



Wednesday, September 07, 2011

12:28:35 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 12371

गावाचे नाव भोकरपाडा

दिनांक 07/09/2011

दस्तऐवजाचा अनुक्रमांक पवली - 11507 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा

करारनामा

सादर करणाराचे नाव: वेंकट नारायणन आणि नैत्रा मुरली क्रिष्णन तर्फे अख. सुब्रमण्यम
नारायणन - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (98)	:	1960.00
एकूण रु.		31960.00

आपणास हा दस्त अंदाजे 12:43PM ह्या वेळेस मिळेल

दुय्यम निबंधक

पनवेल 1

बाजार मुल्य: 2220000 रु. मोबदला: 6076200रु.

भरलेले मुद्रांक शुल्क: 348000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/धनाकर्ष क्रमांक: -; रक्कम: 30000 रु.; दिनांक: 08/08/2011

मूळ दस्त परत मिळाले

पक्षकाराची सही

मूळ दस्त परत दिला

लिपिक,

दुय्यम निबंधक, पनवेल-१



गावाचे नाव : भोकरपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 6,076,200.00
बा.भा. रु. 2,220,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग नं.7, दर रु 17600/- प्रती चौ.मी. **सदनिका क्र.1702 , 17 वा मजला, हेलीयस, स.नं. 30/2 (पार्ट),30/1बी (पार्ट), 24/1अ, 25/3 (पार्ट), 29/4 (पार्ट),28/3, 28/2, 28/1, 61/1 (पार्ट),62 (पार्ट),68 (पार्ट),69 (पार्ट),74/4 बी(पार्ट),59/1 ,57/1,57/2 ,57/3बी, 58 /1ए, 58/1बी, 58/2, 54/2अ (पार्ट), 57/4 ,भोकरपाडा, ता.पनवेल, जि. रायगड *** 983 चौ.फुट कारपेट+कार पार्किंग स्पेस (पोडीयम)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सनी व्हीस्ता रियल्टर्स प्रा.लि.तर्फे अथो सिग्नेटरी निलेश बक्षी तर्फे कु.मु.म्हणून प्रकाश साळवी - -; घर/फ्लॅट नं: नरीमन पॉईंट, मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएकेसीएस 1269 इ.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) वेंकट नारायणन आणि नैत्रा मुरली क्रिष्णन तर्फे अख. सुब्रमण्यम नारायणन - -; घर/फ्लॅट नं: एलटी- 19/23, विजय नगर, अंधेरी (पु),मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: एएएलपीएस 6310 जी.
- (7) दिनांक करून दिल्याचा 18/08/2011
- (8) नोंदणीचा 07/09/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 11507 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 347187.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

सह दुय्यम निबंधक, वर्ग-२
(पनवेल १)





सत्यमेव जयते

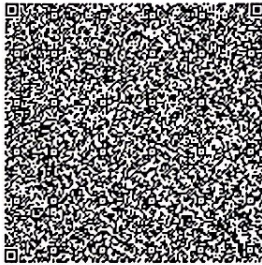
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by : *Smita P*
 Stock Holding Corporation of India Ltd.
 Location SHCIL-VIKHROLI
 Signature : *[Signature]*
 Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH03882984000766J
Certificate Issued Date : 10-Aug-2011 03:02 PM
Account Reference : SHCIL (FI)/ mhshcil01/ VIKHROLI/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0104160781820437J
Purchased by : VENKAT NARAYAN AND NAITRA MURALYKRISHNAN
Description of Document : Article 25(b)to(d) Conveyance
Property Description : FLAT HELIOS-1702,30 VILLAGE BHOKARPADA,TALUKA PANVEL,DIST RAIGAD,MAHA-410206
Consideration Price (Rs.) : 60,76,200
 (Sixty Lakh Seventy Six Thousand Two Hundred only)
First Party : SUNNY VISTA-REALTORS PVT LTD
Second Party : VENKAT NARAYAN AND NAITRA MURALYKRISHNAN
Stamp Duty Paid By : VENKAT NARAYAN AND NAITRA MURALYKRISHNAN
Stamp Duty Amount(Rs.) : 3,48,000
 (Three Lakh Forty Eight Thousand only)



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Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

SHCIL-MAHARASHTRA

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

Tel : 022-61778151

E-mail :

Mode of Receipt

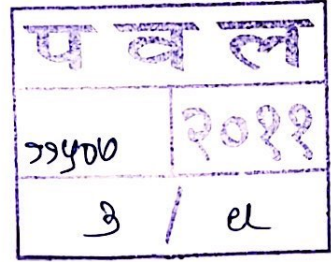
Account Id : mhshci01

Receipt Id : RECIN-MHMHSICIL0103703798491541J

Account Name : SHCIL-MAHARASHTRA

Receipt Date : 10-AUG-2011

Received From :	VENKAT NARAYAN AND NAITRA MURALYKRISHNAN	Pay To :
Instrument Type :	PAYORDER	Instrument Date : 08-AUG-2011
Instrument Number :	454469	Instrument Amount : 348000 (Three Lakh Forty Eight Thousand only)
Drawn Bank Details		
Bank Name :	STATE BANK OF INDIA	Branch Name : MUMBAI
Out of Pocket Expenses :	0.0 ()	





AGREEMENT

THIS AGREEMENT made at Mumbai this 07th day of Sept 2011 by and between

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SUNNY VISTA REALTORS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at No.514, Dalamal Towers, 211, Free Press Journal Marg, Nariman Point, Mumbai 400 021, hereinafter referred to as "the Developer", (which expression shall unless repugnant to the context or meaning thereof, mean and include its successor or successors in business and assigns) of the ONE PART,

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AND

Mr. / Ms. _____, residing at _____, hereinafter referred as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors, legal representatives, administrators and assigns) of the OTHER PART

OR

Mr./Ms. Venkat Narayan and
Mr./Ms. Naitra Muralybrishnan and
Mr./Ms. _____ and
Mr./Ms. _____ and
Mr./Ms. _____ all
residing at

LT. 17/23, Marol Maroshi Marg, Vijay Nagen, Andheri (E.), Mumbai - 400059, Maharashtra, India, hereinafter collectively referred as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the OTHER PART (applicable in case of Joint Allottees)

OR

Mr. _____, residing at _____

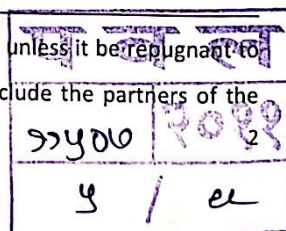
_____, in his capacity as Karta of the Hindu Undivided Family (HUF) hereinafter referred as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Karta and all the co-parcinors, constituting the HUF from time to time, their respective heirs, legal representatives, executors, administrators and assigns) of the OTHER PART (applicable in case where purchase is on behalf of HUF)

OR

M/s. _____, a registered partnership firm, constituted under the Indian Partnership Act, 1932 and having its principal office of business at _____

hereinafter referred as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners of the

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firm for the time being, their survivor or survivors and the heirs, executors, administrators of the surviving partner, acting through
Mr./ Ms. _____, its partner duly authorised under the resolution dated _____ passed by the partners of the firm) of the OTHER PART (applicable in case where purchase is in the name of firm through the partners)

OR

_____ Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at _____ hereinafter referred as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors in business and permitted assigns, acting through Mr. / Ms. _____, its _____ duly authorised under the resolution of the Board of Directors, passed at the meeting of the Board of Directors held on _____) of the OTHER PART. (applicable in case where purchase is by the limited company)

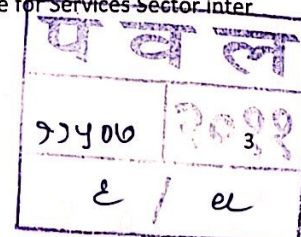
The Developer and the Allottee are hereinafter collectively referred to as "the Parties" and individually as "the Party".

WHEREAS

- (1) On application made by the Developer to purchase agricultural land for setting up Sector Specific Special Economic Zone for Service Sector, the Development Commissioner (Industries), Government of Maharashtra, under Section 63-1A of the Bombay Tenancy & Agricultural Lands Act, 1948 (BTAL Act), granted permission dated 17 October 2006, vide Ref. No. DI/ Land/ Permission/ 330/ 2006/A-31947 to the Developer for purchasing agricultural land in Village Bhokarpada, comprising Survey Numbers and area mentioned in the list thereto annexed for setting up Sector specific Special Economic Zone for Services Sector ("Multi-Services SEZ").
- (2) By an application dated 16 June 2007, the Developer applied to the Government of India, Ministry of Commerce & Industry, Department of Commerce (SEZ Section), to set up Sector Specific Special Economic Zone for Services Sector inter alia in Village Bhokarpada.



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- (3) The Government of India vide its Order No. F2/284/2006-SEZ dated 15 October 2007 granted approval to the Developer to set up Sector Specific Special Economic Zone for Services Sector at Panvel, District Raigad, and by its Notification No. 514(A) dated 19 February 2009 notified aggregate area admeasuring 139.83 Hectares as mentioned in the Table to the said Notification in Villages, inter alia, Village Bhokarpada as Special Economic Zone, which is currently valid and subsisting.
- (4) The Government of Maharashtra, Urban Development Department, in exercise of its powers under Section 40 (1B) of the Maharashtra Regional Town Planning Act, 1966 (MRTP Act) appointed Maharashtra Industrial Development Corporation (MIDC) as the Special Planning Authority for setting up Sector Specific Special Economic Zone at Villages, inter alia, Village Bhokarpada, Taluka Panvel, as notified by the Government of India.
- (5) Pursuant to the permission dated 17 October 2006 granted by the Government of Maharashtra, under Section 63-1-A of the Bombay Tenancy & Agricultural Lands Act, 1948 (BTAL Act) as above, the Developer has purchased pieces and parcels of land in Village Bhokarpada and is seized and possessed of and/or otherwise well and sufficiently entitled thereto (hereinafter referred as "Bhokarpada Land").
- (6) The Developer has envisaged development of Special Economic Zone for use as Processing area by construction of buildings for Services Sector, inter alia, including for IT & ITES purposes and Non Processing area comprising construction of multi-storied residential buildings/towers and other necessary infrastructure facilities, in Phases inter alia on Bhokarpada Land.
- (7) On application made by the Developer, the Government of India, SEEPZ Special Economic Zone, Andheri (East), Mumbai 400 096 approved the proposal of the Developer and granted its permission dated May 11, 2009 for demarcation of land for use thereof as Processing Area comprising Survey Nos.5/1(part), 53/1, 52, 51, 35, 37 etc. as indicated in Annexure-A attached thereto, admeasuring 69.92 Hectares, and Non Processing Area comprising Survey Nos.5/1(part), 54/1(part), 46/1, 48/18, 47/5 etc. as indicated in Annexure-A attached thereto, admeasuring 69.91 Hectares, thus aggregating 139.83 Hectares, inter alia comprised in Village Bhokarpada.
- (8) Out of the area sanctioned for the development of the processing and non-processing zones as above, the Developer is developing under Phase processing.

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area admeasuring 14.58 Hectares and non-processing area admeasuring 14.58 Hectares. Under the non-processing area, the Developer is constructing 11 multi-storied buildings/towers under Phase I on land admeasuring 14.58 Hectares earmarked for the non-processing area forming part of the Bhokarpada Land as more particularly described in the First Schedule hereunder written and is hereinafter referred to as "the said land."

- (9) The Developer has also obtained environmental clearance granted by MOEF, Government of India; vide letter No. 21-942/2007-1A.III dated 8 October 2008.
- (10) The Maharashtra Pollution Control Board by its letter dated 20 June 2009 granted permission for construction of Multi Services SEZ & residential Township project, inter alia, on the said land, including utilities of Multi Services SEZ and residential Township project, subject to the conditions mentioned therein under Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, and HW (M&H) & Amendment Rules 2003.
- (11) The Director of Town Planning, Government of Maharashtra, by its Notification dated 22 June 2010 accorded its sanction to the planning proposals for development of processing and non-processing area under Phase I.
- (12) Pursuant to the above, the Developer has submitted a building plan for the construction of the residential buildings under Phase I as above, with permissible FSI in terms of the Development Control Regulations of MIDC and the building plans have been duly approved by MIDC on 13 October 2010.
- (13) Pursuant to the approval of the Building Plans, the Developer is entitled to construct 11 multi storied buildings/towers and other infrastructure facilities consisting of residential flats/units, basement, upper storeys and podium under Phase I on the portion of the said land at Village Bhokarpada (the land with the buildings thereon being constructed by the Developer are hereinafter collectively referred to as "the property"), and is entitled and authorised
- (i) to allot residential flats with permanent exclusive beneficial right to use, occupy and possess the premises/flats in different buildings to the intending allottee/allottees; and
- (ii) to promote and register one/more Co-operative Housing Society/Limited Company/Body Corporate, amongst the allottees as members thereof. The Developer will grant permanent lease for a term of 99 years of land

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together with one/more building/s to such one/more Sc-operative Housing Society / Limited Company / Body Corporate and admit Allottees as members thereof, who shall enjoy permanent exclusive beneficial right to use, occupy and possess the residential flats/units/car parking spaces.

(14) As per approved Building Plans, the Developer is constructing *inter alia* a building for residential purposes, bearing Name Helios more particularly described in the Second Schedule (hereinafter called "the said building") on portion of land bearing Survey No(s). 59, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2 at Village Bhakarpada. ✓

(15) (a) At the request of the Allottee, the Developer hereby agrees to allot Flat No. 1702 admeasuring 983 sq. ft. carpet area on the 17th floor of the said Building for the consideration mentioned hereinafter, ✓

(b) Right to use open car parking spaces in the compound without consideration.

(The Flat No. 1702 together with right to use 1 car parking space(s) in the basement/podium/stilt /right to use — open car parking space(s) in the compound of the said building, more particularly described in the Third Schedule hereunder written, are, hereinafter collectively referred to as "the said premises"). ✓

(16) The Developer hereby represents and warrants to the Allottee that:

(i) The Developer is the legal and beneficial owner, *inter alia*, of the said land, more particularly described in First Schedule hereunder written and has good and marketable title thereto.

The Developer has created mortgage/charge in favour of consortium of Banks and financial institutions, lead by Punjab National Bank and has procured necessary permission from such Bank.

(ii) All original documents of title relating to the said land, all permissions and Building plans sanctioned by MIDC for development of the Special Economic Zone Project and all permissions relating to the construction of the buildings for residential purpose and the permissions issued by the Regulatory Authorities in connection therewith, are in possession of the Developer;

(iii) There are no notices of acquisition or requisition issued by State Government or Central Government or any concerned authorities authorised in that behalf, in respect of the said land or any portion thereof;

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- (iv) The Developer is in peaceful and vacant possession of the said land;
- (v) The Developer is not in arrears of any taxes, cesses, duties or any other dues payable to any statutory or government, quasi-government, body, authority or agency in respect of the said land or the said premises;
- (vi) The Developer has not entered into any agreement or arrangement in respect of the said premises in favour of any other party, nor granted any rights therein by way of lease/license, tenancy or any other rights whatsoever in favour of any third party;
- (vii) Title in respect of the property shall always remain vested in the Developer in keeping with the requirements of SEZ Act, and the leasehold rights in respect of the property shall be transferred to the Society/Limited Company/Body Corporate as hereinafter provided in this Agreement.

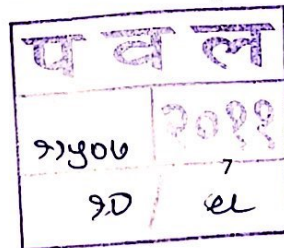
(17) The Developer has entered into an agreement with Hafeez Contractor, Architect, registered with the Council of Architects in the form as prescribed by the Council of the Architects for the development of Non Processing Area under Phase I.

(18) The Developer has also appointed M/s. Y.S. Sane Associates, as the structural engineers for the construction of the residential buildings in Non Processing Area under Phase I on the said land, for preparation of structural design and drawings of the buildings.

(19) The Developer has given inspection of all the documents/permissions/approved building plans as listed hereunder, as annexures, for construction under Phase I, including the said building, and the Allottee has taken full and complete inspection thereof and has satisfied himself/herself/ itself/themselves of the contents thereof and also the right of the Developer to develop the said land, by constructing buildings and to allot the flats therein in the Non Processing Area under Phase I as mentioned hereunder.

- i) Building Plan for Building Name Helios duly approved by MIDC; (Annexure A)
- ii) Title Certificate dated May 5, 2011 issued by M V Kini & Co., Advocates and Solicitors, Mumbai, certifying the title of the Developer to the said land as clear and marketable; (Annexure B)
- iii) Floor Plan of the flat agreed to be allotted to the Allottee; (Annexure C);

M. Narayan



- iv) Property Card in respect of the land owned by the Developer Property Card in respect of the land owned by the Developer (7/12 extract).
(Annexure D)

(20) The Parties are desirous to record the terms and conditions hereinafter appearing.

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

1. (a) The Developer hereby agrees to allot residential Flat No. 1702 with permanent exclusive beneficial right to use, occupy and possess the flat, admeasuring 983 sq. ft. (carpet area) on the 17th floor, more particularly described in the **Third Schedule** hereunder written and delineated on the floor plan thereof, hereto annexed and marked **Annexure - C** of Building Name Helios ("the said building"), more particularly described in the **Second Schedule** hereunder written, being constructed on a portion of the land bearing Survey No(s) 59, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2 situated at Village Bhokarpada, together with right to use common areas and facilities (common areas and facilities are more particularly described in the **Fourth Schedule** hereunder written for the consideration of Rs. 6,076,200/- (Rupees Sixty Lakh Seventy Six Thousand Two Hundred only).

only).

- (b) Right to use car parking space/s 1 in the basement/podium/stilt of the said building(s) without any consideration. (The Flat No. 1702 and the car parking space/s in the basement/podium/stilt of the said building are hereinafter collectively referred to as "the said premises").

The consideration as aforesaid includes the price for right to use common areas and facilities pertaining to the said premises and the said building and no separate consideration is payable in that regard by the Allottee to the Developer.

- (c) The specifications, fixtures, fittings and amenities to be provided by the Developer in the said building and pertaining to the said premises are specified in **Fifth Schedule** hereunder written. The Allottee of the said premises has satisfied himself/herself/itself about the fixtures, fittings, amenities and

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specifications agreed to be provided by the Developer and shall not raise any objection in respect thereof, hereafter.

(d) Out of the aforesaid aggregate consideration of Rs. 6,076,200 /- (Rupees Sixty Lakh Seventy Six Thousand Two Hundred only), a sum of Rs. 1,120,841 /- (Rupees Eleven Lakh Twenty Thousand Eight Hundred ^{one} Forty only) the Allottee has paid to the Developer on or before execution of this Agreement and the balance sum of Rs. 4,955,359 /- (Rupees Forty Nine Lakh Fifty Five Thousand Three Hundred Fifty Nine only) shall be paid by the Allottee to the Developer in instalments, more particularly mentioned in Sixth Schedule hereunder written. It is agreed between Developer and the Allottee that the Allottee may make payments at any time prior to the due date set out in the sixth schedule. It is hereby further agreed between the Parties hereto that time for the payment of each of the instalments as set out in sixth schedule hereunder written shall be the essence of the contract.

(e) In the event the Allottee shall commit default in payment of any of the installments of the consideration on due date, the Developer may, at its own option, accept the payment of the defaulted installment on the Allottee paying to the Developer interest on the defaulted installment @ 18% p.a. for the period for which the payment has been defaulted, subject, however, that such default shall not extend beyond the period of 60 days.

(f) If the Allottee still fails to pay any installment upon expiry of the period of 60 days as above, then the Developer without prejudice to other rights and remedies shall be entitled to terminate this Agreement by written notice addressed to the Allottee and in that event an amount equivalent to 17.50 % of the consideration or amount paid till then by the Allottee to the Developer shall stand forfeited to the Developer and the balance amount shall be refunded by the Developer to the Allottee without any interest, compensation or claim for any damage or cause, charges and expenses within a period of 30 days from receipt of notice of termination and the Developer will be entitled immediately thereafter to allot the said premises to any other intending Allottees.

2. (a) The Developer shall construct the said building on the said land in accordance with the sanctioned plans, designs, specifications approved by the concerned Authority and shall, after obtaining Occupation Certificate, give possession of

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the said Premises to the Allottee on or before June-2014, provided, however, that all payments inclusive of the statutory levies, duties and/or other monies payable under this Agreement and the balance consideration whatsoever have been paid by the Allottee to the Developer. The Developer shall be entitled to reasonable extension of time for giving possession of the said Premises by the aforesaid dates, if the completion of the building is delayed on account of :

- i) Non-availability of steel, cement, other building materials or labour;
- ii) Non-availability/shortage of water or electric supply;
- iii) War, civil commotion, strikes of workmen, labourers or other persons, transport strike or act of God, irresistible forces or reasons beyond control of, or circumstances unforeseen by the Developer;
- iv) Any legislation, notice, order, rule, circular, notification of the Central/State Governments or any local body or authority or any court order or injunction of stay of prohibitory orders of the court or any directions issued by any court, tribunal of authority;
- v) Delay on the part of the concerned authorities in issuing Occupation Certificate;
- vi) Force majeure or any other reasons beyond control of the Developer, which may prevent, restrict or interfere or delay the construction of the buildings; and
- vii) Any other forces or reasons beyond control of the Developer.

(b) The Developer shall not be held responsible or liable for not performing or delay in performing any of its obligations or undertakings provided for in this Agreement, if such performance is prevented, delayed or hindered by any act of God, fire, flood, explosion, war, riot, terrorist acts, sabotage, inability or procure or general shortage of energy, labour, equipment, facilities, materials or supplies, failure of transportation, strikes, lock outs, action of labour unions or any other cause (whether similar or dissimilar to the foregoing) or any litigation concerning the said land or any portion thereof, not within the reasonable control of the Developer.

3. On completion of building the Developer may get insured the said Building for one or more perils like fire, flood, earthquake, riots and civil commotion, militant action etc. on behalf of the Allottee(s) and the cost thereof shall be payable by Allottee(s) as the part of the maintenance bill raised by the Developer but contents inside each flat shall be insured by the Allottee(s) at his/her/its own cost. The cost of insuring the building structure shall be recovered from the Allottee(s) as a part of total Maintenance Charges and the Allottee(s) hereby

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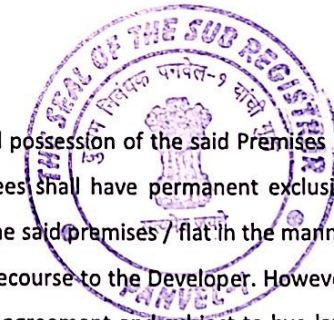
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agrees to pay the same. The Allottee(s) shall not do or permit to be done any act or thing which may render void or voidable insurance of any flat or any part of the Building or cause increased premium to be payable in respect thereof for which the Allottee(s) shall be solely responsible and liable.

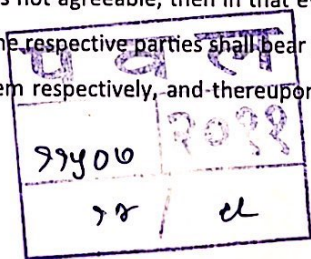
4. As soon as the said Building is notified by the Developer as complete and the Developer has obtained Occupation Certificate and offered possession of the said Premises to the Allottees, the Allottee of the premises in the said Building (including the Allottee herein) shall pay to the Developer the respective balance consideration and all of the amounts payable under this Agreement within 15 days on receipt of such notice served individually. If any of the Allottees fail to pay the balance consideration or the amount payable as demanded by the Developer, the Developer will be entitled to cancel the allotment and terminate this Agreement, and upon such termination, an amount equivalent to 17.50 % of the consideration or amount paid till then by the Allottee to the Developer shall stand forfeited to the Developer and the balance amount shall be refunded by the Developer to the Allottee, but without any interest, compensation, damage or cost, within 15 days of such termination, and upon such termination the right of the Allottee shall cease to exist and the Developer shall be entitled to allot the premises to any other intending allottees.

5. On handing over actual, vacant and peaceful possession of the said Premises by the Developer to the Allottee/s, the Allottees shall have permanent exclusive beneficial right to use, occupy and possess the said premises / flat in the manner they may deem fit and proper without any recourse to the Developer. However, the same is subject to the provisions of this agreement and subject to bye-laws of the said Co-operative Housing Society / Limited Company / Body Corporate.

6. The Allottee is aware that the allotment of the said Premises is subject to Special Economic Zone Act 2005 and the rules made thereunder and the modifications thereto from time to time. It is further agreed by the Allottee that if the SEZ Authority cancels or withdraws the approval for construction of the said building or any of the buildings under Phase I of the development or otherwise modifies the plan substantially to which the Allottee is not agreeable, then in that event, this Agreement shall stand terminated and the respective parties shall bear their costs, charges and expenses incurred by them respectively, and thereupon the



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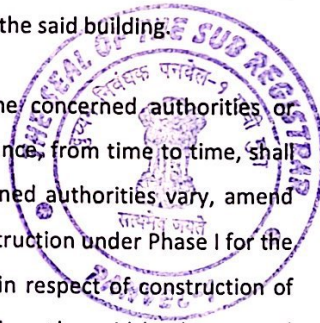


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Developer shall be bound to refund the entire consideration without interest and also any other sum or sums of money paid by the Allottee to the Developer under this Agreement within 120 days of the intimation in writing of the termination of the Agreement, and if same is not paid within the stipulated time, then the Developer shall be liable to pay interest thereon @ 9% per annum from the date of default till payment.

7. The Allottee hereby confirms that the Allottee shall enjoy beneficial right to use, occupy and possess the said premises in the manner mentioned hereinabove and that the ownership of the property, shall always belong to the Developer, subject to the leasehold interest to be created therein by the Developer under the Lease Deed proposed to be executed as above, in favour of the Society/Limited Company/Body Corporate and the Allottee and alongwith other Allottees shall not claim any right as a lessee under the Lease Deed, except that such right shall be exercised and claimed only by the Society/Limited Company/Body Corporate. Reversionary right in respect of the said land shall always vest in the Developer. The Allottee shall not be entitled to claim any right in the area demarcated for the Non-Processing Area, including all the structures standing thereon and shall have no right of access thereto. The rights of the Allottee under this Agreement shall be restricted to the said premises together with right to use the common areas and facilities pertaining to the said building jointly along with other Allottees of the premises in the said building.

8. The Developer, if and only when required by the concerned authorities or compelled by occurrence of any event or circumstance, from time to time, shall be entitled, subject to the approval of the concerned authorities, vary, amend and/or alter the Building plan in respect of the construction under Phase I for the buildings on the said land and also building plans in respect of construction of one or more additional building to be constructed on the said land, save and except building plans sanctioned for the building. As a variation, amendment and/or alteration in the layout plan, the Developer may construct additional wings, additional floors and/or any additional construction in the building or buildings now under construction, or to be constructed hereafter, and the Developer may also construct additional structures on the said land, as may be permitted by the concerned Authorities, without in any way adversely affecting the said premises agreed to be allotted to the Allottee. The Allottee hereby irrevocably agrees and gives his/her/its/their consent to the Developer for carrying out such amendments, alterations, modifications and/or variation to the layout plan or the building plan for construction of additional structures, additional floors or additional buildings on the said land as aforesaid. The



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Allottee hereby also gives his/her/its/their irrevocable consent to the Developer for developing the said land in such phased manner as may be determined by the Developer even after the Developer has given possession of the said premises to the Allottee for such modification to the plans, construction of additional floors, construction of additional buildings, subject to the sanction by the concerned authorities. The Allottee shall not claim any damages from the Developer for any noise due to the additional construction in the phased manner on the said land or any other inconvenience suffered by the Allottee due to such development/construction. The Allottee shall extend all assistance that the Developer may require from time to time after the Developer has delivered possession of the said premises, but at the cost and expenses of the Developer, so as to enable the Developer to complete the development of the said land in phased manner, as may be determined by the Developer. The Allottee hereby expressly consents to such changes in the common areas and facilities and hereby expressly authorises the Developer to increase or decrease the share therein.

9. The Allottee hereby agrees to pay to the Developer the following amounts within a period of 21 days from the date of notice, and in any event, before taking possession of the said premises:

- i) Rs. — /- towards legal expenses for the present Agreement;
- ii) Rs. 10,000 /- towards expenses for permission and registration of the Society/Limited Company/Body Corporate amongst the Allottees of the premises in the said building;
- iii) Rs. — /- towards the entrance fee;
- iv) Rs. 75,000 /- towards expenses for installation of the electric meter/water meter and electric connection/water connection charges, any other charges levied by the local body or authority;
- v) Rs. — /- towards development charges ;
- vi) Rs. 92,730 /- towards advance maintenance for proportionate share of taxes and other outgoings;
- vii) Rs. — /- as proportionate contribution towards corpus fund;
- viii) Rs. 70,250 /- towards infrastructure charges @ Rs. 50 /- per sq. ft. in respect of premises;
- ix) Rs. — /- for the common service amenities;
- x) Rs. — /- towards payment of the service charges to the Developer for the maintenance of the building, until the maintenance and management of the said building is handed over to the Society/Limited Company/Body Corporate;

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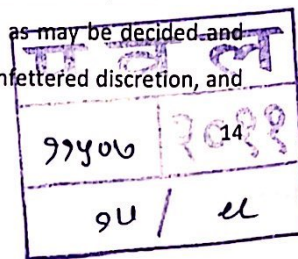
- xi) Rs. 75,000 /- towards Club Membership; and
xii) VAT and Service Tax (if any, levied) shall be payable by the Allottee to the Developer under the provisions of the applicable law.

10. (a) The Developer shall within six months from completion of any one or more buildings and/or obtaining Occupation Certificate in respect of any Building that will be completed, form a Co-operative Society/Societies / Association or Company/Companies under the Companies Act, 1956 or any other body corporate and grant lease of the property to such Society or Company/Companies/Body Corporate and execute lease of the property in favour of the Society or the Limited Company/Body Corporate;

(b) After completion of the entire development work under Phase I in its entirety and exhaustion and utilisation of the entire development potentialities and receipt and realization of all dues from the Allottees of the premises in the building constructed under Phase I, the Developer shall take steps to execute the lease deed and register the same and thereby demise the said land and the said building along with one or more building/buildings constructed under Phase I in favour of the Society/Limited Company/Body Corporate. Ownership and title to the said land shall always remain with the Developer. The Society/Limited Company/Body Corporate shall be the lessee and shall have only leasehold interest in the entire property in case one Society/Limited Company/Body Corporate is promoted, or a portion thereof, in case more than one Society/Limited Company/Body Corporate are promoted as may be decided by the Developer. The lease shall be for a period of 99 years without any premium for transfer by way of perpetual lease, subject to renewal of the lease for a further period of 99 years. All future FSI and development rights in respect of the land demised in favour of the Society/Limited Company/Body Corporate shall always vest with the Developer as the owner of the said land together with the Building/s and the Developer shall be entitled to consume the additional FSI whatsoever that may be permitted under the Development Control Rules at present and in future by constructing additional floors to the said building or any other buildings constructed on the said land and shall be entitled to allot to the future allottees and admit such allottees as members of the Society/Limited Company/Body Corporate.

(c) The Deed(s) of Lease to be executed in terms of clause 9(b) above shall be in such form and shall contain such terms, conditions, covenants, stipulations and provisions including those contained in this Agreement as may be decided and determined by the Developer in its sole, absolute and unfettered discretion, and

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also to enable Developer to unrestricted and unobstructed completion of the Project, including the following:

- (i) Covenants which shall run with the land/buildings and which shall be binding upon the Allottee(s) and Allottee(s)'s heirs, executors, legal representatives, successors, transferees and assigns, as the case may be, and on the Society/Limited Company/Body Corporate;
 - (ii) Covenants for right of way/access, if any, given and granted or to be given and granted to and in favour of the owner/s and/or occupiers of any contiguous or adjacent or adjoining lands and properties and/or any other person/s, over or through the land earmarked for Non-processing Area or any part thereof and/or to any other building/structure within land earmarked for Non-processing Area or any part thereof; and
 - (iii) Specific and/or general indemnities in favour of the Developer.
- (d) The Allottee hereby covenants with the Developer to sign, execute the application for formation and registration of the Society/Limited Company/Body Corporate, including the bye-laws, rules, regulations for the proposed Society/Limited Company/Body Corporate within 10 days of the date of receipt of intimation by the Developer. The Allottee shall be bound to sign all the papers, documents, forms, writings, deeds, etc. as may be required by the Developer, from time to time.

11. The Developer hereby reserves its right to allow Telecommunication Companies to use the open spaces, or top terrace or any other portion of the building and/or the said land, in such manner, as it may deem fit and proper including installation of its machinery, etc. The said right shall continue to subsist even after execution of lease or assignment of the said land in favour of the Society/Limited Company/Body Corporate. If any municipal rates, taxes, cesses, assessments are imposed on the said land due to such installations of machinery by telecommunication company put up on the open spaces or terraces or any other portion of the said land, the same shall be borne and paid wholly by the Developer and/or the holders of such rights. The Developer and/or the holders of such rights shall be exclusively entitled to the income and profits that may be derived by way of consideration, rent/ compensation or in any other form received from telecommunication company or from any one on account of installation of any machinery as aforesaid at any time hereafter. The Allottee will not object to the same for any reason whatsoever and shall allow the Developer, its nominees, agents, servants, contractors, etc., to enter into the said premises for the purpose of putting and/or preserving and/or maintaining and/or



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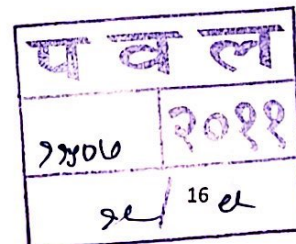
removing the machinery installed, the advertisement and/or hoardings installed. The Developer shall be entitled to transfer or assign or license such right to any person/s whom it may deem fit (hereinafter referred to as "the holder of such rights") and the Allottee or the Society/Limited Company/Body Corporate shall not raise any objection thereto.

12. (a) The Developer will, at all times, be entitled to install the logs and/or name boards and/or put advertisements boards/hoarding etc. of the Developer and/or its Group Companies (hereinafter referred to as "the displays") with various devices (including electronic, laser and neon signs) in one or more places in the building therein including, on open space/s, the terraces of the building and/or any parts of the building, It so desires at Its own costs and expenses. The Developer and/or Its Group Companies will not be liable to make any payment of any nature to the Society/Limited Company/Body Corporate in respect of the said displays.

(b) The Developer and the occupant/s of the various flats in the building and the Society/Limited Company/Body Corporate, as the case may be, shall not change or remove the displays and /or communication equipment so installed under any circumstances and shall give to the Developer and the assignees of the said rights, all necessary co-operation for enabling them to install, maintain, repair, change and operate the display/communication equipment, as the case may be, and exploit the said rights including by use of the common areas and facilities of the said building for ingress or egress to and from the area in which such displays or communication displays are installed and shall ensure that no damage is done to the display and/or communication equipment and that no obstruction or hindrance is caused in the operation thereof. The Deed of Lease or any other document/s of transfer, to be executed as hereinabove mentioned, shall contain appropriate provisions in respect of the said rights. The Allottee expressly consents to the same.

(c) The Developer has reserved the exclusive right to grant to third parties, license or rights for putting up hoardings or advertisements or neon signs on the said land or the building being constructed thereon or any part thereof and to receive and appropriate for its own use and benefit the fees, compensation or charges in respect thereof. The Allottee shall not obstruct or interfere with the said rights of the Developer in any manner whatsoever

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13. The Allottees and their transferees and assignees as permitted by the Developer, into whose hands the said premises may come, doth hereby covenant with the Developer as follows:

- a) To use the said premises for residential purpose only and shall not use for commercial or any other purpose strictly in conformity with the bye-laws of the Society/Limited Company/Body Corporate and the provisions contained under SEZ Act and the rules made thereunder and all other applicable laws;
- b) To maintain the said premises at the Allottees' cost, in good and tenantable condition from the date on which possession of the said premises is handed over by the Developer, and not to do or suffer to be done anything in or to the said premises are situated and also to the staircase, common passages and other common areas and facilities, which may be against the rules, regulations or bye-laws of the local body or authority or change or alter or make addition in or to the said premises;
- c) Not to store in the said premises any goods, which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction or structure of the said building, or storage of which is objectionable under the law and not to carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure in the said building, including entrance, and in case damage is caused to the said building or the said premises on account of negligence or default on the part of Allottee in this regard, the Allottee shall be liable for consequences of such breach;
- d) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time to make or cause to be made any addition or structural alteration in the said premises or in the elevation of the said building, and to keep sewers / drains pipes in the said premises and appurtenances thereto in good and tenantable condition and the Allottee - shall not chisel, or in any manner damage columns, beams, walls, slabs or RCC pardis or other structural members in the said premises;
- e) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound or any portion of the said land from the said building;
- f) To bear and pay proportionately all future increase in the local taxes, water charges, insurance premium and other levies, if any, which are

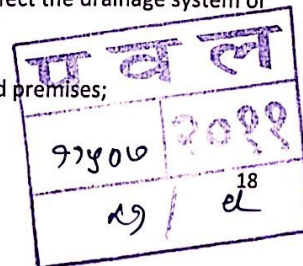
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- imposed by the concerned local authorities and/or government and/or the public authority from time to time;
- g) Until the formation and registration of the Society/Limited Company/Body Corporate amongst the Allottees of the said building alongwith other buildings as the case may be the Allottee shall not let, sub-let, transfer, transfer, assign or part with interest or the benefit of this Agreement, or part with possession of the said premises without prior written permission of the Developer. Such permission will be given by the Developer only if all the amounts payable by the Allottee to the Developer under this Agreement are fully paid and only if the Allottee has not been guilty of breach of, or for non-observance of any terms and conditions of this Agreement. The Developer shall not charge any premium on the first transfer of allotment by the Allottee for granting such permission. All subsequent transfers of allotment until the formation and registration of the Society/Limited Company/Body Corporate shall be subject to the premium payable to the Developer at such rate as may be determined by the Developer;
- h) To allow the Developer and its surveyors, agents, representatives 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 said building and for laying cables, water pipes, fittings, electric wires, structures and other conveniences belonging to or used for the said building and other services in the said building;
- i) Not to do or permit to be done any act or any deeds which may render void and voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in the said building;
- j) Not to alter or affix grills from outside of any windows or at any place which affects the structure, façade and/or elevation of the said building in any manner whatsoever;
- k) Not to affix air conditioners at any other place other than those earmarked for fixing such units as not to affect the structure, façade and/or elevation of the said building;
- l) Not to make any structural alteration in the said premises or shift or alter the position of either the kitchen, bathrooms or plumbing system, the piped gas system or the toilets which would affect the drainage system of the said building in any manner whatsoever;
- m) Not to enclose any deck and balcony of the said premises;

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- n) Not to change, alter or modify the lift landings and lift lobbies outside the said premises;
- o) Not to change, alter or modify the main doors of the said premises;
- p) To obtain statutory approvals from the concerned authorities and submit statutory approvals and approved plans to the Developer for any interior works/renovation to be undertaken in the said premises without which the Developer shall not grant its permission;
- q) To insure the said premises from any loss, theft, damage caused due to human intervention and due to any act of God including earthquake, floods, riots or any other natural calamity, act of enemy, war or other causes beyond control of the Developer during the course of interior works for which the Developer shall not be responsible;
- r) To ensure safety of the workers carrying out the interior works in the said premises from any accident, loss or damage;
- s) Not to use the passenger lifts in the said building for carrying any heavy or bulky packages to and from the premises and not to cause any damage to the lifts, staircases, common passages, refuge areas or any other part of the said premises or the said building;
- t) To observe and perform all the rules, regulations and bye-laws of the Society/Limited Company/Body Corporate and the amendments and alterations thereto made from time to time for protection and maintenance of the said building and the said premises. The Allottee shall observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Body Corporate for use and occupation of the said premises and shall pay and contribute regularly and punctually all proportionate payments towards taxes, expenses and other outgoings in accordance with the terms of this Agreement and in accordance with the rules and bye-laws of the Society/Limited Company/Body Corporate;
- u) To observe and perform all terms, conditions and covenants to be observed and performed by the Allottee as set out in this Agreement;
- v) To pay all balance consideration in installments as and when the installments become due and payable as more particularly specified in **Sixth Schedule** hereunder written;

14. Notwithstanding the restriction on transfer of the said premises contained in clause 12 g) above until the Society/Limited Company/Body Corporate is formed, the Allottee shall have right to mortgage the said premises in favour of any Bank or Financial Institution against the security of the said Premises to raise finance for payment of the consideration for the said Premises to the Developer, with prior written consent of the Developer, which consent shall not be unreasonably

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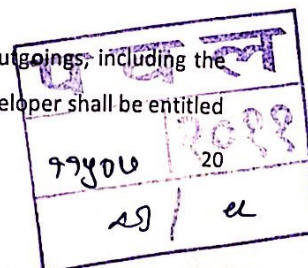
withheld by the Developer. The Developer shall execute such undertakings as may be necessary in favour of the Bank/Financial Institution for accepting the Security of the said Premises.

15. It is clarified that the Developer shall not be required to give notice to the Allottee for making payments to the Developer on installments due, and want of notice give notice shall not be pleaded as an excuse for non-payment of any amount or amounts due on the respective due dates or events, save and except in cases, where notices are required to be given by the Developer under this Agreement;
16. Till the Society/Limited Company/Body Corporate is formed the Allottee shall pay to the Developer adhoc monthly contribution as may be decided by the Developer for the period of 24 months in advance @ approximately Rs.2.75/- per sq. ft. per month after the date on which the said premises is offered for possession by the Developer. Thereafter, the Allottee shall regularly pay to the Developer such adhoc monthly contribution as may be determined by the Developer from time to time on or before 5th day of each month and every month towards his/her/its provisional proportionate share of monthly outgoings and expenses in respect of the said premises. The Allottee shall pay such amounts to be collected in advance by the Developer being the adhoc amount payable for a period of 24 months and shall continue to pay such amounts till the Society/Limited Company/Body Corporate is formed within 21 days of the receipt of the notice issued by the Developer in that behalf.

