

B/415, Western Edge II, C.C.I. Compound, W.E. Highway,
Borivali (East), Mumbai - 400 066. Tel.: 022-28700377, 28700477



DIVYA ENTERPRISE

Date : 03.09.2016

TO,
The Chairman / Secretary,
Shree Abhishek Co-Op. Hsg. Soc. Ltd.
Mathuradas Extension Road,
Kandivali (West),
Mumbai - 400 067

Ref: Development Agreement Dated 28.02.2014

Sub : Performance Guarantee.

Dear Sir

As per Development Agreement we are herewith handing over Agreements of Six Flats having aggregate total area of **3146 sq.ft.** