

SHCIL- MAHARASHTRA

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

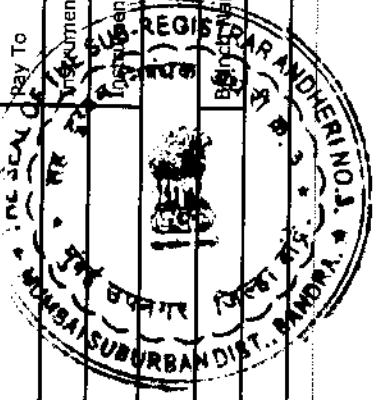
Tel : 022-61778151
E-mail :**Mode of Receipt**

Account Id mhshcil01

Account Name SHCIL- MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0120495316576595L
Receipt Date 19-JUN-2013

Received From	SUNTECK REALTY LIMITED		
Instrument Type	PAYORDER	Instrument Date	17-JUN-2013
Instrument Number	438381	Instrument Amount	7590500 (Seventy Five Lakh Ninety Thousand Five Hundred only)
Drawn Bank Details			
Bank Name	KOTAK MAHINDRA BANK		
Out of Pocket Expenses	0.0 ()	Branch Name	MUMBAI



2033

2008

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Stamp Duty Purchased By	Sunteck Realty Limited	Stamp Duty Paid by	☐ 1st Party ☐ 2nd Party
Stamp Duty Amount	₹ 2599.50	☐ Cash ☐ Cheque ☐ DD ☐ Pay-Order ☐ NEFT	
Cheque/ DD/ PO/ UTR/ REF/Account No.	438381	☐ RTGS ☐ Account to Account Transfer	
Bank Name	Kotak Mahindra Bank	Date:	17/6/2013
Courier Signature with Seal	Branch Name Anandhi ED		



19/6/13 S.P.



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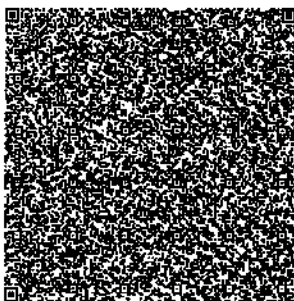
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : ADITYA DHAWALE
Stock Holding Corporation of India Ltd.
Location : Goregaon
Signature :
Details can be verified at www.shcilstamp.com

Certificate No. : IN-MH20581029295421L
Certificate Issued Date : 19-Jun-2013 11:40 AM
Account Reference : SHCIL (FI)/ mhshcil01/ GOREGAON/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0121577171470260L
Purchased by : SUNTECK REALTY LIMITED
Description of Document : Article 5(g-a)(ii) Sale Agreement
Property Description : DEV RIGHT AGRMT-MUNICIPAL CORPORATION OF GREATER BOMBAY STAFF GILBIRD COOP HSG SOC LTD, PLOT-3 OF PLOT -2, GILBERT HILL ROAD, ANDHERI-W, MUM-58
Consideration Price (Rs.) : 4,85,38,000
(Four Crore Eighty Five Lakh Thirty Eight Thousand only)
First Party : M C G B STAFF GILBIRD COOP HSG SOC LTD
Second Party : SUNTECK REALTY LIMITED
Stamp Duty Paid By : SUNTECK REALTY LIMITED
Stamp Duty Amount(Rs.) : 75,90,500
(Seventy Five Lakh Ninety Thousand Five Hundred only)



Please write or type below this line

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Statutory Alert:

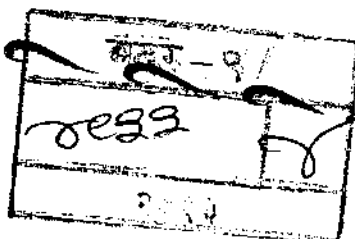
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2. The onus of checking the legitimacy is on the users of the certificate.
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DEVELOPMENT RIGHT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made at MUMBAI this 20th day of June, in the 2013 BETWEEN **MUNICIPAL CORPORATION OF GREATER BOMBAY STAFF GILBIRD COOPERATIVE HOUSING SOCIETY LTD.**, a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. REGD.NO.BOM/HSG/5325 dated 20th March, 1978, having its office at Plot No.3 of Plot No.2, Gilbert Hill Road, Andheri (West), Mumbai 400 058, hereinafter called "**THE SOCIETY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

SUNTECK REALTY LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parda (East), Mumbai 400057, hereinafter called "**THE DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor) of the **OTHER PART**;

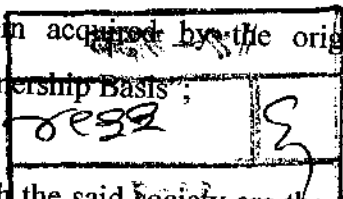
WHEREAS :

- I. Prior to 1976 1) Chandrakant Thakurlal Kantawala 2) Shri Surendra Thakurlal Kantawala 3) Shri Deepak Chandrakant Kantawala 4) Shri Prakesh Chandrakant Kantawala 5) Shri Ramesh Shantilal Shah 6) Shri Mahendra Shantilal Shah all residing at Khar were absolutely seized and possessed of or otherwise well and sufficiently entitled to (as Owners) of the immoveable property

bearing C.T.S 278/3 admeasuring 2756.56 sq. meter of village & Taluka Andheri and more particularly shown on plan thereof hereto annexed and marked as **Annexure '1'** with red colour boundary lines thereon and also more particularly described in the First Schedule hereunder (hereafter for the sake of brevity referred to as the "**SAID PROPERTY**"). The said Property comprises of plot no. 2 and another plot no. 12 of the suburban Scheme No. X Gilbert Hill Andheri, which where amalgamated and sub - divided into building plots of various sizes, sanctioned under Municipal Corporation of Greater Bombay letter no. CE/308/BS II/LOK dated 10th Feb. 1975 of the Exe. Engineer, Building proposal (Zone II) H and K wards.

- II. Pursuant to the order dated 16th Dec. 1977 bearing CHS/1077/1269 (ii) xxxv of the Additional Collector & Competent Authority (ULC), Greater Bombay, granting permission to sell the said property, the Owners vide Deed of Conveyance dated 22nd day of Feb. 1979, executed by and between the Owners of the One Part and the Society of the Other Part, the Owners sold, conveyed transferred and assigned the said property to the Society at or for a consideration and on terms and conditions as more particularly stated therein. The said Deed of Conveyance dated 22/2/1979 has been registered with the Sub-Registrar of Assurances at Bombay under No. BOM/R/169/1979 ON 6 January 1981. The said Deed of Conveyance dated 22/2/79 is attached as **Annexure '2'**

- III. The Society thereafter appointed a contractor and constructed the building comprising of four wings out of which two wings are consisting of Ground plus three (3) upper floor and two wings consisting of Ground plus four(4) upper floors having 48 flats therein acquired by the original members of the society on "Ownership Basis";



- IV. Though the said Society are the present owners of the said property having acquired the same from the original Owners as aforesaid. However, revenue records such as CTS property cards and the Town Planning records, in respect of the said property still stands, in the names of the Original Owners and name of the Original Owners are shown as holders/owners thereof.

