and to form and contribute to provident benefit funds and other welfare funds of or for such persons.

22. To provide for the welfare of directors or employees, ex-directors and ex-employees of the company or its predecessors in business and the wives, widows and families or the relatives of such persons by building or contributing to the building of houses, flats, quarters, chawls or by grant of loans, pensions, gratuities, allowances, bonuses or benefits or any other payment or by creating and from time to time subscribing or contributing to provident fund, pension funds, super-annuation funds and other associations and institutions, profit sharing or other schemes, or trusts and by providing or subscribing or contributing towards places of recreation, educational institutions, hospitals, dispensaries, health centres, resort houses, guest houses, holiday homes, and to maintain and grant scholarship money to any person for higher studies and education in Indian and elsewhere in the world and to support or exhibitors, demonstrations, clubs, societies, and other assistance as the company shall think fit from time to time.
23. To insure the company fully or partly against any losses, damages, risks, accidents and liabilities of all kinds which may effect to it whether in respect of its contracts, agreements, advances, securities, undertakings, properties, belongings, goods, profits, articles, guarantees, and

obligations or in respect of servants or employees of the company either by setting apart funds of the company or by effecting appropriate insurance from time to time.

24. To borrow, raise or secure the payment of money, or to receive money on deposit at interest for any of the purposes of the company subject to the provisions of Section 58-A of the Companies Act, 1956 and under the rules made by the Reserve Bank of India from time to time and in such manner as may be thought fit and in particular by the issue of debentures or debenture-stock, perpetual annuities and as security for any such money so borrowed, raised, received or of any such debentures or debenture-stock issued to mortgage, pledge or charge the whole or any part of the property and assets and revenue of the company both present and future, including its uncalled capital by special assignment or otherwise or to transfer or convey the same absolutely or in trust, and to give the lender power of sale and other powers as may seem expedient and to purchase, redeem or pay off any such securities.
25. In the event of winding up subject to the provisions of the Companies Act, 1956 or any other law for the time being in force, to distribute or dispose in specie or otherwise as may be resolved, or ordered by the court of law any movable or immovable properties or assets of the company or any proceeds of sale or disposal of any such properties or assets of the company including the shares, debentures, or other securities of any other company formed to take over the whole or any part of the assets or liabilities of the company to contributories, share-holders, members, creditors and to such other persons who are entitled to receive any claim on the event of the winding up of the company.
26. To amalgamate, enter into partnership or into arrangements for sharing profits, union of interests, co-operation, joint adventure or reciprocal concession, or for limiting competition with any person or company carrying on or engaged in, or about to carry on or engage in, any business or transaction which the company is authorised to carry on or engage in or which can be carried on in its business.

C. OTHER OBJECTS :

1. To manufacture, assemble, install, purchase, equip, fabricate, design, repair, maintain, exchange, transfer, alter take or let on hire or lease, sell on hire purchases or instalment, act as agents or representatives for surveys, services and otherwise deal in computer, computer peripherals, components, computer software, Hardware and data processing machines, all work saving, labour saving and information giving devices by whatever name called.
2. To carry on the business of taking/giving on hire and rent all classes and kinds of plants and machineries, lands and buildings and other properties.
3. To carry on any where in the world, the business of hotel in all its aspects, lodging and boarding and to run, manage, acquire, control, own purchase, hire the same including restaurant, cafe, tavern, beer house, refreshment-room, lodging-house keepers, licenced victuallers, subject to law, wine, beer and spirit merchants, importers and dealers of aerated, mineral and artificial waters and other drinks, purveyors, caterers for public amusements, ice merchants, importers and workers of food, live and dead stock and colonial and foreign produces of all descriptions.
4. To carry on and undertake the business of trading, hire purchase, leasing and to finance lease operations of all kinds, purchasing, selling, hiring or letting on hire all kinds of plants and machineries and equipments that the Company may think fit and to assist in financing of all and every kind and description of hire purchase or deferred payment or similar transactions and to subsidise, finance or assist in subsidising or financing to sale and maintenance of any goods, articles or commodities of all and every kind and description upon any terms whatsoever and to purchase or otherwise deal in all forms of immovable



and moveable properties, including land and buildings, plants and machineries, equipments, ships, air crafts, automobiles, computers and all consumers, commercial and industrial items and to lease or otherwise deal with them in any manner whatsoever including resale thereof regardless of whether the property purchased and leased be new and/or used.

5. To carry on business as agents, holders or investors in saving unit or units issued by the Unit Trust of India or any other private or public sector manufacturers.

6. To carry on business as assessors, appraisers, surveyors, actuaries valuers in respect of all classes of properties both real and personal.

7. To carry on the business of travel agency and to act as tourist agents and contractors and to facilitate travelings and to provide for tourists and travellers such as buying, hiring, leasing buses, taxis, ships, aircrafts, hotels, rooms, motels, out houses, cafeterias or promote the provision of conveniences of tourists.

To carry on the business as producers, makers, dealers, analysts, investigators and consultants in public health and environmental engineering, water sewage and effluent treatment, water, and land pollution control, industrial engineering and for the purpose to carry on civil, structural, mechanical, chemical, electrical, metallurgical, hydraulic, ecological or any other branches of engineering and science and to develop and/or provide technical or industrial know-how, formula, processes and applied technology and to act as engineers, architects, planners, designers, technical advisers, analysts, investigators, consultants, contractors, and to undertake and execute any contract in connection with the objects and to buy, sell, import, export, build, process, manufacture, fabricate, alter, repair, convert, let on hire and deal in all or any of them.

To act as trustees of any deeds constituting or securing any debentures, debenture stock or other securities or obligations and to undertake and execute any other trusts and to exercise the powers

21. a) The Authorised Share Capital of the company is Rs. 1,00,000/- (Rupees One Lakh only) divided into 10,000 (Ten thousand) Equity Shares of Rs. 10/- (Rupees Ten only) with power to increase or decrease the capital.
- b) Any Share or class of the shares in the capital of the company for the time being may be issued from time to time with any such guarantee or any such rights or preference, whether in respect of dividend or of payment of capital or both, or any such special privileges or advantage over any share previously issued or with such deferred or qualified rights as compared with any shares previously issued or subject to any such provisions or conditions and with any such special rights or limited rights or without any right of voting and generally on such terms as the company may from time to time determine.
- c) The rights of the holders of any class of shares forming part of the capital for the time being of the company may be modified, affected, varied, extended, surrendered or abrogated in such manner as it or may be provided by the Articles of Association of the Company as originally registered or as altered from time to time.



We the several persons whose names and addresses are subscribed below are desirous of being formed into a company in pursuance of these Memorandum of Association and we respectively agree to take the number of shares in the capital of the company set apposite to our respective names.

Name, Address Occupation & Description of Subscribers	No. of Equity Shares taken by each Subscribers	Signature of Subscribers	Signature of witness his name, address description and Occupation
DUNGARSHI RAISHI CHHEDA 251/S, MANEK VILL PRDP. V. V. BHAT- MARG, MATUNGA, MUMBAI - 400 019. S/O. RAISHI CHHEDA BUSINESS.	100 (ONE HUNDRED)	Sd/-	WITNESS FOR ALL HAVIN C. NAGDA B.H.C. BUILDING, 25/5, RAOLI CAMP, SIGN - KOLIWADA, MUMBAI - 400 022. S/O. CHAMPSHI K. NAGDA CHARTERED ACCOUNTANT
SATISH BALAN PLOT. 755, RD. 7, PARSI COLONY, DADAR, MUMBAI - 400 014. S/O. A. V. BALAN BUSINESS.	100 (ONE HUNDRED)	Sd/-	

2090

THE COMPANIES ACT, 1956
COMPANY LIMITED BY SHARES
ARTICLES OF ASSOCIATION
OF



BALAN AND CHHEDA DEVELOPERS PRIVATE LIMITED

INTERPRETATION

1. The Regulations for the Management of the Company and observance by the members thereof and their representatives shall be those as contained in these Articles and the regulations contained in the Table A, Schedule I to the Companies Act, 1956, as far as applicable to a Private company not being a subsidiary of a Public company, except in regard to matters contained in these Articles which shall have the effect to excluding such regulations of Table A of Schedule I as are inconsistent with Articles herein below contained.

PRIVATE COMPANY

2. The Company is a Private Company as defined in Section 3(1) (iii) of the Companies Act, 1956 and accordingly:
 - a) No invitation shall be issued to the Public to subscribe for any shares in, or debentures of, the Company.

- b) The number of members of the company shall be limited to fifty, not including persons who are in employment of the company and persons, who having formerly in the employment of the Company, were members of the Company while in that employment and have continued to be members after the employment ceased, provided that for the purpose of this Article, where two or more persons hold one or more shares in the Company jointly, they shall be treated as a single member.
- c) The right to transfer the shares of the Company is restricted as herein provided.

SHARES

3. The shares shall be under the control of the Directors who may issue, sell or otherwise dispose of the same to such persons on such terms and conditions and at such time as the Directors think fit and with full power to give to any person the option to call for any shares either at par or at a premium and for such consideration as the Directors think fit. The Directors shall have the absolute power to divide the shares in the original or any increased capital into different classes and attach thereto at their discretionary preferential, deferred or other special rights, privileges, conditions or restrictions as to dividends, capital, voting right or otherwise.

TRANSFER OF SHARES

4. Any Member who intends to transfer shares (hereinafter called the "Vendor") shall give notice in writing to the Board of his intention. That notice shall constitute the Board, his agent for the sale of the said shares at a price to be agreed upon the Vendor and the Board or in the event of disagreement at a price which the Auditors of the Company for the time being shall certify in writing, to be the fair value thereof was between a vendor and the purchaser. In certifying the fair value, the Auditors

the General Meeting, the number of Directors shall not be less than two and more than twelve.

8. The Share qualification for a Director may be fixed by the company in General Meeting, and unless and until so fixed, no share qualification shall be required.
9. The first Directors of the Company shall be:
 - 1) DUNGARSHI R. CHHEDA
 - 2) SATISH BALAN
10. None of the Directors shall be liable to retire by rotation, notwithstanding the provisions of Section 256 of the Act, which shall not be applied.
11. The Board shall have power at any time and from time to time, to appoint any other person to be a Director, either to fill a casual vacancy, or as addition to the Board, subject to Article 7 above.
12. The Directors may appoint from time to time subject to the provisions of the Act, one of them as managing Director on such remuneration, terms and conditions as they may think fit and proper and remove him and appoint some other Director in his place as Managing Director if the Directors in their meeting so desire.
13. The Board may, by a resolution passed from time to time in its discretion, raise or borrow or secure the payments of any sum of money for the purpose of the Company's business and may secure the payment or repayment of such money by mortgage or charge of the whole or any part of the assets and property of the Company, present or future, including the uncalled capital and may issue bonds or debentures, either secured upon the whole or any part of the assets.



GENERAL MEETINGS

14. The Board may call any of the general meeting of the company by giving a shorter notice, as short as it thinks fit, without accordingly the consent of the members notwithstanding Section 171 of the Act.
15. No explanatory statement will be required to be annexed to any notice of any General Meeting of the Company regarding any items of business to be transacted at such meetings, even though such business may be deemed special within the meaning of Section 173 of the Act.

MEETINGS OF THE BOARD

16. The Directors may meet together for despatch of the business, adjourn or otherwise regulate their meetings as they think fit, subject to the provisions of Section 285 of the Act.
17. Each Director including a Managing Director may be paid for each meeting of the Board or a Committee thereof, attended by him, a sum not exceeding Rs. 250/- as may be determined by the Board of Directors from time to time. The Directors may also be paid travelling and other expenses for attending and returning from meeting of the Board and other expenses properly incurred by them in connection with the Business of the Company. The Directors may also be remunerated for any extra services done by them, outside their ordinary duties as Directors.

COMMON SEAL

18. The Company shall have a common seal and the Board shall provide for the safe custody thereof. The seal shall be applied to any instrument, in the presence of any one Director or such other person as the Board may appoint for the purpose, and such Director or other person aforesaid shall sign every instrument to which the Seal of the Company is so affixed in his presence.

CHANDRA VILL

PROP. V. V. BHAT-
MARG. MATUNGA,
MUMBAI - 400 019.

S/O. SATISH UKEDA
BUSINESS.

SATISH BALAN

PLOT. 755,
RD. 7,
PARSI COLONY,
DADAR,
MUMBAI - 400 014.

S/O. N. V. BALAN
BUSINESS.

Sd/-



WITNESS FOR ALL

NAVIN C. NAGDA

B.M.C. BUILDING,
25/5,
RAOLI CAMP,
SIDH - KOLIWADA,
MUMBAI - 400 022.

S/O. CHAMPSHI K.
NAGDA

CHARTERED ACCOUNTANT

At Mumbai on this the 22nd day of March, 1996.



1. $1\frac{1}{2}$
2. $2\frac{1}{2}$
3. $1\frac{1}{2}$
4. $2\frac{1}{2}$
5. $1\frac{1}{2}$
6. $2\frac{1}{2}$
7. $1\frac{1}{2}$
8. $2\frac{1}{2}$
9. $1\frac{1}{2}$
10. $2\frac{1}{2}$

Signature



बटार-३	
मल	र
२०१०	



भारत निर्वाचन आयोग
Election Commission of India

आधार कार्ड
IDENTITY CARD

GNC0930115



आधार कार्ड : श्री राम लालचंदानी
Electors Name : Mahesh Ram Lalchandani
आधार कार्ड : श्री लालचंदानी
Father's Name : Ram Lalchandani
दिनांक : १/१/२०१०
Age as on 1/1/2008 : 44

पता: एच/प्लेट नं. ४३९/एच जी आचार्यनगरचेदुर मु
मल्ल/रस्ता :-
इमारतीचे नाव :-
इमारत नं. :-
फोन नंबर :-
एच

नं. ६३

सही

Dr. K. K. K.



92031 - 294239



खालील १ पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

३. बालग जीव संजय जेकरावरही या वि.चे संशोधक समीक्षा बालग. AAACB5106D - -



ओळख :

शाहीन इराम असे विपरीत करताच बी, जे दस्तऐवज करण नोण-बास अफेक्श आळखतात,
य त्यांची ओळख पटवितात.

1) अंतत शाह - - , घर/फ्लॅट नं: 65 सार्ड इन्फोर्टा फटेन चौक घाटकोपर भुं

मल्ल/रस्ता -

ईमारतीचे नाव -

ईमारत नं: -

पेट/बसाहत -

शहर/गाव -

तालुका -

जिल्हा -

2) महेश लालबेदानी - - , घर/फ्लॅट नं: धरीलपमणे

मल्ल/रस्ता -

ईमारतीचे नाव -

ईमारत नं: -

पेट/बसाहत -

शहर/गाव -

तालुका -

जिल्हा -



शहीन इराम
पु. निष्ठावादी सही, कुला 1 (कुला)

शहीन इराम
पु. निष्ठावादी सही
कुला 1 (कुला)





दस्ता नोंद केल्याचा दिनांक : 26/10/2010 11:33 AM

उ. निबंधकाची सही, कुर्ली 1 (कुर्ली)

ओळख :

राजकीय इमान असो निवेदीत करतात की, जो दरम्यान काळ देवा-पान: व्यक्तीला ओळखतात,
व त्यांची ओळख पटविल्यात.

1) सतन श/र - - घर/फ्लॅट नं: 88/साई इन्फोटेक गेटेल चौक घाटकोपर भु

गल्ली/रस्ता -

इमारतीचे नाव -

ईमारत नं -

पेट/बसाहता -

शहर/गाव -

तालुका -

पिन -

2) महेश लालचंदानी - - घर/फ्लॅट नं: परीलाप्रमाण

गल्ली/रस्ता -

इमारतीचे नाव -

ईमारत नं -

पेट/बसाहता -

शहर/गाव -

तालुका -

पिन -

उ. निबंधकाची सही
कुर्ली 1 (कुर्ली)



समाप्ति: कायद्यात आहे कि नसल्याने
एवढी काळजी घ्यावी पत्नी आता
घर/रस्ता 71/52/1/2010
कुर्ली जिल्हा 1 कलामात
मोठ्या 24-10-10
दिनांक 24-10-10
उ. निबंधकाची सही
कुर्ली 1 (कुर्ली)

(4) जाचाराणी किंवा जुडी रेण्यात
असेल तेव्हा

(1)

(5) दस्तऐवज करून घेण्या-या
प्रकाराचे व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(1) बालन रॉड छेडा डेकलपरी प्रा लि ये संपादक इंग्रजी जाय फेडा AAACB5106D --
घर/फ्लॅट नं. : 82ए एन जी जाचाराणीचेबुर मु. : गल्ली/रस्ता : : ईमारतीचे नाव : : ईमारत नं. :
पेट/वसाहत : : शहर/गाव : : तालुका : : पिन : : पॅन नम्बर : :

(2) बालन रॉड छेडा डेकलपरी प्रा लि ये संपादक सतीश बालन AAACB5106D --
घर/फ्लॅट नं. : परीतप्रमाणे, गल्ली/रस्ता : : ईमारतीचे नाव : : ईमारत नं. : पेट/वसाहत : :
शहर/गाव : : तालुका : : पिन : : पॅन नम्बर : :

(6) दस्तऐवज करून घेण्या-या
प्रकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(1) मेरुई हॉटेल वाकवसन प्रा लि संपादक के कडन नावकर --
घर/फ्लॅट नं. : 4/4 ,
भायली स्ट्रीट नरुणपुरी सालेह, तामीळनाडू आज मु. : गल्ली/रस्ता : : ईमारतीचे नाव : : ईमारत
नं. : पेट/वसाहत : : शहर/गाव : : तालुका : : पिन : : पॅन नम्बर : AAACH5305A.

(7) दिनांक	करून दिल्याचा	25/10/2010
(8)	नोंदणीत	25/10/2010
(9) अनुक्रमांक, खंड व पृष्ठ		11849 /2010
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क		₹ 1725000.00
(11) बाजारभावाप्रमाणे नोंदणी		₹ 30000.00
(12) रीत		