The Allottee shall pay such amounts, deposits and outgoings fixed provisionally by the Developer and the Allottee shall be bound to pay the same. After execution of the lease in favour of the Society/Limited Company/Body Corporate, such amount shall be payable as may be fixed by such Society/Limited Company/Body Corporate. The surplus amount lying with the Developer collected from the Allottees of the premises in the said building, if any, to meet the above expenses, shall be handed over to the Society/Limited Company/Body Corporate. If the amount of the adhoc monthly contribution fixed by the Developer is found to be short, the Allottee shall pay to the Developer, on demand such amount remaining due and payable. All monies paid by the Allottee are adhoc and no account of the same shall be given by the Developer to the Allottee;

17. In the event the Allottee fails to make payment of the outgoings, including the taxes, maintenance charges as mentioned herein, the Developer shall be entitled

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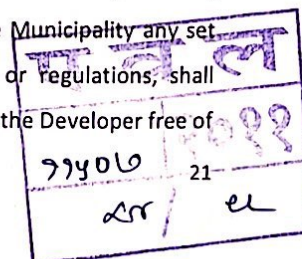
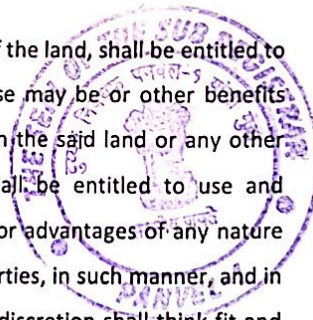
to levy interest @ 18% per annum on the defaulted payment for realisation, provided however, that such default shall not continue for more than 60 days. If the default continues for more than 60 days, the Developer without prejudice to other rights and remedies shall be entitled to cancel the allotment and terminate this Agreement by written notice addressed to the Allottee and in that event an amount equivalent to 17.50 % of the consideration or amount paid till then by the Allottee to the Developer shall stand forfeited to the Developer and balance amount paid by the Allottee to the Developer shall be refunded by the Developer to the Allottee without any interest, compensation or claim for any damage or cause, charges and expenses within a period of 30 days from receipt thereof and the Developer will be entitled immediately thereafter to allot and/or allot the said premises to any other intending allottee.

18. The Deed of Lease in favour of the Society/Limited Company/Body Corporate and other documents necessary shall be prepared by the Advocates/Solicitors of the Developer and the same will be in conformity with the covenants and conditions, and the right retained or reserved by the Developer as contained in this Agreement.

19. The Developer has informed the Allottee and the Allottee is aware of and has agreed without prejudice to the right of the Allottee in relation to the said premises, the following rights of the Developer relating to FSI and/or TDR:

(a) The Developer for all times in future as Owner of the land, shall be entitled to use and/or consume FSI and/or TDR as the case may be or other benefits and/or advantages of any nature whatsoever on the said land or any other part of the said larger land and similarly, shall be entitled to use and consume FSI and/or TDR or other benefits and/or advantages of any nature whatsoever, of the said land, or any other properties, in such manner, and in such duration, as the Developer, in its absolute discretion shall think fit and proper. The Allottee shall not take any objection for the aforesaid and/or has given his irrevocable consent in writing to the Developer;

(b) The Developer shall be entitled to consume such FSI as may be available in respect of the said land or any part thereof at present and for all times in future, including TDR generated from outside and also including on account of change in the status, D.P. Plan, Rules, Regulations and bye-laws governing the FSI as also the FSI on account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/or due to any change in law, rules or regulations; shall absolutely and exclusively belong to and be available to the Developer free of



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- all costs, charges and payments and the Developer shall always be entitled to utilise, construct and dispose of in their own right, any balance FSI or any additional or increased FSI and the rights of the Allottee shall always be subject to the paramount rights of the Developer mentioned herein;
- (c) The Developer shall be entitled to consume additional and/or balance FSI now available or which may hereafter become available, at any point of time under D.C. rules or by reasons of any special concession being granted by the MIDC or any other authorities including FSI or TDR available in lieu of any acquisition or requisition or reservation or D.P. Road set back, reservations slum, heritage, etc. and shall also be entitled to receive any benefit including monetary benefit or compensation as may be payable by the authorities or any other person in such respects;
- (d) In the event that any additional FSI or TDR or floating FSI or similar right (whatever be its nomenclature) shall become available in respect of the said land at any point of time in the future, the same shall continue to belong absolutely to the Developer, who shall be entitled to take advantage and/or benefit of such FSI or TDR and use or apply or consume the same on or in respect of any other property, on the said land or otherwise and the Allottee herein shall not claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of light and ventilation and/or density and environment and/or of water and electricity;
- (e) The Allottee by himself/herself/itself/themselves and/or as a member of the Society/Limited Company/Body Corporate shall not raise any claim, demand, objection or hindrance to the use and consumption and disposal of the said FSI and/or TDR or any such building/s constructed by utilizing such FSI and/or TDR at any time hereafter in any manner whatsoever;
- (f) The said FSI and/or TDR shall be utilised by the Developer without any consent of the Allottee;
- (g) The Developer shall be entitled to make the said FSI and/or TDR available to any party or person, for such use as the Developer may, in its absolute discretion, deem fit and proper;
- (h) The Developer shall be entitled to transfer and/or assign the benefit of such FSI and/or TDR or any other rights of the said land to any person or persons of its choice and to him or them to use and/or consume the same on the said land and shall be entitled to all the rights mentioned hereinabove.

20. The Allottee (s) also agrees to the following conditions:

- (i) If, after the date on which Allottee(s) has taken possession of the Flat, any damage due to wear and tear (except the defects in construction, which shall

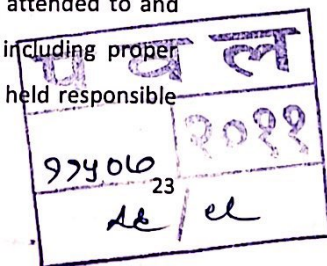
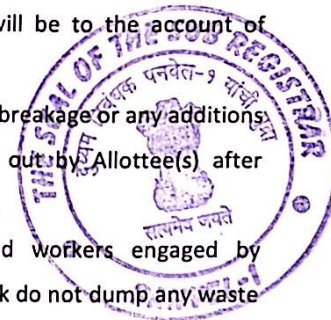
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be corrected by the Developer at its cost as provided in clause 20 hereinbelow) of whatsoever nature is caused to the Flat, neither Developer nor its contractor will be held responsible for the cost of reinstating or repairing the same and that Allottee (s) alone will be responsible for the same.

- (ii) The Allottee shall have right to carry out renovation/interior works to the said Premises.
- (a) Before carrying out the interior works in the said Premises the Allottee(s) should give Developer in writing, the details of the nature of interior works to be carried out and take Developer's written permission for the same.
- (b) Developer will have a right to inspect and satisfy about the nature of interior works during the course of execution of the said works and thereafter. If after such inspection Developer find that the nature of such works will be harmful to the building or to the owners of other flats, then Developer will have the right to stop such interior works.
- (c) The Allottee(s) shall ensure that no portion of his/her/their floor area is subjected to a superimposed load in excess of its designed load and nothing is done in the said Premises whereby any floor below or above develops cracks or leaks.
- (d) Allottee(s) will ensure that pursuant to the said interior works, the debris will be dumped in an area earmarked by Developer or its Contractor for the same and the same will be cleared by the Allottee(s), on a daily basis and this should at no cost cause any nuisance or annoyance to the other owners of flats. All cost and consequences in this regard will be to the account of Allottee(s).
- (e) Developer shall not be responsible for any leakage, breakage or any additions or alterations or any repairs to building carried out by Allottee(s) after obtaining possession of said Premises by Allottee(s).
- (f) Allottee(s) will ensure that the contractors and workers engaged by Allottee(s) during execution of the said internal work do not dump any waste material of whatsoever nature either in the toilet, waste water line or soil line, which may block the free flow of down take waste water, thus resulting in perennial choking and leakage.
- (g) All material brought to the Flat/site for carrying out such interior works will be at the sole cost, safety, security and consequence of the Allottee(s) and that Developer will not be held responsible for the same.
- (h) If during carrying out of such interior works any workmen sustain injury of whatsoever nature, the same will be properly taken care, attended to and treated by the Allottee(s) by providing at his own cost, including proper medical care and attention and that Developer will not be held responsible



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for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottee(s) alone.

- (i) If during carrying out of such interior works, if any of Allottee(s)'s workmen misbehave or is found to be in a drunken state then the said workmen will be removed from the site forthwith and will not be allowed to re-enter the site again.
- (j) The Allottee(s) must extend full cooperation to Developer and contractors of Developer and ensure good governance of such works.
- (k) The Allottee(s) must ensure that common passages/walkways are not obstructed or damaged during the course of carrying out such works or thereafter forever.
- (l) No external or elevation changes/modifications of whatsoever nature will be permitted to be carried on by Allottee(s).
- (m) The Allottee(s) will abide by all regulations and requirements of Developer and contractors of Developer in this regard, which are all of for common good and in no way cause any nuisance value to the owners of other flats.
- (n) The Allottee(s) will not change or alter the design of the grills provided by Developer at any point of time.
- (o) The Allottee(s) shall not make any structural alterations in the Flat (including without limitation to chisel of pillars, columns or beams or change in the floor or the ceiling of the Flat) which would affect the safety and stability of the said Building.
- (p) The Allottee (s) shall not extend its windows or increase any floor space by enclosing any balconies or overhanging legers above windows, 'chajjas' or make any installations or additions to the said Premises which projects or extends beyond the said Premises or make any change to the said Premises, which extension, increase, installations, additions or change alters or is likely to alter the exterior features, façade or elevation or the exterior appearance on any side or rear of the said Building in any manner whatsoever so as to alter the façade/elevation built by the Developer or detract from the uniformity and aesthetics of the said Building, which exists at the time at which the Developer hands over possession of the Flat to the Allottee(s).
- (q) The Allottee shall abide by all other instructions issued by the Developer relating to the maintenance of the décor/façade of the building and also guidelines that may be issued by the concerned authorities relating to the use of Non-Processing Area.

21. The said building shall be constructed and completed in accordance with the sanctioned plans and specifications mentioned in this Agreement, and if any defect in the said premises/said building or material used, structural defect or if

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any unauthorized change in the construction is brought to the notice of the Developer within a period of three years from the date of handing over possession, it shall wherever possible be rectified by the Developer at its own cost.

22. The Developer, if so desires, shall be entitled to create security on property by availing of the loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the said premises allotted hereunder. The Developer shall be entitled and be at liberty to sign Mortgage Deeds, Loan Agreements and other documentations whether legal or in English form or by way of deposit of title deeds, save and except the said premises, provided that the Developer shall be the principal debtor and it shall be the sole responsibility of the Developer to repay such loan amounts with interest, charges and expenses thereon. The Allottee hereby gives express consent to the Developer to raise such financial facilities against security of the said building/buildings and other structures constructed/ under construction/proposed to be constructed and mortgage the same with the banks/financial institutions as aforesaid. The consent granted hereunder is on express understanding that any such loan liability shall be cleared by the Developer at its own expenses before the property is leased to the Society/Limited Company/Body Corporate.

23. As Owner of said land, the Developer reserves in its favour and in favour of all others authorised by the Developer, unfettered right for full, free and complete right of way and means of access over, along and under all the accesses and the common right of way to the property at all times by day and night for all purposes, with or without carts, carriages, motor cars, motorcycles, wagons and other vehicles, horses and other animals and also to lay and connect drains, pipes, cables and other amenities in the property and in such manner as the Developer may deem fit and necessary for the full and proper use and enjoyment of the said land and the said building and also the right to use in common with the Developer of the flats and other spaces in the said building, any recreational amenities and/or recreational areas which may be provided by the Developer in respect of the said building, whether before or after the transfer by way of lease in favour of the Society/Limited Company/Body Corporate.

24. Failure of either party to perform any provisions of this Agreement shall not affect such part's right to full performance thereof at any time thereafter, and

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any waiver by either party of a breach of any provision hereof shall not constitute a waiver of a similar breach in the future or of any other breach.

25. Each party shall bear their own Advocates & Solicitors costs and charges. Stamp duty and Registration charges on this Agreement shall be borne by the Allottee/s alone and the Developers shall not be liable to bear, pay or contribute any amounts for the same or for any other purposes other than as specified herein.

26. All notices/intimations to be given in writing by the parties hereto shall be by courier or by fax or by email. The respective addresses/fax nos. and email ID of the parties are as follows:-

In case of Developer : M/s. Sunny Vista Realtors Pvt. Ltd.,
Address: Sigma, 6th Floor, Hiranandani Gardens, Powai,
Mumbai 400076

Attn:

In case of Allottee

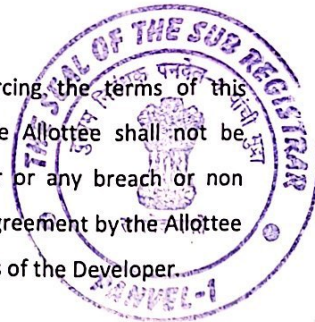
Address: (As shown in title)

27. Such notices/intimations by one party shall be deemed to have been received by the other party if sent by hand delivery when copy thereof is acknowledged by the recipient and in case of same being sent by fax or email, on transmission thereof by the party.

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

29. The Developer shall lodge this Agreement for registration soon after execution thereof. The Developer or its representative/s and the Allottee will attend the office of the Sub-Registrar and admit execution thereof.

30. All costs, charges and expenses in connection with the preparation, engrossing, stamping and registering this Agreement and any other documents required to be executed by the Developer or by the Allottee including stamp duty and registration charges on lease deed for lease of the property in favour of the Society/Limited Company/Body Corporate as well as the entire professional



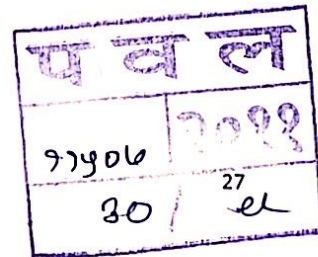
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costs of the Advocates of the Developer in preparing and/or approving all such documents shall be borne and paid by the Society/Limited Company/Body Corporate or proportionately by the members of such Society/Limited Company/Body Corporate. The Allottee shall, on demand, pay to the Developer his proportionate share in regard to the said costs, charges and expenses.

31. This Agreement is executed in two parts. All stamp duty and registration charges on this Agreement shall be borne and paid by the Allottee. The original stamped Agreement will be retained by the Allottee and duplicate thereof shall be retained by the Developer.
32. It is agreed by and between the parties hereto that this Agreement shall supersede all other prior communication (oral or written) between the parties hereto prior to the date written herein.



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THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of land admeasuring 14.58 Hectares earmarked for development of Non-Processing Area to be used for development by construction of residential buildings under Phase I)

All that piece and parcels of land bearing Survey Nos. 30/2(Part), 30/1B (Part), 24/1A, 25/3 (Part), 29/4 (Part), 28/3, 28/2, 28/1, 61/1 (Part), 62 (Part), 68(Part), 69 (Part), 74/4B (Part), 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2, 54/2A (Part) and 57/4 situated in village Bhokarpada, Taluka Panvel, District Raigad.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of Building)

Building Name Helios being constructed on some portion of land bearing Survey No(s) 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2 in village Bhokarpada, Taluka Panvel, District Raigad.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the premises and car parking spaces)

2 BHK Apartment No. 1702 on floor 17th of the building Helios admeasuring 983 sq. ft of carpet area being constructed on some portion of land bearing Survey No(s) 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2 in village Bhokarpada, Taluka Panvel, District Raigad.

Car Parking Space(s) earmarked in the basement/podium/stilt by the Developer.

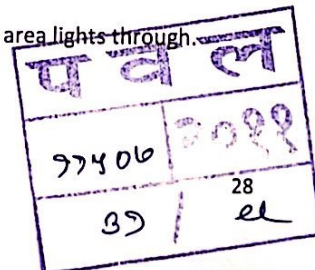
THE FOURTH SCHEDULE ABOVE REFERRED TO

(List of common areas and facilities)

1. Aesthetically designed swimming pool (Part of Club House in Township)subject to the regulation of Statutory Authorities
2. Landscaped Garden
3. Gymnasium (Part of Club House in Township).
4. Indoor games area with Pool Table, Table Tennis, Caroms and Chess (Part of Club House in Township).
5. Children's play area.
6. Common rest room and toilet for the servants/ maid-servants.
7. Servants' Toilets.
8. Power back up for lifts, water pump and selective common area lights through.
9. Separate mail-box for each apartment at a suitable place.



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THE FIFTH SCHEDULE ABOVE REFERRED TO

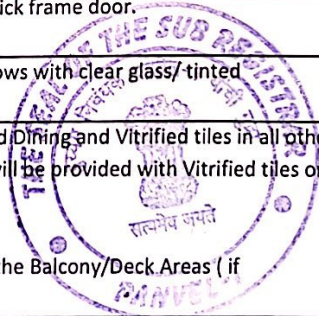
(Specifications and Amenities to be provided in the Building and the Premises)

A. SPECIFICATIONS OF AMENITIES/ FACILITIES THAT ARE COMMON TO THE BUILDING/BLOCK:

- 1 The setback areas (open space around the BUILDING/BLOCK) will be suitably paved according to the Architect's advice,
- 2 A security booth will be located at an appropriate place.
- 3 Staircase and corridor area flooring will be provided as per the Architect's design.
- 4 Handrails of staircase and corridor will be as per the Architect's design.
- 5 Lighting will be provided in the common open area and in car park area.
- 6 Few 5 amps socket in some select places in the car park to use vacuum cleaner.
- 7 Underground sump will also be provided as additional source for water storage.
- 8 This BUILDING/BLOCK is situated in a non-sewered area, hence the disposal of sewer and waste water will be by Sewer Treatment Plant located in the township.
- 9 Potable water as per CPHEEO / WHO standards will be supplied to the building / block.
- 10 Name boards bearing the name of the BUILDING/BLOCK, and the Developer will be fixed in a suitable place.

B. SPECIFICATIONS OF CUSTOMER'S APARTMENT

Structure	RCC frame structure with brick/block masonry will be provided.
Roof	All roofs will be waterproof
Main Doors	Polished 45 mm thick flush door shutters with veneer on both sides will be provided.
Toilet Doors	There would be a 30mm thick flush door.
Other Internal Doors	A wooden frame with 30 mm thick frame door.
Windows	Powder coated aluminum windows with clear glass/ tinted glass.(Sliding/Swing Type)
Flooring	Compressed Marble in Living and Dining and Vitrified tiles in all other rooms. The toilets and kitchen will be provided with Vitrified tiles or a better option. vitrified tiles will be provided in the Balcony/Deck Areas (if applicable)
Kitchen	Granite Kitchen platform top sandwiched platform of 2 ft. will be provided. Stainless Steel sink will be provided.2 ft. high vitrified tile dado will be provided. Provision for geyser and water purifier (electrical and Plumbing connections.)
Bathrooms	There would be glazed tiles on the walls up to a height of Toilets and the door top (approx. 7ft). Branded European style WCs and washbasins will be provided branded CP fittings. Provision for hot and cold water in the shower area, water heaters will be provided. All toilets will have concealed plumbing.



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Electrical	Concealed copper wiring with modular switches ELCB and MCB. Power supply would be 3 phase.
Elevator	Each core will have four lift's in 30 storied towers and two lifts in 11 storey.
Painting	All internal walls will have a GVP plaster finish with a double coat of acrylic distemper.
Meters	electricity meters (as applicable) will be provided to each residential unit and the cost of each will be recovered separately.
TV & Telephone	DTH TV & Telephone points will be provided in the living/dining areas and in all the bedrooms.
Flooring	Flooring for all common areas & staircases will be of Kota stone or equivalent. The main entrance lobby would be a combination of marble and Kota.
Intercom	All residential units will be provided with an intercom system.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Schedule of payments)

Stages when amount due	Amount Payable (in Rs.)
On Earnest	1,120,841/-
On Plinth	1,149,639/-
<u>30</u> Installments of Rs. <u>104,064</u> /- each and _____ Installment of Rs. _____ /- each towards Payment for Slabs beginning Slab 1.	3,121,920/-
On Possession	683,800/-
Consideration (A)	6,076,200/-
Other Charges Payable on Possession:	
Legal expenses for the Agreement	-
Expenses for permission and registration of the Society/Limited Company/Body Corporate amongst the Allottees of the premises in the said building	10,000/-
Entrance Fees	-
Expenses for installation of the electric meter/water meter and electric connection/water connection charges, any other charges levied by the local body or authority	75,000/-
Development charges	



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Advance maintenance for proportionate share of taxes and other outgoings	92,430/-	N
Corpus fund	-	N
Towards infrastructure charges @ Rs.50/- per sq. ft. in respect of premises	70,250/-	N
For the common service amenities	-	N
Towards payment of the service charges to the Developer for the maintenance of the building, until the maintenance and management of the said building is handed over to the Society/Limited Company/Body Corporate	-	N
Club Membership Charges	75,000/-	N
Other Charges (B)	322,980/-	N
Total (A+ B)	6,399,180/-	N

IN WITNESS WHEREOF the parties hereto have executed this Agreement and duplicate thereof by the hand of their authorised signatories the day and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed)
 Developer)
SUNNY VISTA REALTORS PRIVATE LIMITED)
 by the hand of its Authorized Signatory)
Nilesh Rakech)



duly authorised to under the Resolution of)
 the Board of Directors passed at its meeting)
 held on 2nd day of May, 2011 in the presence)
 of)



- 1.
- 2.

SIGNED AND DELIVERED by the withinnamed)
 Allottee Kukat Narayan and Naitra)
muralykrishanan through POA)
~~Sri~~ Narayanan Subramanyam)
 in the presence of)

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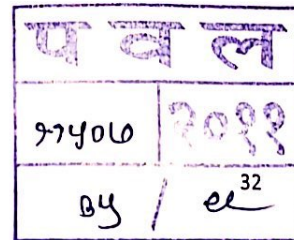
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Annexures

- i) Building Plan for Building Name Helios ✓ duly approved by MIDC; (Annexure A)
- ii) Title Certificate dated May 5, 2011 issued by M/s M. V Kini & Co. Advocates and Solicitors, Mumbai, certifying the title of the Developer to the said land as clear and marketable; (Annexure B)
- iii) Floor Plan of the flat agreed to be purchased by the Allottee; (Annexure C);
- iv) Property Card in respect of the land owned by the Developer (7/12 extract). (Annexure D)

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8th Floor, Chimes Enclave,
Sardar Vallabhbhai Road,
Western Express Highway,
Vile PARI (E), Mumbai - 400 087

T : 2610 4450
3261 5183
F : 2610 4451
E : office@mvkini.com

M. V. KINI & CO.
ADVOCATES & SOLICITORS

TO WHOMSOEVER IT MAY CONCERN

Ref : Legal Scrutiny Report in respect of piece and parcel of lands mentioned in ANNEXURE –“I” belonging to Sunny Vista Realtors Pvt. Ltd., having their Registered Office at 514, Dalamal Tower, Free Press Journal Marg, Nariman Point, Mumbai – 400 021.

We have gone through all the documents submitted before us and also the search taken by Mr. Sadanand Karnik - Advocate, from the available and readable records in the concerned Sub-Registrars' Office in respect of the lands mentioned in ANNEXURE – “I” hereto annexed. We have not noticed any irregularity in purchase of Agricultural lands by Sunny Vista Realtors Pvt. Ltd.

Sunny Vista Realtors Pvt. Ltd have also produced to us NA Permission issued by the Collector of Raigad under Reference No. REV/LN A-1(B) /SR-111/2009 dated 11th October, 2010 in respect of the lands mentioned in ANNEXURE –“I” confirming that the aforesaid lands are now available for Non-Agricultural use.

In view of the flow of Title in respect of the lands mentioned in ANNEXURE –“I”, we are of the opinion that the title of Sunny Vista Realtors Pvt. Ltd. in respect of the lands mentioned in ANNEXURE –“I” hereto annexed is clear, good, marketable and free from all reasonable doubts.

We, accordingly, certify that Sunny Vista Realtors Pvt. Ltd., who have purchased the lands mentioned in ANNEXURE –“I” hereto annexed, have a valid, clear and marketable title to the aforesaid lands.

Dated this 5th May, 2011

For M. V. Kini & Co.

Anant Chaphekar

(Anant Chaphekar - Sr. Solicitor)
ADVOCATES & SOLICITORS

Encl : As above



SALVA CHAMBERS (Mumbai) | D. N. ROAD (Mumbai) | NEW DELHI | ALLAHABAD | BANGALORE | CHANDIGARH | HYDERABAD

KOLKATA	LUCKNOW	PUNE
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B. 108-1st Floor, Charmee Enclave,
Chhatranand Road,
Western Express Highway,
Vile Parn (E), Mumbai-400 057
T : 2610 4450
3281 5163
F : 2610 4451
E : parts@mvkini.com

M. V. KINI & CO.
ADVOCATES & SOLICITORS

ANNEXURE - "I"

SUNNY VISTA REALTORS PVT. LTD.

SCHEDULE OF THE PROPERTY

All that piece and parcel of lands situated in Village Bhokarpada, Taluka Panvel, District Raigad, bearing following land details :-

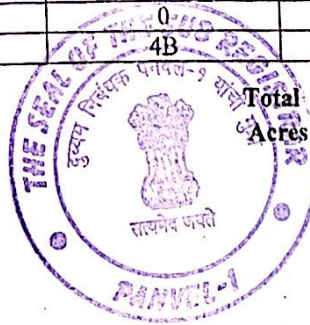
Sr. No.	Survey No.	Hissa No.	Area (in arcs)
1.	24	1A	59.4
2.	25	3	67.5
3.	28	1	28.0
4.	28	2	146.8
5.	28	3	26.0
6.	29	4	46.2
7.	30	1B	235.0
8.	30	2	198.5
9.	54	2A	41.2
10.	57	1	108.3
11.	57	2	77.0
12.	57	3B	51.0
13.	57	4	36.0
14.	58	1A	178.0
15.	58	1B	82.0
16.	58	2	46.0
17.	59	1	219.0
18.	61	1	103.4
19.	62	0	113.6
20.	68	0	241.5
21.	69	0	57.4
22.	74	4B	113.4

Total
Acres **2275.2**
56.88

For M. V. Kini & Co.

Anant Chaphekar

(Anant Chaphekar - Sr. Solicitor)
ADVOCATES & SOLICITORS



SALVA CHAMBERS (Mumbai) | D. N. ROAD (Mumbai) | NEW DELHI | ALLAHABAD | BANGALORE | CHANDIGARH | HYDERABAD | KOLKATA | LUCKNOW | PUNE



(वांठिया ऑफसेट, पनवेल.)

गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन मालकी अधिकार अभिलेख व नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६, ७)

गांव भोकपाडा

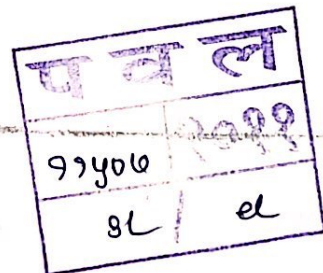
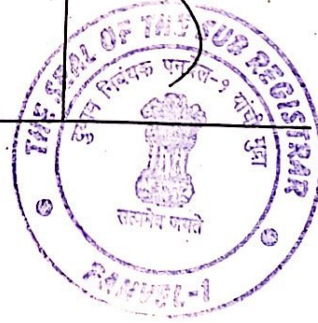
तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	साते क्रमांक
१२४	५९/१	२	(५०९) (२९३) (८३०) मे. सनी व्हीस्ता रिथलर्स प्रा. लि. लॉके सॅन्थलक राजेश रामचंद्र डोके २-१९९०	१०३
शेतीचे स्थानिक नांव			कुळाचे नांव	खंड रु. पै.
लागवडी योग्य क्षेत्र	ए. गु. हे/आर/प्रति			
	१-१०-०	(२०५)		

एकूण	१-१०-०	(२०५)		
पोटखराबा (लागवडी योग्य नसलेले)	...			
वर्ग (अ)	१-०९-०			
वर्ग (ब)	...			
एकूण	१-०९-०			
आकारणी	रूपये	पै.		
जुडी किंवा विशेष आकारणी	२=१२			

इतर अधिकार - (८३०) (५०९)
मा. द्वायुक्त विकास
शाखा (औद्योगिक)
प्राजक्कून SE2
करीता किष्की परवानगी
(२०५)

सीमा आणि भूमापन विन्हे



गांवचा नमुना बाय

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडी साठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कसणान्याचे नांव	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र				स्वरूप	क्षेत्र				
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र			पिकाचे नांव	जल सिंचित	अजल सिंचित							
					पिकाचे नांव	जल सिंचित	अजल सिंचित										
१			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.					
२																	

2000
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अस्सल बरहुकूम नक्कल दिली.

तारीख :



प व ल
११.१०.०६ २०११
३२ २२

(बांठिया ऑफसेट, पनवेल.)

गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन मालकी अधिकार अभिलेख व नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६, ७)

गांव भोकरपाडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
१२१ ५७	१	२	(२४४) (२४४) ५०९ (७००) (११९५) (२४९) श्री वीस्ता रियल्टी सा. लि. तर्फे सॅन्थालफ राजेश रामचंद्र ठाके (२१४)	४९
शेतीचे स्थानिक नांव			कुळाचे नांव	खंड
लागवडी योग्य क्षेत्र			ए. गु. हे/आर/प्रति	पै.
पोटखराबा (लागवडी योग्य नसलेले)			एकूण	
वर्ग (अ)	...	०-२४-४	(२०९)	
वर्ग (ब)	...	०-२४-४		
एकूण	...	०-२४-४		
आकारणी	...	रूपये	पै.	
जुडी किंवा विशेष आकारणी	...	५-०१		

हतर अधिकार - (५०९) (१०९)
(२४४) (७००) (२४९)
(२४४)

सीमा आणि भूमापन चिन्हे

प. व. ल.	
११५०५	१०११
००	२२

गांवचा नमुना बारा

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडी साठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कसपाण्याचे नांव	शेरा	
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र					स्वरूप	क्षेत्र				
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	उजळ सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र		पिकांचे नांव	जल सिंचित	उजळ सिंचित	१२	१३						
३	४	५	६	७	८	९	१०	११	१२	१३							
१			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.					
		<p>सुभाष ०-४०-०७३०-४२-२</p>															

२०००
२००८

अस्सल बरेंहुकूम नक्कल दिली.

तारीख



१९/११/२००८
स. टी. तव
 जिल्हा सहाय्य पोयंजे
 नंदरीत मंडळ

प व ल
 ११५०६
 २१ २६

✓

(बांठिया ऑफसेट, पनवेल)

गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६, ७)

गांव झोकरपाडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
७२७ ५७	२	२	(७०६) (५०६) (९९२४) मे. सनी वीस्ता रिझल्ट्स प्रा. लि. लॉक ब्रॅन्चालक राजेश रामचंद्र उके (२८७) (२७७)	८०
शेतीचे स्थानिक नांव			कुळाचे नांव	खंड रु. पै.
लागवडी योग्य क्षेत्र	ए. गु. हे/आर/प्रति			
	०-४२-०			
एकूण	०-४२-०			
पोटखराबा (लागवडी योग्य नसलेले)	...	०-२८-०		
वर्ग (अ)	...			
वर्ग (ब)	...			
एकूण	...	०-२८-०		
आकारणी	रूपये	पै.		
जुडी किंवा विशेष आकारणी	१=०६			

इतर अधिकार - (७०६) (५०६)
(८०५) (९९२६)



प व ल
११४०७ १०११
०२/१६

गांवचा नमुना बारा

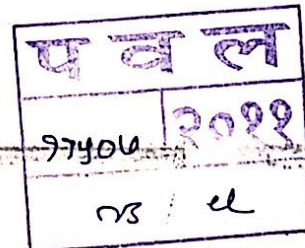
पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडी साठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	जमीन कसणान्याचे नांव	शेरा	
		मिश्र पिकाखालील क्षेत्र							निर्भेळ पिकाखालील क्षेत्र							
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र			पिकांचे नांव	जल सिंचित	अजल सिंचित	स्वरूप					क्षेत्र
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६			
२००६			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.				
२००६			०-३०	०-३०	०-३०	०-३०	०-३०	०-३०	०-३०	०-३०	०-३०	०-३०	०-३०	०-३०	०-३०	०-३०

अस्सल बरहुकूम नक्कल दिली.

तारीख :



(बांठिया ऑफसेट, पनवेल.)

गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन मजसूल अधिकार अभिलेख व नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६, ७)

गांव भोकरपाडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
१२२ YL	१ब	२	(२४०) (८०२) (९३४) (७२८) मे. सनी वीजा रिझलटर्स प्रा. लि. लर्फे र्श्याल्क राजेश रामचंद्र डोळे (२०९) (२४४)	९४
शेतीचे स्थानिक नांव			कुळाचे नांव	खंड रु. पै.
लागवडी योग्य क्षेत्र			इतर अधिकार - (८०२) (२०४)	
ए. गु. हे/आर/प्रति				
एकूण ०-०९-०				
पोटखराबा (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण ०-११-०				
आकारणी				
रूपये				
पै.				
जुडी किंवा विशेष आकारणी				
०=६६				



प व ल	
११५०७	१०११
२	६६

(बाँठिया ऑफसेट, पनवेल.)

गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन मरसूल अधिकार अभिलेख व नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३, ५, ६, ७)

गांव मोकलपाडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
५०	३४	१	(२४४) (२००) (२८४) (२०२०) (११२५)	४९
शेतीचे स्थानिक नांव			सनी व्हीला रिझलटर्स प्ला. लि. टर्म्स सॅन्यालक रजिश्त नामचंद्र डळे (२१४)	कुळाचे फीव खंड र. पै.
लागवडी योग्य क्षेत्र	प. गु. हे/आर/प्रति			
	०-२०-०			

एकूण	०-२०-०		(७२०)	
पोटखरादा (लागवडी योग्य)				इतर अधिकार (२००) (२४४)
नसलेले	०-११-०		(२०१)	(२८४) (२४६)
वर्ग (अ)				
वर्ग (ब)				
एकूण	०-११-०			
आकारणी	रूपये	पै.		
जुडी किंवा विशेष आकारणी	५-००			



प न व ल
११५०६ २०११
२२ / २१

गांवचा नमुना बारा

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

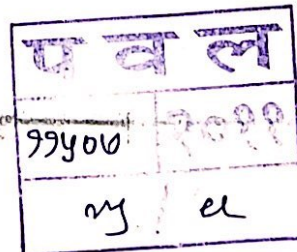
वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										तागवडी साठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कसणाऱ्याचे नांव	बेरा
		मिश्र पिकाखालील क्षेत्र						निर्मोक पिकाखालील क्षेत्र				स्वरूप	क्षेत्र			
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजंत सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र			पिकाचे नांव	जल सिंचित	अजंत सिंचित						
					पिकेचे नांव	जल सिंचित	अजंत सिंचित									
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
			हे.आर.	हे.आर.		हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.		हे.आर.				
२००७								सुवर्णा	०	४०	०					
२००८																

अत्सल बरहुकूम नवकरा दिली.

तारीख :



१९/०७/२०१९
 ए.डी. तवर
 तलाठी रुमी पॉयंजे
 महाराष्ट्र शासनेत



(बांठिया ऑफसेट, पनवेल.)

गांवचा नमुना सात

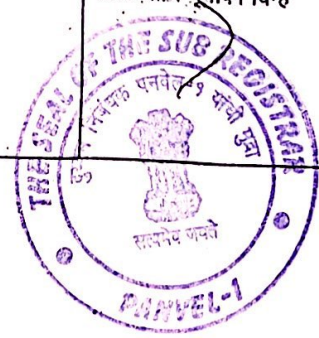
(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन मसुदा अधिकार अभिलेख व नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यतीत नियम ३. ५. ६. ७)

गांव मोकरपाडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नांव	खाते क्रमांक
५८	१ अ	२	मे. सनी वीस्ता रिझल्ट्स प्रा. लि. लॉफे र्श्यालक ब्रजेश वामयंदू डॉफे	८०
शेतीचे स्थानिक नांव			कुळाचे नांव	खंड र. पै.
लागवडी योग्य क्षेत्र	ए. गु. हे/आर/प्रति			
	१-३८-०			
एकूण	१-३८-०			
पोटखराबा (लागवडी योग्य नसलेले)	...	०-४०-०		
वर्ग (अ)	...			
वर्ग (ब)	...			
एकूण	...	०-४०-०		
आकारणी	रूपये	पै.		
जुडी किंवा विशेष आकारणी	१३=६६			



प न व ल
११५०० २०२१
४६ ६६

गांवचा जमुना बारा

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २५)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडी		जमीन कसणाऱ्याचे नांव	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			साठी उपलब्ध नसलेली जमीन				
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र			पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
पिकाचे नांव	जल सिंचित				अजल सिंचित										
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अस्तसल बरहुकूम नक्कल दिली.

तारीख :



एस. टी. तवस
तलाठी सहा पोयंजे
तरसाळी विमठेल.

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 99y00 / 2022
 20 / 22

गांवचा नमुना बारा

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

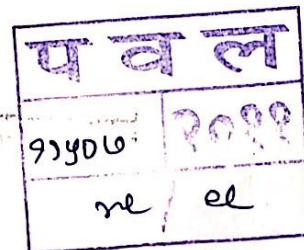
वर्ष	पिकाखालील क्षेत्रांचा तपशील											सागवडी साठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कसणाऱ्याचे नांव	शेरा
	मिश्र पिकाखालील क्षेत्र							निर्गळ पिकाखालील क्षेत्र				स्वरूप	क्षेत्र			
	मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र			पिकांचे नांव	जल सिंचित	अजल सिंचित	जल सिंचित	अजल सिंचित					
				पिकांचे नांव	जल सिंचित	अजल सिंचित										
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तारीख :



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Document -

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गांवचा नमुना सात
(अधिकार अभिलेख पत्रक)

भिलण्यांचे ठिकाण :
मोठिकां ऑफसेट, पनवेल

(गहाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७)

गांव: श्री करपेडा तारुका: पुणे जिल्हा

भूमापन क्रमांक	भूमापन क्रमांकांचा उपविभाग	भू-संपादन पध्दती	शेतदाराने सात	क्रांति क्रमांक
५८	७	१	<p>५७६ ७६४ ७१६४</p> <p>४८१</p> <p>म. शाही कडीकोरि आलटकी</p> <p>पु. पति शेफे सुभाषागड</p> <p>र. लक्ष्मी शिवाजी डोक</p> <p>३७६</p>	<p>मुळाचे नाव खंड</p> <p>र. पसे</p>
शेतचे स्थानिक नाव				
लागवडी योग्य क्षेत्र	ए. गु. हे./आर/प्रति			
	०-६०-०			
	०-६०-०			
पोटखराबा (लागवडी योग्य नसलेले)				
वर्ग (अ)	०-०६-०			
वर्ग (ब)	-			
एकूण	०-०६-०			
आकारणी -	रुपये	पैसे		
	१-	०६		
चुडी क्रमांक				
विशेष आकारणी				

इतर अधिकार - ७६६ ३७८ १६६ १३३३

सीमा क्षेत्रात भूमापन चिन्हे



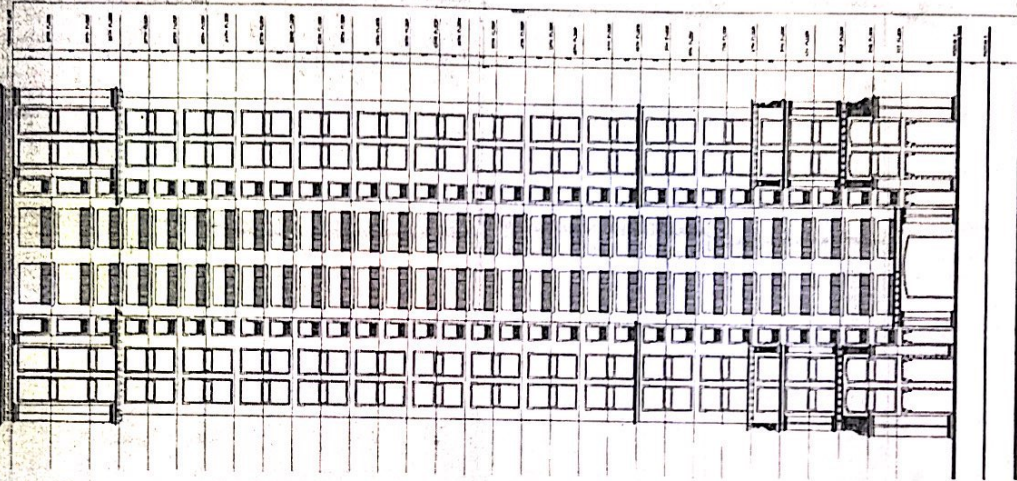
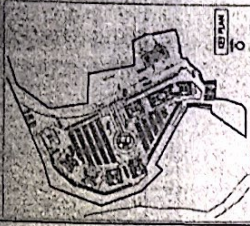
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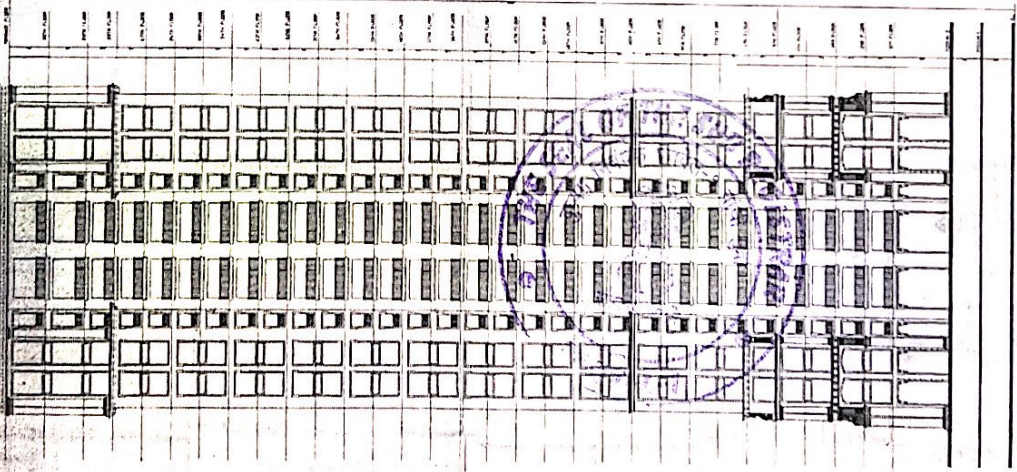
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BLDG. TYPE-B1A

BLDG. TYPE-B1A



LEFT SIDE ELEVATION



REAR SIDE ELEVATION

TYPE-B1A

PROFORMA-B
CONTENTS OF SHEETS

ISSUING BAA
PRESENTATION

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

NOTE

NAME & SIGNATURE OF OWNER

M/S SHANT SISTA REALTOR PVT. LTD.

DESCRIPTION OF PROFESSIONAL & PROPERTY
PROGRAMME MATERIALS BUILDING AT PANEV 367
SHIVAJI ROAD

NAME & SIGNATURE OF ARCHITECT

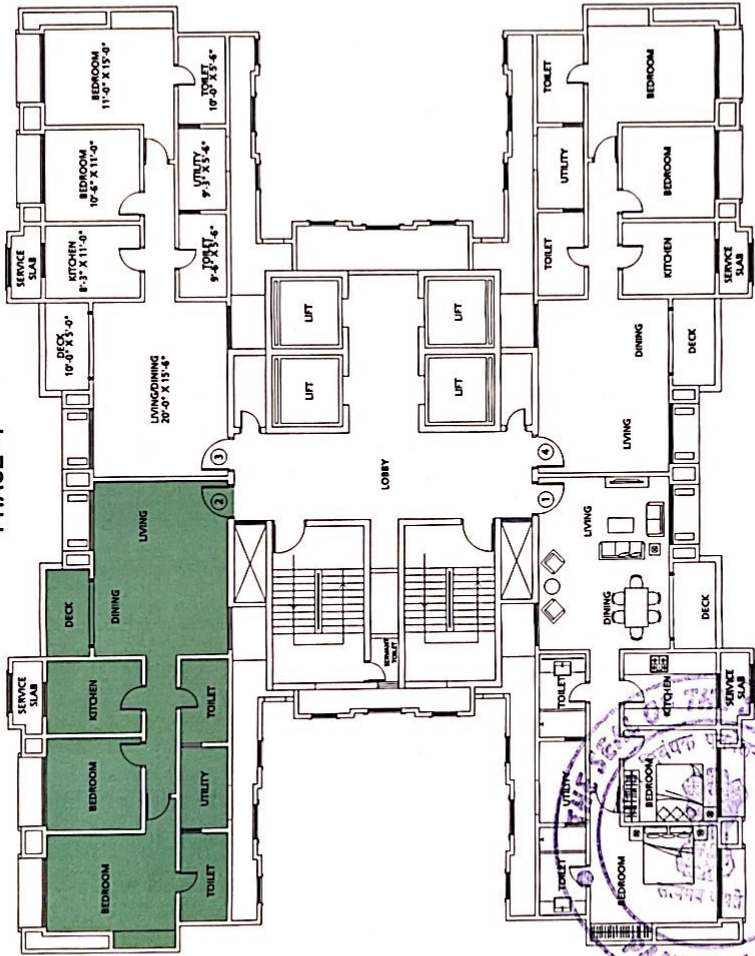
REGISTERED ARCHITECT
C.A. 107/11

CHRISTOPHER GONES
107/11, SHIVAJI ROAD
PANEV 367, SHIVAJI ROAD
MUMBAI 400 004

DATE: _____
SCALE: _____
SHEET NO. _____ OF _____
D.D. NO. 13

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HELIOS
PHASE - I



TYPICAL FLOOR PLAN

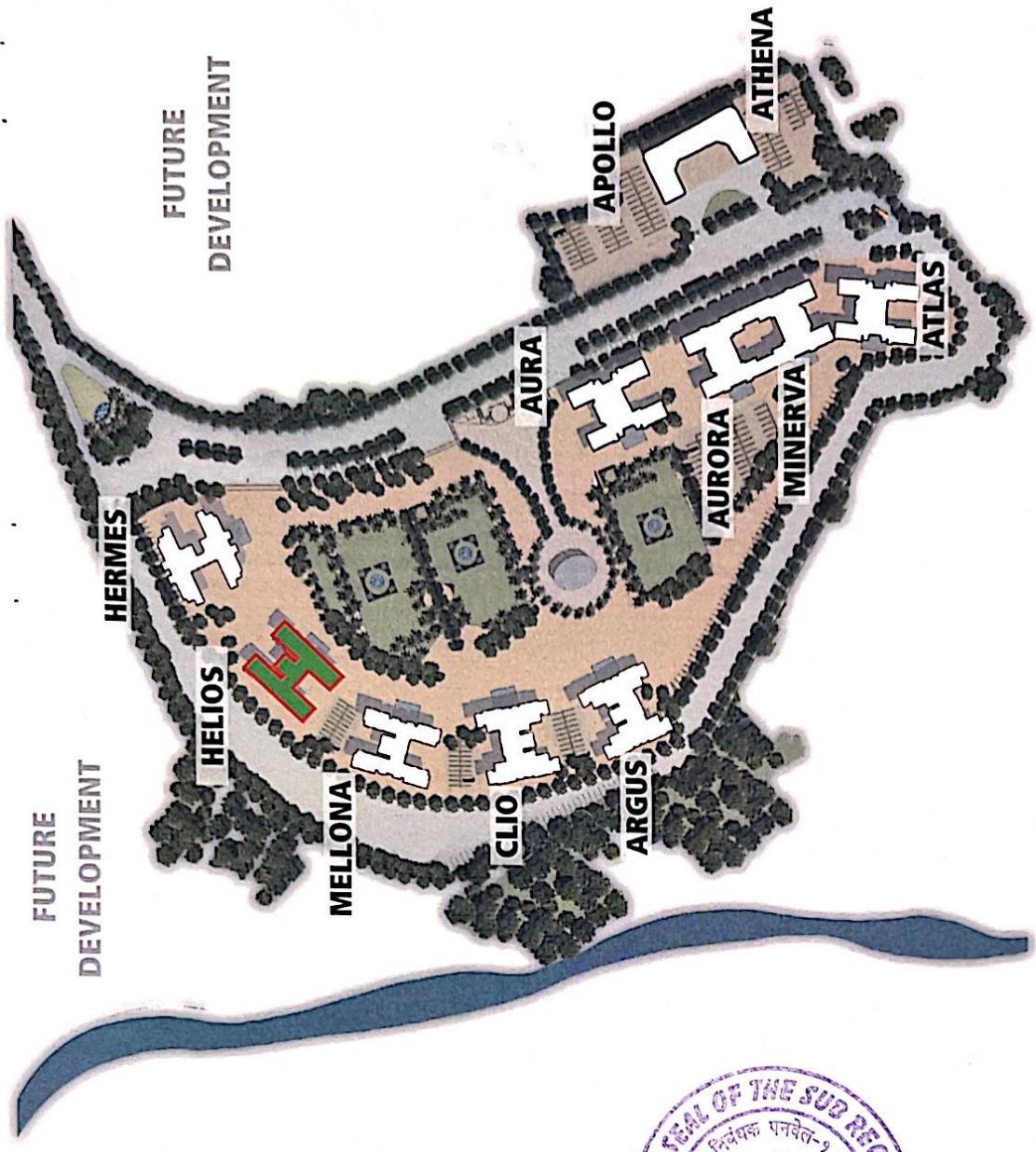
FLAT NO : 1702
 LEVEL : 1st fl
 CARPET AREA : 983

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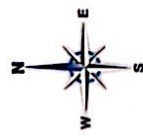
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Palace Gardens

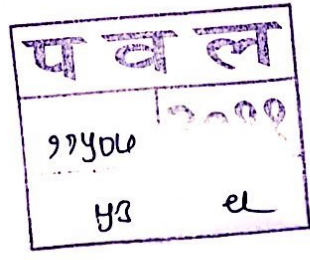
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PHASE - I



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SUNNY VISTA REALTORS PRIVATE LIMITED

11th March, 2011

To
The Regional Officer (I),
MIDC, Thane Region (II),
1st Floor, Office Complex Bldg
Wagle Estate, Near Check Naka,
Thane-400 604.

Subject : Approval of Residential Building Plans (Bldg. No. -A, B1, B1A, B2, C1 & C2) in Non-Processing Zone of SEZ at Villages Talegaon, Panshil (Taluka- Khalapur) & Village Bhokarpada (Taluka - Panvel) for Raigad District,

Reference : Your Approval Letter No. MIDC/ROT-1/4079/2010 dated 13th October 2010


Dear Sir,

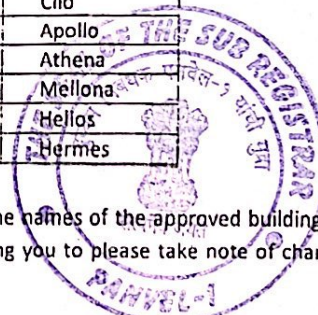
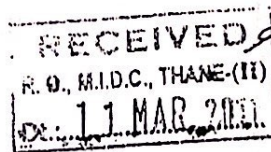
In furtherance to your above mentioned approval order, we would like to inform you that management of our company has taken a decision to change the names of the buildings approved by your good office, as mentioned in the following table:

Sr. No.	Building No./Type	Building Name as per Approval Order	Proposed Building Name
1	B1	Eaton-I	Aurora
2	B1	Eaton-II	Minerva
3	B1	Addington	Atlas
4	B2	Claremont	Aura
5	C1	Granville-I	Argus
6	C1	Granville-II	Clio
7	A	Adam-I	Apollo
		Adam-II	Athena
8	B1A	Brighton	Mellona
9	B1A	Brook	Helios
10	C2	Cambridge	Hermès

It is pertinent to note here that we intend to change only the names of the approved buildings and there will not be any change in the building plans. Requesting you to please take note of change in building names. This is for your record and kind information.

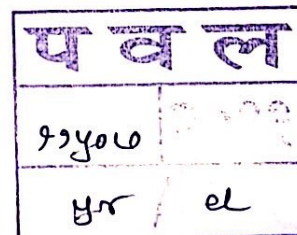
Yours Sincerely,
For Sunny Vista Realtors Pvt. Ltd.


Authorized Signatory



Page 1 of 1

Olympia, 3rd Floor • Central Avenue • Hiranandani Gardens • Powai, Mumbai 400 076 • India • Tel +91 2571 9000 • Fax +91 2571 9300 • www.hirco.com
Registered Office : 514 • Dalamal Tower • FPG Marg • Nariman Point • Mumbai 400 021



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No.MIDC/R.O.T-1/4079 /2010.

Regional Office, Thane-1
MIDC, Thane Region (II),
Office Complex Bldg, 1st floor,
Near Wagle Estate Octroi Check
Naka, Thane- 400 604.

Date :- 13 OCT 2010

To,
M/s. Sunny Vista Realtors Pvt.Ltd
Sigma, 6th Floor, Central Avenue,
Hiranandani Garden, Powai,
Mumbai- 400 076.



Sub : Approval of Building plans of Bldg. No. A,B1,
B1A, B2, C1, C2 in Non-Processing Zone of Sector
Specific SEZ for Services at Villages Talegaon, Panshil (Taluka-
Khalapur) & Village-Bhokarpada (Taluka-Panvel) for Raigad District)

Ref : Your application received on 25.08.2010 & revised plans
received by this office on 27.09.2010.

Dear Sir,

With reference to your above stated application for Building Plan Approval, the Building Plans of 10 residential buildings bearing number/name as A, B1, B1A, B2, C1, C2 in Non-Processing Zone of for Sector Specific SEZ for Services at Villages Talegaon, Panshil (Taluka- Khalapur) & Village-Bhokarpada (Taluka-Panvel) for Raigad District, are approved subject to the following conditions.

1. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
2. The commencement certificate / building permit shall remain valid for a period of one year commencing from the date of its issue.
3. This permission does not entitle you to develop the land which doesn't vest in you.
4. Minimum two trees in plots of 200 Sq.m and such number of trees at the rate of one tree per 100 Sq.m for plot more than 200 Sq.m in area shall be planted and protected.
5. You have submitted building plans for 35829.78 Sq.m ground coverage, over plot area of 76908.82 Sq.m and 1,20,123.81 Sq.m of total built up area on all floors.. As the floor height of Entrance Lobby is more than maximum permissible limit as stipulated in DCR, the area under lobbies is included in built-up area and additional 50% of the lobby area is counted into BUA. Therefore, total BUA is 1,21,090.395 sqm. as per the enclosed annexure-A
6. All Necessary respective approvals/ NOC's Shall be obtained from following authorities:
 - a) Civil Aviation Department.
 - b) MPCB
 - c) N.A. Permission from Collector, Raigad.
 - d) Dir. of Industries, and any other authority as may be applicable.

You should submit the certified copies of the letter of approval in triplicate from the above authorities before any work is started. All terms & conditions laid down therein shall be followed scrupulously.

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7. For the sanitary block over head water storage tank shall be provided for at least 900 Ltrs per WC and 180 Ltrs. Per urinal, in addition to other such requirements.
8. During the period of construction, stacking of the materials shall be done only in the area of plot. In no case materials be stacked along the public roads, open space without prior written approval from Special Planning Authority & Regional Officer, Thane-1. The boundary marks demarcating the boundary of plot shall be properly preserved & kept in good conditions & shall be shown to the Departmental staff as & when required.
9. Developer / Co- developer shall be responsible for providing water supply and no separate borings will be permitted for any use in any processing area.
10. The building plans for any future additions, alterations and extension will have to be got approved from this office.
11. The present approval does not pertain to the approval to the structural designs and RCC members, foundations, etc. It is only locational approval to the structures with reference to the plot.
12. In case any power lines are passing through the plot, the developer should approach to the MSE/DCL or concerned authority and obtain a letter specifying the vertical and Horizontal clearances to be left & should plan the proposed structures accordingly.
13. Where-ever a compound wall or fencing & gate is constructed the gate should open inside the plot. If the plot is facing on two sides of the road then the gate shall be located, as least 15 mtr from the corner of junction of roads or as specified in D.C. rules. . Please ensure that there shall not be obstruction to visibility from the road at corners due to compound wall.
14. The waste effluent from the treatment work, should be soaked in a pit if sewerage lines are not available in the area. In case if sewage system is functioning, effluent should be connected to drainage man-hole. Storm water flow from rain water pipe is not to be connected to a sewerage system. Further any waste effluent to be let out in sewerage system shall be pretreated to confirm to standards laid by Maharashtra Pollution Control Board after obtaining their consent relevant Act.
15. Developer should make his own arrangements for 24 hours storage of water by constructing underground water storage tank of required capacity and submit such undertaking regarding the same at the time of making application for getting occupancy certificate.
16. If water streams are flowing though the plot, the developer should ensure that the maximum quantity of rain water that flow at the point of entry of stream be allowed to flow of the original stream. The detailed plans, sections and design for allowing minimum expected discharge of rain water through the plot has to be furnished to this office for approval and shall not start work of filing of plot and no diversions of nallas should be undertaken until obtain specific approval to the same from this office.
17. Permission stands cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work and date of completion should be informed to the Regional Officer, Thane-1.

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18. The Breach of any of these stipulations shall tender the developer liable for action as provided in MID Act 1962 and Regulations made there under and schedule of penalties prescribed for by the MIDC for that purpose.
19. MIDC has got powers to add, amend or alter any provision of D.C. regulations from time to time as it may deem fit and developer shall be abide by such changes made in these regulations and SEZ rules.
20. As soon as the building work is completed the developer should approach the Special Planning Authority i.e. Regional Officer, Thane-1 and get the work verified and building should not be occupied unless building completion certificate is obtained from this office.
21. On completion upto plinth level, the developer should invariably approach the Special Planning Authority i.e. Regional Officer, Thane-1 to check and to issue plinth completion certificate. Any construction proceeded without obtaining plinth completion certificate from MIDC will be treated as illegal and will have to be removed by the developer at his cost & risk.
22. The provision of Rain Water Harvesting Scheme shall be made as per directives of Government of Maharashtra under section 154 of MR & TP Act, 1966 and shall have one or more Rain Water Harvesting Structures having adequate capacity considering the plot area shall be designed and constructed. Owner shall ensure that the Rain Water Harvesting Structure is maintained in a good condition for storage of water for a non potable purposes or recharge of ground water at all times. SPA may impose a levy not exceeding Rs. 1000/- per annum for every 100 sq.m built up area for non providing or not maintaining Rain Water Harvesting Structure as required under these bye laws. Treated waste water shall be reused for landscaping, flushing, fire fighting and air conditioning requirement.
23. No vehicles of employees and visitors shall be parked outside of the plot premises.
24. The existing trees on the plot shall not be destroyed or removed. If there are existing trees within proposed development, the same shall be uprooted and replanted within plot after obtaining approval of competent authorities.
25. Still/ basement floor proposed shall be used for parking and storing of non hazardous material or as mentioned in the D.C. regulations. No other activities are permitted.
26. The layout of electrical installation shall be got approved from the concerned Electrical Inspector before installation & once the work is completed the concerned authority shall be informed accordingly before commissioning. Certified copy of approval shall be submitted to this office after completion and commissioning. All the provisions under Energy Conservation Act, 2001 shall be followed.
27. Passenger and goods lifts (service lifts) shall be got approved from the concerned lift inspector /electrical inspector and copy of the approval shall be submitted to this office. It is advisable to plan smaller capacity lifts, adjacent to large capacity passenger lifts, which can be operated in non peak hours so that power consumption can be reduced and electrical energy could be saved.
28. Neither the grant of Commencement Certificate nor the approval of the drawing and specifications nor inspections made by MIDC during the carrying out of development

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shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of MIDC revised DC regulations.

29. In case, if any discrepancy or variation is observed in this approval, in regards to the various provisions of the relevant rules, the same shall be got clarified from the undersigned and then only construction/ development work shall be commenced otherwise the responsibility of the same shall be with the owner.
 30. You shall obtain consents from MPCB, if you propose to construct sewage treatment plant, subsequently, if applicable as per rules. It is necessary to recycle / reuse the treated water for gardening & flushing. Since you shall be constructing and operating sewage treatment plant, necessary provision for separate storage and lines for treated water shall be proposed, so that it is reused / recycled.
 31. You are advised to complete the formalities of insurance of the building under reference from Insurance company of Govt. of Maharashtra or other reputed insurance companies.
 32. You shall submit valid application for obtaining occupancy certificate / building completion certificate at least 1 month prior to proposed date of occupation along with all the documents including final fire N.O.C. from MIDC's Fire Department, to this office, which shall be exclusively noted.
 33. Street lightning , water heating, direction signage, traffic lights, Blinkers should be powered by the solar energy as per Energy conservation Act 2001.
 34. 100% of organic waste generated within SEZ should be vermi composted or used for in - situ power generation like Bio mass / Bio gas.
 35. 50% of net roof area should be covered with vegetated roof of high solar reflective index material.
 36. You shall provide common storage area for recyclable waste such as paper, glass, metal, cardboard, plastics and organic waste. Garbage segregation shall be as per Solid Waste Rules of 2000.
 37. Owner shall obtain & produce 'Green - certificate' from IGBC,TERI or other national or inter national at the design stage.
- You are, hereby requested to take necessary action accordingly. Please acknowledge the receipt of this letter.

Enclosed : one set of drawings



Regional Office,
MIDC, Thane-1



Copy submitted to The D.C. (SEEPZ) , SEZ.

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Annexure -A

Approval of Building plans of Bldg. No. A .B1, B1A,B2.C1,C2 in Non-Processing Zone of Sector Specific SEZ for Services at Villages Talegaon, Panshil (Taluka-Khalapur) & Village-Bhokarpada (Taluka-Panvel) for Raigad District).

Built Up Area Details		
Building No.B1		
1)Gr Floor Area	--	(sq.mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq.mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq.mt.)
4)3rd Fl. Area (1st residential floor)	367.62	(sq.mt.)
5)4th Fl. Area (2nd residential floor)	367.62	(sq.mt.)
6)5th Fl. Area (3rd residential floor)	367.62	(sq.mt.)
7)6th Fl. Area (4th residential floor)	367.62	(sq.mt.)
8)7th Fl. Area (5th residential floor)	367.62	(sq.mt.)
9)8th Fl. Area (6th residential floor)	367.62	(sq.mt.)
10)9 th Fl. Area (7th residential floor)	367.62	(sq.mt.)
11)10th Fl. Area (8th residential floor)	367.62	(sq.mt.)
12)11th Fl. Area (9th residential floor)	367.62	(sq.mt.)
13)12th Fl. Area (10th residential floor)	367.62	(sq.mt.)
14)13th Fl. Area (11th residential floor)	367.62	(sq.mt.)
15)14th Fl. Area (12th residential floor)	367.62	(sq.mt.)
16)15th Fl. Area (13th residential floor)	367.62	(sq.mt.)
17)16th Fl. Area (14th residential floor)	367.62	(sq.mt.)
18)17th Fl. Area (15th residential floor)	367.62	(sq.mt.)
19)18th Fl. Area (16th residential floor)	367.62	(sq.mt.)
20)19th Fl. Area (17th residential floor)	367.62	(sq.mt.)
21)20th Fl. Area (18th residential floor)	367.62	(sq.mt.)
22)21st Fl. Area (19th residential floor)	367.62	(sq.mt.)
23)22nd Fl. Area (20th residential floor)	367.62	(sq.mt.)
24)23rd Fl. Area (21th residential floor)	367.62	(sq.mt.)
25)24th Fl. Area (22th residential floor)	367.62	(sq.mt.)
26)25th Fl. Area (23th residential floor)	367.62	(sq.mt.)
27)26th Fl. Area (24 th residential floor)	367.62	(sq.mt.)
28)27th Fl. Area (25 th residential floor)	367.62	(sq.mt.)
29)28th Fl. Area (26th residential floor)	367.62	(sq.mt.)
30)29th Fl. Area (27th residential floor)	367.62	(sq.mt.)
31)30th Fl. Area (28th residential floor)	367.62	(sq.mt.)
32)31st Fl. Area (29th residential floor)	367.62	(sq.mt.)
33)32nd Fl. Area (30 th residential floor)	367.62	(sq.mt.)
total:-	11028.60	(sq.mt.)
not total(total x 3)	33086.80	(sq.mt.)
Building No.B2 (Claremont)		
1)Gr Floor Area	--	(sq.mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq.mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq.mt.)
4)3rd Fl. Area (1st residential floor)	440.10	(sq.mt.)
5)4th Fl. Area (2nd residential floor)	440.10	(sq.mt.)
6)5th Fl. Area (3rd residential floor)	440.10	(sq.mt.)
7)6th Fl. Area (4th residential floor)	440.10	(sq.mt.)
8)7th Fl. Area (5th residential floor)	440.10	(sq.mt.)
9)8th Fl. Area (6th residential floor)	440.10	(sq.mt.)



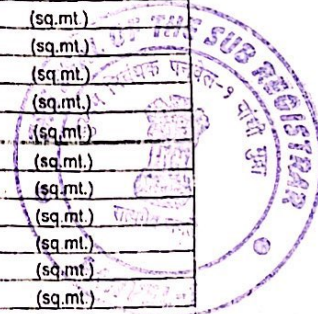
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10)9 th Fl. Area (7th residential floor)	440.10	(sq.mt.)
11)10th Fl. Area (8th residential floor)	440.10	(sq.mt.)
12)11th Fl. Area (9th residential floor)	440.10	(sq.mt.)
13)12th Fl. Area (10th residential floor)	440.10	(sq.mt.)
14)13th Fl. Area (11th residential floor)	440.10	(sq.mt.)
15)14th Fl. Area (12th residential floor)	440.10	(sq.mt.)
16)15th Fl. Area (13th residential floor)	440.10	(sq.mt.)
17)16th Fl. Area (14th residential floor)	440.10	(sq.mt.)
18)17th Fl. Area (15th residential floor)	440.10	(sq.mt.)
19)18th Fl. Area (16th residential floor)	440.10	(sq.mt.)
20)19th Fl. Area (17th residential floor)	440.10	(sq.mt.)
21)20th Fl. Area (18th residential floor)	440.10	(sq.mt.)
22)21st Fl. Area (19th residential floor)	440.10	(sq.mt.)
23)22nd Fl. Area (20th residential floor)	440.10	(sq.mt.)
24)23rd Fl. Area (21th residential floor)	440.10	(sq.mt.)
25)24th Fl. Area (22th residential floor)	440.10	(sq.mt.)
26)25th Fl. Area (23th residential floor)	440.10	(sq.mt.)
27)26th Fl. Area (24 th residential floor)	440.10	(sq.mt.)
28)27th Fl. Area (25 th residential floor)	440.10	(sq.mt.)
29)28th Fl. Area (26th residential floor)	440.10	(sq.mt.)
30)29th Fl. Area (27th residential floor)	440.10	(sq.mt.)
31)30th Fl. Area (28th residential floor)	440.10	(sq.mt.)
32)31st Fl. Area (29th residential floor)	440.10	(sq.mt.)
33)32nd Fl. Area (30 th residential floor)	440.10	(sq.mt.)
total:-	13203	(sq.mt.)
Building No.C1 (Granville I & II)		
1)Gr Floor Area	--	(sq.mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq.mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq.mt.)
4)3rd Fl. Area (1st residential floor)	443.17	(sq.mt.)
5)4th Fl. Area (2nd residential floor)	443.17	(sq.mt.)
6)5th Fl. Area (3rd residential floor)	443.17	(sq.mt.)
7)6th Fl. Area (4th residential floor)	443.17	(sq.mt.)
8)7th Fl. Area (5th residential floor)	443.17	(sq.mt.)
9)8th Fl. Area (6th residential floor)	443.17	(sq.mt.)
10)9 th Fl. Area (7th residential floor)	443.17	(sq.mt.)
11)10th Fl. Area (8th residential floor)	443.17	(sq.mt.)
12)11th Fl. Area (9th residential floor)	443.17	(sq.mt.)
13)12th Fl. Area (10th residential floor)	443.17	(sq.mt.)
14)13th Fl. Area (11th residential floor)	443.17	(sq.mt.)
15)14th Fl. Area (12th residential floor)	443.17	(sq.mt.)
16)15th Fl. Area (13th residential floor)	443.17	(sq.mt.)
17)16th Fl. Area (14th residential floor)	443.17	(sq.mt.)
18)17th Fl. Area (15th residential floor)	443.17	(sq.mt.)
19)18th Fl. Area (16th residential floor)	443.17	(sq.mt.)
20)19th Fl. Area (17th residential floor)	443.17	(sq.mt.)
21)20th Fl. Area (18th residential floor)	443.17	(sq.mt.)
22)21st Fl. Area (19th residential floor)	443.17	(sq.mt.)
23)22nd Fl. Area (20th residential floor)	443.17	(sq.mt.)
24)23rd Fl. Area (21th residential floor)	443.17	(sq.mt.)
25)24th Fl. Area (22th residential floor)	443.17	(sq.mt.)
26)25th Fl. Area (23th residential floor)	443.17	(sq.mt.)
27)26th Fl. Area (24 th residential floor)	443.17	(sq.mt.)



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28)27th Fl. Area (25 th residential floor)	443.17	(sq.mt.)
29)28th Fl. Area (26th residential floor)	443.17	(sq.mt.)
30)29th Fl. Area (27th residential floor)	443.17	(sq.mt.)
31)30th Fl. Area (28th residential floor)	443.17	(sq.mt.)
32)31st Fl. Area (29th residential floor)	443.17	(sq.mt.)
33)32nd Fl. Area (30 th residential floor)	443.17	(sq.mt.)
total:-	13295.10	(sq.mt.)
net total(total x2)	26590.20	(sq.mt.)
Building No.A (Adam I & II)		
1)Gr Floor Area /STILT FLOOR	--	(sq.mt.)
2)1ST Fl. Area	666.44	(sq.mt.)
3)2ND Fl. Area	666.44	(sq.mt.)
4)3RD Fl. Area	666.44	(sq.mt.)
5)4th Fl. Area	666.44	(sq.mt.)
6)5th Fl. Area	666.44	(sq.mt.)
7)6th Fl. Area	666.44	(sq.mt.)
8)7 th Fl. Area	666.44	(sq.mt.)
9)8th Fl. Area	666.44	(sq.mt.)
10)9th Fl. Area	666.44	(sq.mt.)
11)10th Fl. Area	666.44	(sq.mt.)
12)11th Fl. Area	666.44	(sq.mt.)
total:-	7230.51	(sq.mt.)
Building No.B1A (Brighton & Brook)		
1)Gr Floor Area	--	(sq.mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq.mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq.mt.)
4)3rd Fl. Area (1st residential floor)	374.91	(sq.mt.)
5)4th Fl. Area (2nd residential floor)	374.91	(sq.mt.)
6)5th Fl. Area (3rd residential floor)	374.91	(sq.mt.)
7)6th Fl. Area (4th residential floor)	374.91	(sq.mt.)
8)7th Fl. Area (5th residential floor)	374.91	(sq.mt.)
9)8th Fl. Area (6th residential floor)	374.91	(sq.mt.)
10)9 th Fl. Area (7th residential floor)	374.91	(sq.mt.)
11)10th Fl. Area (8th residential floor)	374.91	(sq.mt.)
12)11th Fl. Area (9th residential floor)	374.91	(sq.mt.)
13)12th Fl. Area (10th residential floor)	374.91	(sq.mt.)
14)13th Fl. Area (11th residential floor)	374.91	(sq.mt.)
15)14th Fl. Area (12th residential floor)	374.91	(sq.mt.)
16)15th Fl. Area (13th residential floor)	374.91	(sq.mt.)
17)16th Fl. Area (14th residential floor)	374.91	(sq.mt.)
18)17th Fl. Area (15th residential floor)	374.91	(sq.mt.)
19)18th Fl. Area (16th residential floor)	374.91	(sq.mt.)
20)19th Fl. Area (17th residential floor)	374.91	(sq.mt.)
21)20th Fl. Area (18th residential floor)	374.91	(sq.mt.)
22)21st Fl. Area (19th residential floor)	374.91	(sq.mt.)
23)22nd Fl. Area (20th residential floor)	374.91	(sq.mt.)
24)23rd Fl. Area (21th residential floor)	374.91	(sq.mt.)
25)24th Fl. Area (22th residential floor)	374.91	(sq.mt.)
26)25th Fl. Area (23th residential floor)	374.91	(sq.mt.)
27)26th Fl. Area (24 th residential floor)	374.91	(sq.mt.)
28)27th Fl. Area (25 th residential floor)	374.91	(sq.mt.)
29)28th Fl. Area (26th residential floor)	374.91	(sq.mt.)

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30)29th Fl. Area (27th residential floor)	374.91	(sq.mt.)
31)30th Fl. Area (28th residential floor)	374.91	(sq.mt.)
32)31st Fl. Area (29th residential floor)	374.91	(sq.mt.)
33)32nd Fl. Area (30 th residential floor)	374.91	(sq.mt.)
Total:-	11247.30	(sq.mt.)
net total (total x2)	22494.60	(sq.mt.)
Building No.C2 (Cambridge)		
1)Gr Floor Area	--	(sq.mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq.mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq.mt.)
4)3rd Fl. Area (1st residential floor)	583.99	(sq.mt.)
5)4th Fl. Area (2nd residential floor)	583.99	(sq.mt.)
6)5th Fl. Area (3rd residential floor)	583.99	(sq.mt.)
7)6th Fl. Area (4th residential floor)	583.99	(sq.mt.)
8)7th Fl. Area (5th residential floor)	583.99	(sq.mt.)
9)8th Fl. Area (6th residential floor)	583.99	(sq.mt.)
10)9 th Fl. Area (7th residential floor)	583.99	(sq.mt.)
11)10th Fl. Area (8th residential floor)	583.99	(sq.mt.)
12)11th Fl. Area (9th residential floor)	583.99	(sq.mt.)
13)12th Fl. Area (10th residential floor)	583.99	(sq.mt.)
14)13th Fl. Area (11th residential floor)	583.99	(sq.mt.)
15)14th Fl. Area (12th residential floor)	583.99	(sq.mt.)
16)15th Fl. Area (13th residential floor)	583.99	(sq.mt.)
17)16th Fl. Area (14th residential floor)	583.99	(sq.mt.)
18)17th Fl. Area (15th residential floor)	583.99	(sq.mt.)
19)18th Fl. Area (16th residential floor)	583.99	(sq.mt.)
20)19th Fl. Area (17th residential floor)	583.99	(sq.mt.)
21)20th Fl. Area (18th residential floor)	583.99	(sq.mt.)
22)21st Fl. Area (19th residential floor)	583.99	(sq.mt.)
23)22nd Fl. Area (20th residential floor)	583.99	(sq.mt.)
24)23rd Fl. Area (21th residential floor)	583.99	(sq.mt.)
25)24th Fl. Area (22th residential floor)	583.99	(sq.mt.)
26)25th Fl. Area (23th residential floor)	583.99	(sq.mt.)
27)26th Fl. Area (24 th residential floor)	583.99	(sq.mt.)
28)27th Fl. Area (25 th residential floor)	583.99	(sq.mt.)
29)28th Fl. Area (26th residential floor)	583.99	(sq.mt.)
30)29th Fl. Area (27th residential floor)	583.99	(sq.mt.)
31)30th Fl. Area (28th residential floor)	583.99	(sq.mt.)
32)31st Fl. Area (29th residential floor)	583.99	(sq.mt.)
33)32nd Fl. Area (30 th residential floor)	583.99	(sq.mt.)
Total:-	17519.70	(sq.mt.)
Total Ground Floor Area	35829.78	(sq.mt.) Ground Coverage = 0.123
Total Area (sq.mt.)	1,20,123.81	(sq.mt.)
Total Area of Lift Lobby	644.39 sq.mt.	
Additional 50% for Extra-floor height of Lobby for Area 644.15 sq.mt.	322.195 sq.mt.	
Total BUA	1,21,090.395 sq.mt.	
F.S.I. Proposed to be consumed	0.415	

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MIDC, Thane-1

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सुनिल विठ्ठल परदेशी
स्टैम्प वेंडर पनवेल

तत्कालीन नं. अनुसूची क्रमांक पनवेल २/१६-१७ दिनांक २१/०५/१९९६
दिनांक: 14/4/2018

पावती

पावती देण्यात येते की श्री. सुनिल विठ्ठल परदेशी
रा. सह्याद्रि, वतीने १०१, १०१, १०१ यांनी
रक्कम रु. ५००/- चे मुद्रांक दि. 14/4/2018
रोजी अनुक्रमांक नं. 991010199 ने खरेदी केलेला आहे.
त्याबाबत ही पावती दिती असे.

५०	X	=
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एकूण		<u>५००/-</u>

ASU
(श्री. सुनिल वि. परदेशी)
स्टैम्प वेंडर पनवेल



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भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

6 JUL 2011

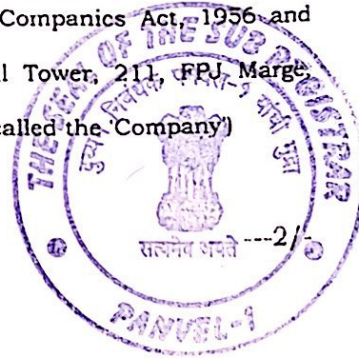


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विव...
कमीने...
अनुमती - मन्वलेलर/१६-१७
(डुबल वि. परदेशी)
संयंत्र केंद्र

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS :

WHEREAS SUNNY VISTA REALTORS PRIVATE LIMITED, a
Company incorporated in India under the Companies Act, 1956 and
having its registered office at 514, Datamal Tower, 211, FRJ, Marge,
Nariman Point, Mumbai 400001 (hereinafter called the Company)



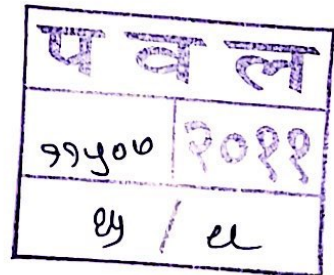
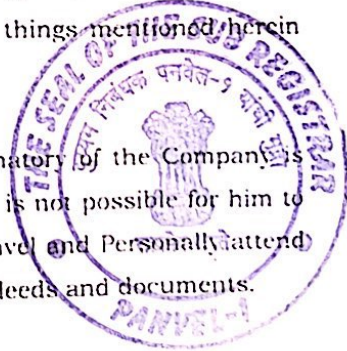
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and represented by its Authorised Signatory **MR. NILESH BAKSHI**, R/o. D-603, Mahaveer Classik, Opp. L & T Gate No.5, Saki vihar Road, Marol, Andheri (E), Mumbai 72, aged ___ years has also been authorised to sign and execute on behalf of the Company, various agreements/ deeds and documents including development agreements, agreements for sale, sale deeds, assignment deeds, cancellation deeds, release deeds, relinquishment deeds, confirmation deeds, transfer deeds, rectification deeds, mortgage deeds, Lease Deeds, leave and License Agreements, declarations, affidavits, attestations, no objection certificates, consents, writings, applications, representations, clarifications, verifications and such other incidental deeds and documents etc. (hereinafter referred to as the said "deeds and documents") in respect of its :-

1. Land situate at Village Bhokarpada, Taluka Panvel, District Raigad more particularly described in the Schedule appended herewith.
2. Buildings being constructed on some portion of this land.
3. Apartments being constructed in these buildings.

And also has been authorised to appoint a person or persons as the Authorized Signatory may think fit as his attorney to do and perform all or any of the acts, deeds or things mentioned herein under :

AND WHEREAS the said Authorized Signatory of the Company is resident of and located at Mumbai and it is not possible for him to travel to the Sub-Registrar's Office at Panvel and personally attend the said office for registration of the said deeds and documents.



AND WHEREAS the said Authorized signatory is therefore desirous of appointing **1)MR. PRAKASH SALVI & 2)MR. RAJESH MENON** (jointly or severally) as his lawfully Constituted Attorney (hereinafter referred to as his "Constituted Attorney") to do all acts, deeds and things mentioned herein under.

NOW BY THIS POWER OF ATTORNEY I, **MR. NILESH BAKSHI**, do hereby NOMINATE, CONSTITUTE AND APPOINT **1)MR. PRAKASH SALVI**, Son of Pandurang Salvi, residing at F-13, Room No.11, Cosmos Society, Sector 7, New Panvel, aged about 44 Years, Indian Inhabitant, and **2)MR. RAJESH MENON**, residing at A-504, Wood Rose, Lokhandwala Complex, Andheri (W), Mumbai 400053, aged about ___ Years, Indian Inhabitant, as the true and lawful ATTORNEY (jointly or severally) for and on behalf of the Company and to do the following acts, deeds and things in the name and on behalf of the Company.

To appear before the Sub-Registrar of Assurances at Panvel or any other Government Authority prescribed for the registration of the said Deed and documents and to present and lodge any of the said deeds and documents for registration and to admit the execution thereof and also to make applications, sign and submit any such other forms and statements necessary for registration of such documents and to do all that is necessary and incidental for the purpose of registration of such deeds and documents as the case may be.

2. To pay applicable stamp duty and registration charges either on behalf of Customer or otherwise, in respect of the said deeds and documents to the appropriate authorities and for that purpose, to have the said deeds and documents adjudicated if necessary and to sign and file any applications as may be applicable for the said purpose as the said attorney may think appropriate.

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3. To receive back the originals of the said deeds and documents from the Sub-Registrar's office; apply for and to receive certified copies of the registered deeds and documents in the name and on behalf of the Company/ Authorised Signatory.

4. AND GENERALLY to do all acts, deeds and things which are incidental to and necessary, to exercise or give effect to the above.

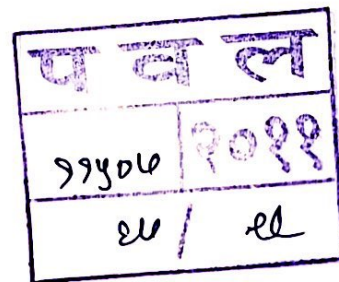
5. The Attorneys (as agent) are accountable to the Company (Principal) and shall maintain proper accounts. No consideration has been received for executing this power.

6. I hereby ratify and agree to ratify all acts, deeds, this and whatever the said attorney shall do, execute and perform in the premises stated above as if done and acted by me and I shall be bound by the same.

THE SCHEDULE ABOVE REFERRED TO

(description of land admeasuring 14.58 Hectares earmarked for development of Non-processing Area to be used for development by construction of residential buildings under Phase I)

All that piece and parcels of land bearing Survey Nos. 30/2 (Part), 30/1B (Part), 24/1A, 25/3 (Part), 29/4 (Part), 28/3, 28/2, 28/1, 61/1 (Part), 62 (Part), 68 (Part), 69 (Part), 74/4B (Part), 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2, 54/2A (Part) and 57/4 situated in Village Bhokarpada, Taluka Panvel District Panvel.



IN WITNESS WHEREOF I MR. NILESH BAKSHI, have hereby set my hands to this Power of Attorney on this ___ day of July 2011.

FOR SUNNY VISTA REALTORS PRIVATE LIMITED
MR. NILESH BAKSHI

Nilesh



(Authorized Signatory)

WE ACCEPT



Prakash



1)MR. PRAKASH SALVI

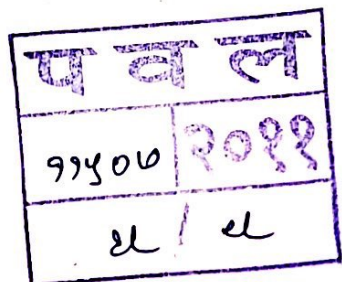
Rajesh



2)MR. RAJESH MENON
CONSTITUTED ATTORNEY

WITNESSES :

- 1) *Prakash Salvi*
- 2) *Rajesh Menon*

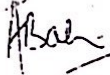


SUNNY VISTA REALTORS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THE BOARD MEETING HELD ON 17TH DAY OF MAY 2011 AT 3.00 P.M.

"RESOLVED THAT Mr. Samir Shroff and/or Mr. Shyamsunder Dhanuka and /or Mr. Nilesh Bani, be and are hereby authorized, jointly and severally, to sign and execute on behalf of the Company, agreements, declarations, affidavits, attestations, no objection certificates, consents, writings, applications, representations, clarifications, verifications and such other incidental deeds and documents etc., in respect of Apartments in the Non Processing Area of the SEZ and to register or cause to be registered with the authorities and / or to represent or issue Power of Attorney, for the same purpose, on behalf of the Company, before government authorities for the same."

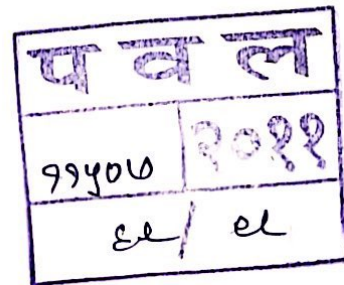
FOR SUNNY VISTA REALTORS PRIVATE LIMITED



AUTHORISED SIGNATORY



Registered Office: 514 - Dalmeida Tower - FPO Marg - Nariman Point - Mumbai - 400 021



आयकर खाते नंबर / PAN NUMBER
आयकर खाते नंबर / PAN NUMBER



नाम / NAME
NILESH HARIPRASAD BAXI

पिता का नाम / FATHER'S NAME
HARIPRASAD DHIRAJLAL BAXI

जन्म तिथि / DATE OF BIRTH

11-05-1955

हस्ताक्षर / SIGNATURE

हस्ताक्षर / SIGNATURE	नाम / NAME
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00/21	2018



आयकर खाते नंबर / PAN NUMBER
COMMISSIONER OF INCOME-TAX, BARODA

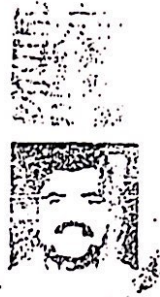
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PIRAKASH PANDURANG SAI VI
PANDURANG SAKHARAM SALVI
08/01/1967
Assessment Year: 2018-19
AYQPS:974D



Sobhi

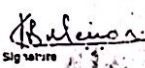




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आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA

RAJESH MENON
 BHASKARAN CHERVARA MENON

13/01/1973
 Permanent Account Number
 AKJPM0639C


 Sig 142228

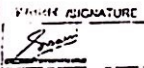

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PERMANENT ACCOUNT NUMBER
ALZPS3768H

TAXPAYER'S NAME
SANJAY VASANT SALVI

FATHER'S NAME
VASANT LAXMAN SALVI

DATE OF BIRTH
05-09-1971

SIGNATURE


OFFICIAL SEAL
COMMISSIONER OF INCOME TAX (Computer Operator)

REGISTRAR

RECEIVED
 28-11-2027 (MT)

IN THE OFFICE OF THE REGISTRAR
 CHENNAI, TAMIL NADU

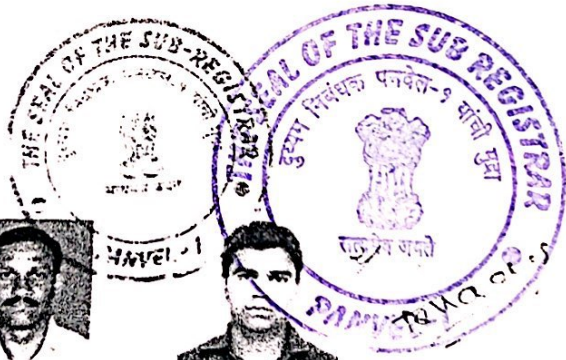


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मि. देवदर

पुस्तकालय क्रमांक - १५५१२०११
गोदर पुस्तकालय क्रमांक - १५१०८१११
संकेत - १५१०८१११
पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११



संकेत - १५१०८१११
पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११

पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११
पुस्तकालय - १५१०८१११

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घोषणापत्र

आज दिनांक ~~००~~ माहे २२ सन १०१९, रोजी मी
श्री. प्रकाश साठवी याद्वारे घोषित करतो
की, दुय्यम निबंधक पनवेल - १ यांचे कार्यालयांत ००.११.११ या
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे, श्री. निरीश
वसु

व इतर यांनी दिनांक ११/०५/१०१९, रोजी दिलेल्या कुलमुखन्यारपत्राच्या
आधारे मुखन्यारपत्रात नमुद केलेली / न केलेल्या खालील नमुद मालमत्तेचे
मुखन्यारपत्र अन्वये खालील मिळकतीचे वर्णन गावाचे नांव
/सेक्टर. नं..... / प्लॉट नं..... क्षेत्र चौमी/चौ.फुट
..... घर नं..... यावरील सोसायटी मधील सदनिका /कार्यालय/
दुकान क्रं. मजला क्षेत्र चौ.मी/चौ.फुट
कारपेट/बिल्टअप/ जमिनीचे वर्णन सर्व्हे नंबर, हिस्सा नंबर
....., क्षेत्र पोटखराब्यासह आकार या
मिळकतीचा विक्री/खरेदी चा दस्त नोंदणीसाठी सादर देला आहे. / नोंदणीसाठी
करून कंबुली जबाब दिला आहे. सदर कुलमुखन्यारपत्र लिहून देणा-याने रद्द
केलेले नाही अथवा देणा-या व्यक्तीपैकी कुणीही मयत झालेली नाही किंवा अन्य
कोणत्याही कारणामुळे रद्द वातल ठरलेले नाही सदर मुखन्यारपत्र पुर्णपणे वैध
असून उपरोक्त कृती करण्यास मी पुर्णपणे सक्षम आहे. मी असे जाहिर करतो
की, सदरच्या दस्तऐवजामध्ये चुकीचे कथन आढळून आल्यास मी व्यक्तीशः
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पत्र राहिन याची मला
जाणीव आहे.

निरीश वसु

कुलमुखन्यारपत्र धारकाचे नांव व सही

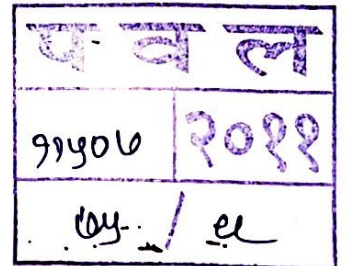
दिनांक -

मी/आम्ही श्री. प्रकाश साठवी याद्वारे
घोषित करतो की, लिहून देणारे श्री. निरीश वसु
यांचे कुमु म्हणून श्री. प्रकाश साठवी
यांनी दस्तावेज दिलेल्या कुलमुखन्यारपत्राचे आम्ही अवलोकन करून
त्याचे सत्यतेबाबत पडताळणी केली आहे व पुर्णपणे खात्री करून घेतली आहे.
याबाबत मुखन्यारपत्र खरे असल्याची जबाबदारी आम्ही स्विकारत आहोत.

निरीश वसु

लिहून देणा-याचे नांव व सही

निरीश वसु





सत्यमेव जयते

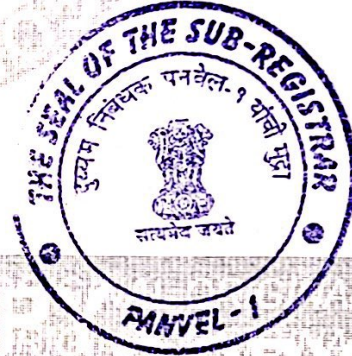
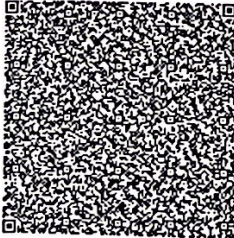
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by :
ShCIL Holding Corporation of India Ltd.
Location : PANVEL
Signature : *[Signature]*
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH04179927612562J
 Certificate Issued Date : 07-Sep-2011 11:20 AM
 Account Reference : SHCIL (FI)/ mhshcil01/PANVEL/ MH-RAI
 Unique Doc. Reference : SUBIN-MHMHSHCIL0104493315165719J
 Purchased by : NARAYANAN SUBRAMANYAM
 Description of Document : Article 48 Power of Attorney
 Description : AS PER DOCUMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : VENKAT NARAYAN AND NAITRA MURALYKRISHNAN
 Second Party : NARAYANAN SUBRAMANYAM
 Stamp Duty Paid By : NARAYANAN SUBRAMANYAM
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



Please write or type below this line.....

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Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

SHCIL-MAHARASHTRA

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

Tel : 022-61778151

E-mail :

Mode of Receipt

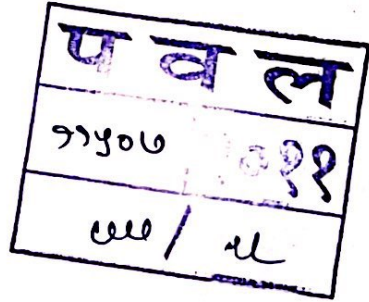
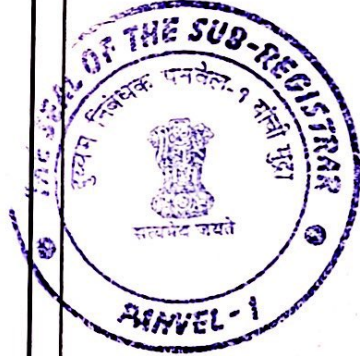
Account Id : mhshcil01

Account Name : SHCIL-MAHARASHTRA

Receipt Id : RECIN-MHMHSHCIL01039991318298103J

Receipt Date : 07-SEP-2011

Received From :	NARAYANAN SUBRAMANYAM	Pay To :	
Instrument Type :	CASH	Instrument Date :	
Instrument Number :		Instrument Amount :	500 (Five Hundred only)
Drawn Bank Details			
Bank Name :			
Out of Pocket Expenses :	0.0 ()		





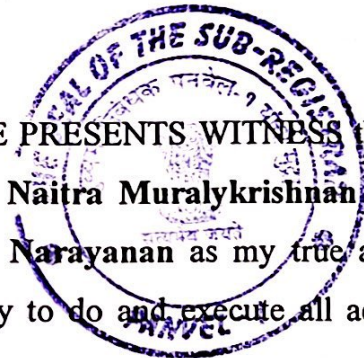
GENERAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, we, Mr. Venkat Narayan; Son of Mr & Mrs. S. Narayanan and Ms. Naitra Muralykrishnan; daughter of Mr. & Mrs. Muralikrishnan SEND GREETINGS

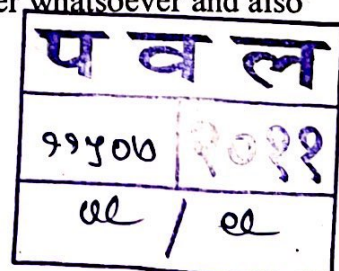


WHEREAS I am desirous of appointing some fit and proper person to look after all my immovable properties, business and other affairs and requested Mr. Subramanyam Narayanan of LT 19/23, Vijay Nagar, Marol, Andheri - East, Mumbai -400059 (hereinafter called 'the Attorney') to act for me and manage and look after my affairs which the Attorney has consented to do

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that We, the said Mr. Venkat Narayan and Ms. Naitra Muralykrishnan do hereby appoint the said Mr. Subramanyam Narayanan as my true and lawful Attorney with full power and authority to do and execute all acts, deeds, and things as hereinafter mentioned.

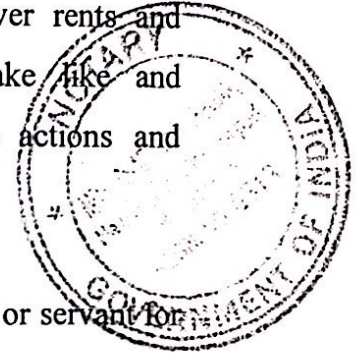


1. To ask, receive and recover from all receivers, farmers, tenants and all other occupiers whatsoever whether holding under a written lease or agreement or otherwise. of my lands and buildings, all rents, arrears of rent, services. issues, profits, emoluments and sums of money now due owing and payable or at any time hereafter to become due, owing and payable in respect of the same in any manner whatsoever and also



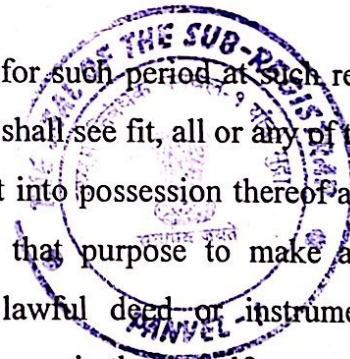


on non- payment thereof to take summary proceedings to distrain or distress according to law And to give notices to quit, and vacate and file suits and proceedings in ejectment and to recover rents and compensation for use and occupation And to make like and appropriate demands and take like and appropriate actions and proceedings against trespassers.



2. To appoint any fit person to be steward, bailiff, receiver or servant for the management of my lands and premises and to recover rents thereof and the same or any of such stewards, bailiffs, receivers or servants at pleasure to remove and displace as the attorney shall think fit.

3. To contract with any person for leasing for such period at such rent subject to such conditions as the attorney shall see fit, all or any of the said premises and any such person, to let into possession thereof and to accept surrenders of leases and for that purpose to make and execute any lease or grant or other lawful deed or instrument whatsoever which shall be necessary or proper in that behalf.



4. To pay or allow all taxes, rates, assessments, charges. deductions, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of my said lands, estates and premises.

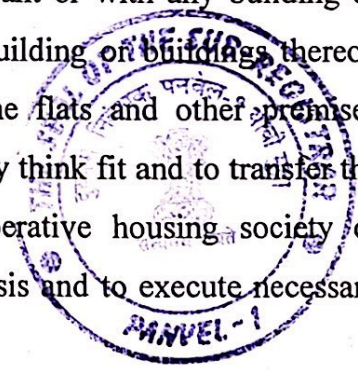
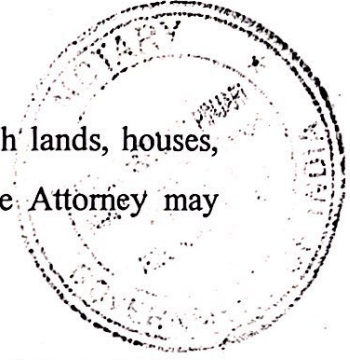
5. To enter into and upon my lands and buildings and structures

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whatsoever and to view the state and defects for the reparation thereof and forthwith to give proper notices and directions for repairing the same and to let manage and Improve the same to the best advantage and to make or repair drains and roads thereon.

6. To purchase, take on lease or otherwise acquire such lands, houses, tenements and immovable property generally as the Attorney may think fit or desirable.
7. To prepare a layout by sub-dividing any land into plots and obtain necessary approval of any local authority for the same if required.
8. To develop any land or plot of land vacant or with any building or structure thereon by constructing new building or buildings thereon and on Flat ownership basis, to sell the flats and other premises therein on such terms as the Attorney may think fit and to transfer the land with such building to any co-operative housing society or company or on Apartment ownership basis and to execute necessary documents in that behalf.
9. To enter into any development agreement with any developer or builder authorising him to develop any of my properties as mentioned above and to do and execute all acts and deeds as may be required to be done or executed.
10. To sell or to concur in selling in private sale or In any other manner

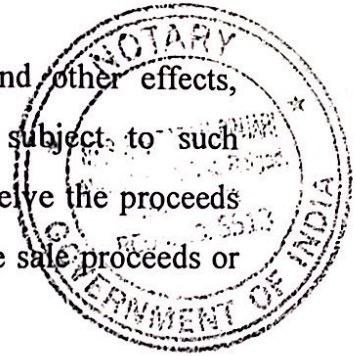


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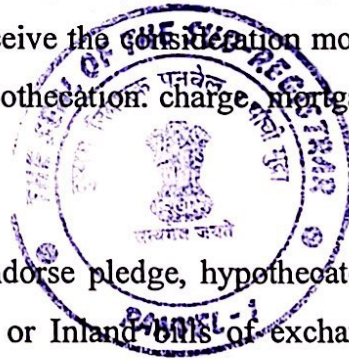
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any of my stock, merchandise, goods, chattels and other effects, articles and things for such consideration and subject to such conditions as the Attorney may think fit and to receive the proceeds thereof and to give receipt for all, or any part of the sale proceeds or other consideration money.



11. To pledge, hypothecate or charge or concur in pledging hypothecating or charging with, to or in favour of a Bank or Banks or any other financier body or Individual any personal or moveable properties, goods, chattels, merchandise, commodities, effects and things for such considerations and subject to such conditions as the Attorney may think fit and for that purpose to sign, execute and deliver all necessary instruments and deeds of mortgage. charge. hypothecation, pawn. pledge, lien and trust receipts and to receive the consideration money or otherwise for such pledge. pawn. hypothecation. charge. mortgage. lien and the like.

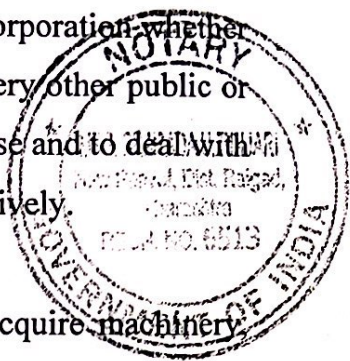


12. Also to draw, make, sign, accept or endorse pledge, hypothecate or otherwise negotiate all or any foreign or Inland bills of exchange, hundi, cheques, orders for payment of money and promissory notes and to sign, seal, execute, deliver, endorse, accept, assign or transfer all mortgage deeds, bills of lading, delivery orders or other symbols or Andicia of or documents of title relating to goods or merchandise, policies of assurances, charter parties, ships certificates. bills of sale, securities of any Government, municipality or local authority wheresoever situate or other stocks, shares, debentures, mortgages.

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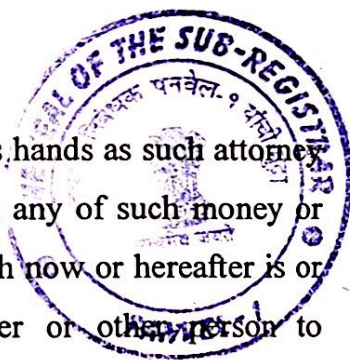
obligations, or other securities of any company or corporation whether commercial, municipal or otherwise and all and every other public or other securities, stocks or shares, foreign or otherwise and to deal with the same and to receive the proceeds thereof respectively.



13. To purchase, take on hire, borrow or otherwise acquire machinery, tools, spare parts, raw materials, merchandise commodities, goods, wares, articles, effects and things and to deal in and with the same and to dispose of the same in such manner and for such consideration as the Attorney may think fit.

14. To borrow any sum of money on such terms and with or without security as the Attorney may think fit for any of the purposes of these presents.

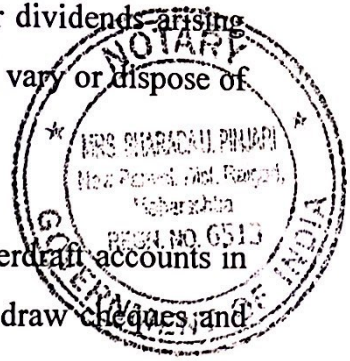
15. To deposit any money which may come to his hands as such attorney with any banker, broker, or other person and any of such money or any other money to which I am entitled which now or hereafter is or shall be deposited with any banker, broker or other person to withdraw and either employ as the Attorney shall think fit in the payment of any debts or the keeping down of interest payable by me or the creation of sinking fund for the liquidation of any charges or encumbrances affecting any moveable and immovable property or any part thereof or in or about any of the purpose mentioned in these presents or otherwise for my use and benefit or to invest in any such stocks, funds, shares or securities as the Attorney may think proper



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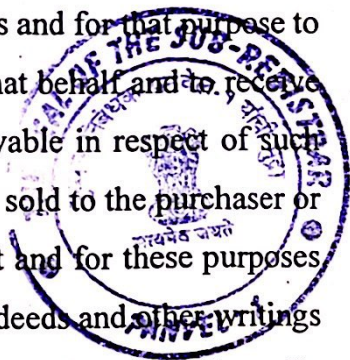
and to receive and give receipts for any Income or dividends arising from such investments and the same investments to vary or dispose of as the Attorney may think fit.



16. To continue and or to open new, current and or overdraft accounts in my name with any Banks or Bankers and also to draw cheques and otherwise to operate upon any such accounts.

17. To engage, employ and dismiss any agents, clerks, servants or other persons in and about the performance of the purposes of these presents as the Attorney shall think fit.

18. To sell any of my present or future investments and for that purpose to employ and pay brokers and other agents in that behalf and to receive and give receipts for the purchase money payable in respect of such sales and to transfer any of my investments so sold to the purchaser or purchasers thereof or as he or they may direct and for these purposes to sign and execute all such contracts transfer deeds and other writings and do all such other acts as may be necessary for effectually transferring the same.



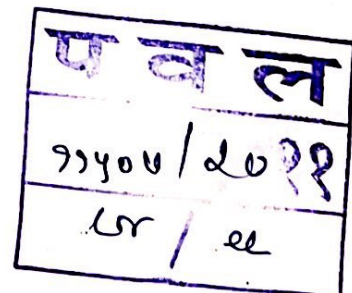
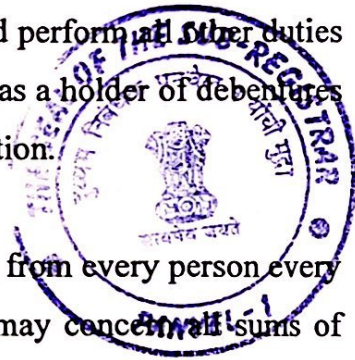
19. To accept the transfer of any share, stocks, debentures stocks, annuities, bonds, obligations or other securities of whatever nature that may at any time be transferred to me.

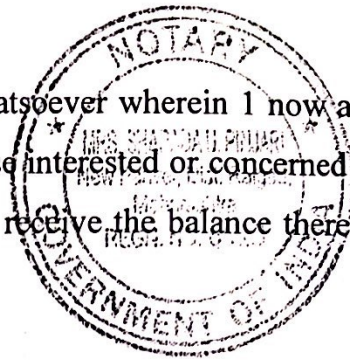
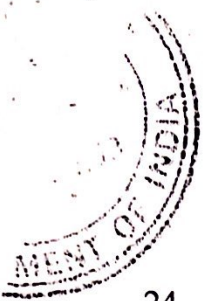
20. To attend, vote at and otherwise take part in all meetings held in

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connection with any company or corporation with which I am concerned as a member, shareholder or otherwise or In relation to any of my investments and to sign proxies for the purpose of voting thereat or for any other purpose connected therewith as freely as I myself could do.

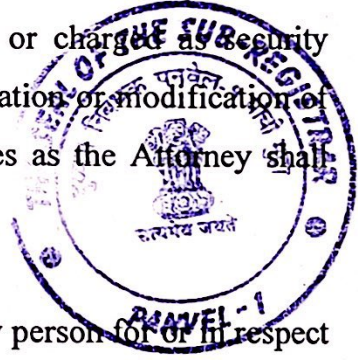
21. Out of any of my moneys in his hands or under his control to pay all calls that may be lawfully made upon me or other expenses that may be Incurred in relation to any of my Investments and to give security for payment of the same.
22. To exercise all other rights and privileges and perform ~~all other~~ duties which now or hereafter may appertain to me as a holder of debentures or shares or stock in any company or corporation.
23. To ask, demand, sue for. recover and receive from every person every body politic or corporate whom it shall or may concern all sums of money, rents, issues, profits, debts, dues, goods, wares. merchandise, chattels, effects and things of any nature or description whatsoever which now are or which at any time or times during the subsistence of these presents shall or may be or become due owing payable or belonging to me in or by any right, title, ways or means howsoever and upon receipt thereof or of any part thereof to make sign execute and deliver such receipts releases or other discharges for the same respectively as the Attorney shall think fit.





24. To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in anywise interested or concerned with any person whomsoever and to pay or receive the balance thereof as the case may require.

25. To receive every sum of money whatsoever which now is or at any time hereafter may be due arising or belonging to me upon or by virtue of any mortgage, charge, pledge hypothecation or other security whatsoever and on receipt thereof to make, sign, execute and give good and sufficient release or other discharges for the same and also to sign, execute, make and deliver all proper and sufficient reconveyances, releases and other assurances of the lands and premises which shall have been mortgaged or charged as security therefor and also to consent to any such alteration or modification of the nature or conditions of the said securities as the Attorney shall think fit.



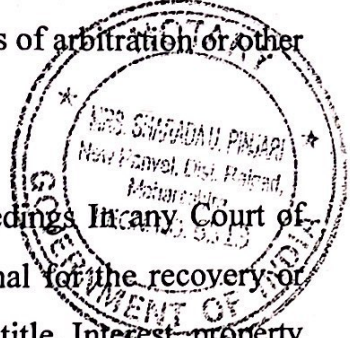
26. To compound with or make allowances to any person for or in respect of the aforesaid debts or any other debt or demand whatsoever which now is or shall or may at any time hereafter become due or payable to me and to make or receive any composition, dividend thereof or thereupon and to give receipts, releases or other discharges for the whole of the same debts, sums or demands or to settle compromise or submit to arbitration every such debt or demand and every other claim, right, matter or thing due to or concerning me as the Attorney shall think most advisable for my benefit and for that purpose enter

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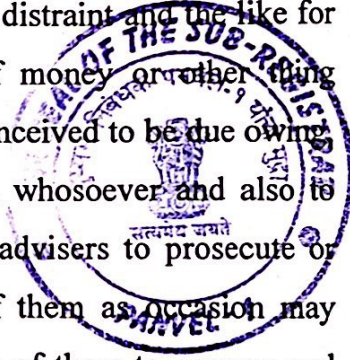
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into. make, sign, execute and deliver such bonds of arbitration or other deeds or instruments as are usual in like cases.

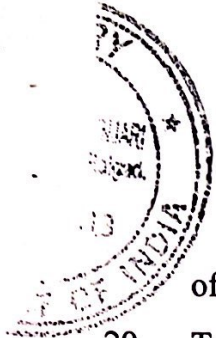


27. To commence any suit, action or other proceedings in any Court of justice and before any public officer or Tribunal for the recovery or enforcement of any debt, sum of money, right, title, interest, property matter or thing whatsoever now due or payable or to become due or payable or in anywise belonging to me by any means or on any account whatsoever and the same action, suit or proceedings to prosecute or discontinue or become non-suit therein If the Attorney shall see cause And also to take such other lawful ways and means including proceedings in execution, distress, distraint and the like for recovering or getting in any such sum of money or other thing whatsoever which shall by the attorney be conceived to be due owing belonging or payable to me by any person whatsoever and also to appoint any advocates, solicitors and legal advisers to prosecute or defend In the premises aforesaid or any of them as occasion may require And from time to time, them or any of them to remove and other or others to appoint In their place and to pay them such fees and remuneration as the Attorney shall think fit or be advised And for all or any of the purposes aforesaid to sign, execute, deliver, file all necessary vakalatnamas, warrants to act, plaints, petitions, applications, defences, statements, accounts, declarations, affidavits, and other documents, papers and writings.



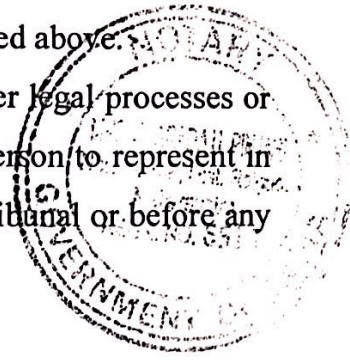
28. To defend any suit or legal proceedings taken against me in any court.

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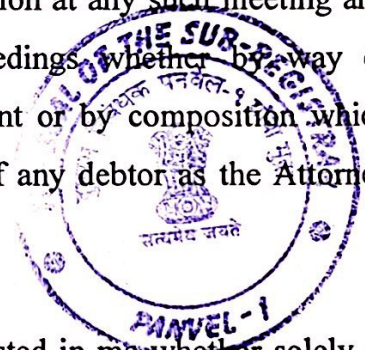


of law and to do all acts and things as are mentioned above.

29. To accept service of any writ of summons or other legal processes or notice in any suit or legal proceedings and any person to represent in such court civil or criminal, or revenue court or tribunal or before any officer or other Tribunal whatsoever.



30. To make any declaration or affidavit in proof of any debt or debts due or claimed to be due to me in any proceedings taken or hereafter to be taken by or against any person firm or company under any Act or Ordinance for the time being in force for the relief or otherwise of insolvent debtors or the winding up of companies and to attend all meetings of creditors under any such proceedings and to propose, second or vote for or against any resolution at any such meeting and generally to act for me in all proceedings whether by way of bankruptcy or liquidation by arrangement or by composition which may be taken against or for the relief of any debtor as the Attorney shall think fit.



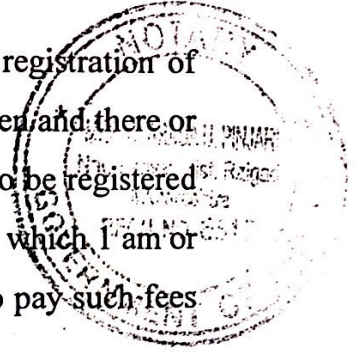
31. To exercise any power and any duty vested in me whether solely or jointly with another or others as executor, administrator, trustee or in any other fiduciary capacity (including powers and trusts to sell or lease land or to receive and give good receipts for money) so far as such power or duty is capable of being validity delegated.

32. And also to appear before the Registrar or Sub - Registrar of any District or Sub-District appointed or to be appointed under any Act or

पंचल
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८८ / ८८

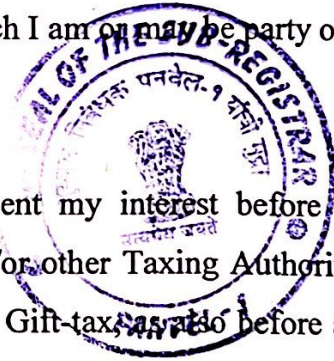


law for the time being in force or otherwise for the registration of deeds, assurances, contracts or other Instruments and then and there or at any time thereafter to present and register or cause to be registered any deeds, assurances, contracts or other instruments In which I am or may be by the Attorney deemed to be Interested and to pay such fees as shall be necessary for the registration.



33. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made signed, executed, delivered, acknowledged and performed for any of the purposes of these presents or to or in which I am or may be party or in any way Interested.

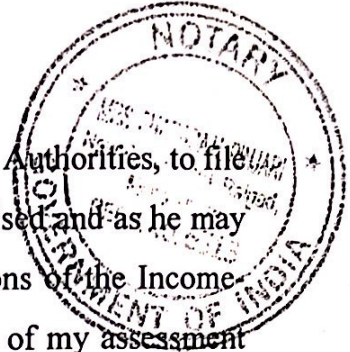
34. To appear on my behalf and to represent my interest before the Income tax, Wealth-tax and Gift-tax and/or other Taxing Authorities in respect of my Income tax, Wealth-tax, Gift-tax, ~~and~~ before any Tribunal, or Court.



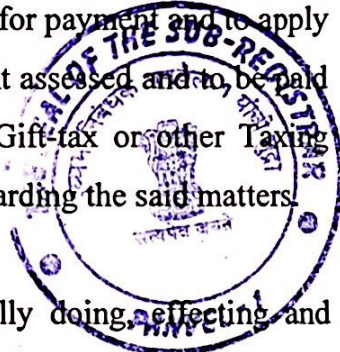
35. To sign on my behalf Income-tax, Wealth-tax and Gift-tax returns and to submit the same on my behalf to the respective Taxing Authorities,

36. To sign, declare and affirm on my behalf all the applications, documents, declarations and affidavits as may be necessary for the purposes of the Income-tax, Wealth- tax and Gift-tax affairs and to

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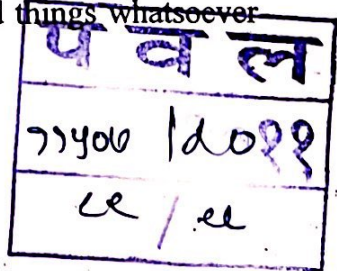


submit and file the same with the respective Taxing Authorities, to file appeals and references as the Attorney may be advised and as he may deem fit and proper against the orders and decisions of the Income-tax, Wealth-tax and Gift-tax Authorities in respect of my assessment proceedings. to appoint on my behalf such Auditors, Accountants and Advocates as the said Attorney shall deem fit and proper for representing me before the Income-tax, Wealth-tax and Gift-tax and/or Taxing Authorities or any other Tribunal or Court in respect of the Income-tax, Wealth-tax and Gift-tax Assessments and to discharge them and appoint new Auditors, Accounts and Advocates as the case may be An their place, to compound, compromise and settle with the Income-tax, Wealth-tax and Gift-tax Authorities the orders and assessments made by them, to apply for time for payment and to apply for instalments for the payment of the amount assessed and to be paid by me to the Income-tax, Wealth-tax and Gift-tax or other Taxing Authorities, and to do all acts and- things regarding the said matters.



37. And also for the better and more effectually doing, effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorney may think fit as his substitute or substitutes to do, execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or other in his or their place.

38. In general to do all other acts, deeds. Matters and things whatsoever



State of California

SECRETARY OF STATE

This Apostille only certifies the authenticity of the signature and the title of the public official who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the authenticity of the underlying document for which it was issued. This Apostille is not valid for use anywhere within the United States of America, its territories or possessions. To verify the issuance of this Apostille, go to www.sos.ca.gov/business/notary/apostille-search/

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Country: United States of America
This public document
2. has been signed by Corey Solliday
3. acting in the capacity of Notary Public, State of California
4. bears the seal/stamp of Corey Solliday, Notary Public, State of California
5. At Sacramento, California
6. the 14th day of July 2011
7. by Deputy Secretary of State, State of California
8. No. 11273
9. Seal/Stamp:

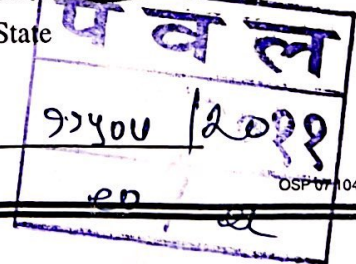
CERTIFIED



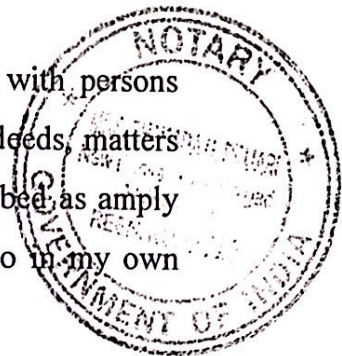
10. Signature

Jeha Bowen
Secretary of State

BY _____



in or about my estate, property and affairs or concur with persons jointly Interested with myself therein in doing all acts, deeds, matters and things herein either particularly or generally described as amply and effectually to all Intents and purpose as I could do in my own proper person if these presents had not been made.



AND we, the above named Mr. Venkat Narayan and Ms. Naitra Muralykrishnan do hereby undertake to ratify whatever the Attorney or any substitute or agent appointed by him under the power In that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents.

IN WITNESS WHEREOF we, the above named Mr. Venkat Narayan and Ms. Naitra Muralykrishnan have hereunto set my hand this 13th day of July in the year 2011.



Venkat

Naitra

Signed, scaled and delivered by the withinnamed in the presence of



WITNESS 1

NAME:- GIRISH RATHOD
ADDRESS:- 34077 PASEO PADRE PKWY
APT. 74
FREMONT, CA 94555

SIGNATURE:- *[Signature]* (7/13/2011)

WITNESS 2

NAME:- BIPIN MORE
ADDRESS:- 39600 FREMONT BLVD. APT 129, FREMONT, CA 94538

SIGNATURE:- *[Signature]* (7/13/2011)

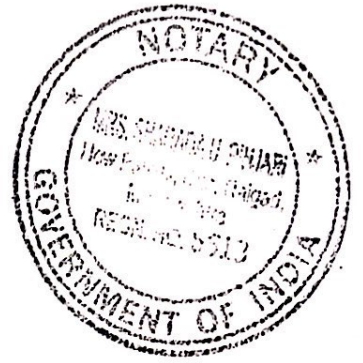
State of California, County of YOLO
Subscribed and sworn to (or affirmed)
before me on this 13 day of JULY,
2011 by VENKAT NARAYAN, NAITRA MURALYKRISHNAN
proved to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me.
Signature: *[Signature]*
NOTARY PUBLIC

ES11 COREY SOLLIDAY
COMM #1879482
Notary Public-California
YOLO COUNTY
My Comm. Exp. FEB 9, 2014

99400 2011
eg / el

[Signature]
(Devendra Kumar)
Vice Consul
Consulate General Of India
San Francisco

JUL 18 2011



SIGNATURE OF POWER OF ATTORNEY HOLDER

MR. NARAYANAN SUBRAMANYAM



2 Narayan



BEFORE ME

Signature of Notary

MRS. SHARADA UTTAM PINJARI
ADVOCATE & NOTARY (Govt. of India)
Regn. No. 6513
40, Satya Sai Plaza, Plot No. 5,
Sector 11, New Panvel (E) 410206,
Dist. Raigad.




NOTARY REGISTER
Sr. No. 4334, date 7 SEP 2011

प व ल
११५०६ २०११
६६ / ६६

ARY
VT OF

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AALPS6310G




नाम /NAME
NARAYANAN SUBRAHMANYAM

पिता का नाम /FATHER'S NAME
SUBRAHMANYAM NAGASUNDARAM

जन्म तिथि /DATE OF BIRTH
05-09-1943

हस्ताक्षर /SIGNATURE



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

1702,
1703,
हरीयुग
ए -
983, अक्टो
ए



प व ल
99400 2022
es / e

घोषणापत्र

आज दिनांक ०७ माहे सप्टेंबर सन २०११, रोजी मी
 श्री.....जि.रा.मो.ग......कुमु.मो.ग...... याद्वारे घोषित करतो
 की, दुय्यम निबंधक पनवेल -...१ यांचे कार्यालयांत जि.रा.मो.ग. या
 शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे, श्री.....वि.के.ए......जि.रा.मो.ग.
जि.रा.मो.ग......दि.मो.ग.
 व इतर यांनी दिनांक १३/०६/११, रोजी दिलेल्या कुलमुखत्यारपत्राच्या
 आधारे मुखत्यारपत्रात नमुद केलेली / न केलेल्या खालील नमुद मालमत्तेचे
 मुखत्यारपत्र अन्वये खालील मिळकतीचे वर्णन गावाचे नांव
 /सेक्टर. नं...../ प्लॉट नं..... क्षेत्र चौमी/चौ.फुट
 घर नं..... यावरील सोसायटी मधील सदस्यता /कार्यालय/
 दुकान क्रं. मजला क्षेत्र चौ.मी/चौ.फुट
 कारपेट/बिल्टअप/ जमिनीचे वर्णन सर्व्हे नांबर हिस्सा नंबर
 क्षेत्र पोटखराब्यासह आकार या
 मिळकतीचा विक्री/खरेदी चा दस्त नोंदणीसाठी सादर केला आहे./ नम्र्पादीत
 करून कंबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणा-याने रद्द
 केलेले नाही अथवा देणा-या व्यक्तीपैकी कुणीही मयत आलेली नाही किंवा अन्य
 कोणत्याही कारणामुळे रद्द वातल ठरलेले नाही सदर मुखत्यारपत्र पुर्णपणे वैध
 असून उपरोक्त कृती करण्यास मी पुर्णपणे तक्षम आहे. मी असे जाहिर करतो
 की, सदरच्या दस्तऐवजामध्ये चुकीचे कथन आढळून आल्यास मी व्यक्तीजः
 नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिन याची मला
 जाणीव आहे.

Narany

कुलमुखत्यारपत्र धारकाचे नांव व सही

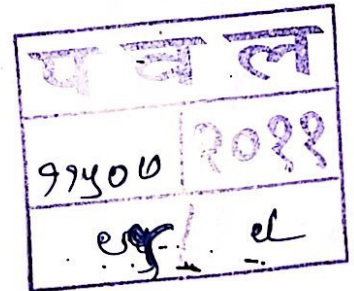
दिनांक -



मी/आम्ही श्री.....जि.रा.मो.ग......कुमु.मो.ग...... याद्वारे
 घोषित करतो की, लिहून देणारे श्री.....वि.के.ए......जि.रा.मो.ग......जि.रा.मो.ग.
जि.रा.मो.ग...... यांचे कुमु म्हणून श्री.....जि.रा.मो.ग......कुमु.मो.ग.
 यांनी दस्तासोबत दिलेल्या कुलमुखत्यारबाबत घराचे आम्ही अवलोकन करून
 त्याचे सत्यतेबाबत पडताळणी केली आहे व पुर्णपणे खात्री करून घेतली आहे.
 याबाबत मुखत्यारपत्र खरे असल्याची जबाबदारी आम्ही स्विकारत आहोत.

Narany

लिहून देणा-याचे नांव व सही



07/09/2011

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

पवेल1

दस्त क्र 11507/2011



ey | er

12:29:08 pm

पनवेल 1

दस्त क्रमांक : 11507/2011

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: येकट नारायणन आणि नेत्रा मुरली क्रिष्णन तर्फे अख. सुब्रमण्यम नारायणन - - पत्ता: घर/फ्लॅट नं: एलटी- 19/23, विजय नगर, अंधेरी (पु), मुंबई गल्ली/रस्ता: - ईमारतीचे नाम: - ईमारत नं: - पेठ/वसाहत</p>	<p>लिहून घेणार वय - सही <i>Herans</i></p>		

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव
2	सनी व्हीस्ता रियल्टर्स प्रा.लि.तर्फे अॅथो सिग्नेटरी निलेश बक्षी तर्फे कु.मु.म्हणून प्रकाश साळवी - -





दस्त गोषवारा भाग - 2

पवल1

दस्त क्रमांक (11507/2011)

Handwritten signature

दस्त क्र. [पवल1-11507-2011] चा गोषवारा
बाजार मुल्य :2220000 मोबदला 6076200 भरलेले मुद्रांक शुल्क : 348000

पावती क्र.:12371 दिनांक:07/09/2011

पावतीचे वर्णन

नांव: वेंकट नारायणन आणि नैत्रा मुरली क्रिष्णन
तर्फे अख. सुन्नमण्यम नारायणन - -

दस्त हजर केल्याचा दिनांक :07/09/2011 12:26 PM

निष्पादनाचा दिनांक : 18/08/2011

दस्त हजर करणा-याची सही :

30000 :नोंदणी फी

1960 :नक्कल (अ. 11(1)), पृष्ठांकनाची

नक्कल (आ. 11(2)),

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

31960: एकूण

दस्ताचा प्रकार :25) करारनामा

दस्त अनुच्छेद प्रकार: करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 07/09/2011 12:26 PM

शिकका क्र. 2 ची वेळ : (फी) 07/09/2011 12:28 PM

ओळख :

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

1) मिलिंद गायकवाड- - ,घर/फ्लॅट नं: पनवेल

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -0

2) आनंद गायकवाड- - ,घर/फ्लॅट नं: -//-

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



दु. निबंधकाची सही, पनवेल 1

दु. निबंधकाची सही

पनवेल 1



07/09/2011

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

पवल1

दस्त क्र 11507/2011



2:58:25 pm

पनवेल 1

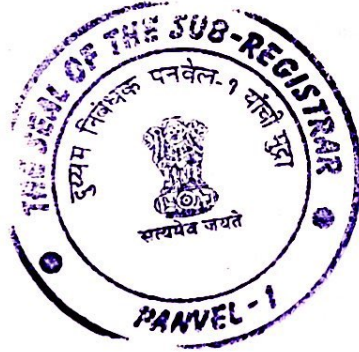
www

दस्त क्रमांक : 11507/2011

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
2	<p>नाव: सनी व्हीस्ता रियल्टर्स प्रा.लि.तर्फे अॅथो सिग्नेटरी निलेश बक्षी तर्फे कु.मु.म्हणून प्रकाश साळवी - - पत्ता: घर/फ्लॅट नं: नरीमन पॉईंट, मुंबई गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वस्</p>	<p>लिहून देणार वय - सही</p>		

दस्तऐवजासोबत जोडलेली कागदपत्र
कुळमुखवारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जवाबदारी
दस्त निष्पादकाची राहिल.





दस्त गोषवारा भाग - 2

पवेल 1

दस्त क्रमांक (11507/2011)

elrel

दस्त क्र. [पवेल-1-11507-2011] चा गोषवारा
बाजार मुल्य :2220000 मोबदला 6076200 भरलेले मुद्रांक शुल्क : 348000

पावती क्र.:12371 दिनांक:07/09/2011
पावतीचे वर्णन
नांव: वेंकट नारायणन आणि नैत्रा मुरली क्रिष्णन
तर्फे अख. सुब्रमण्यम नारायणन - -

दस्त हजर केल्याचा दिनांक :07/09/2011 12:26 PM
निष्पादनाचा दिनांक : 18/08/2011
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी
1960 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

31960: एकूण

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 07/09/2011 12:26 PM
शिक्का क्र. 2 ची वेळ : (फी) 07/09/2011 12:28 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 07/09/2011 02:58 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 07/09/2011 02:58 PM

दु. निबंधकाची सही, पनवेल 1

दस्त नोंद केल्याचा दिनांक : 07/09/2011 02:58 PM

ओळख :

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

1) मिलिंद गायकवाड- - ,घर/फ्लॅट नं: पनवेल

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -0

2) आनंद गायकवाड- - ,घर/फ्लॅट नं: -//-

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



दु. निबंधकाची सही
पनवेल 1

प्रमाणित करणेत येते की सदर दस्तास एकूण

पाने अरहेत. पुस्तक क्र.

क्रमांक 11507/2011 वर नोंदला.



सह दुय्यम निबंधक, वर्ग २, पनवेल-१
दिनांक ०७/०९/११ सन २०११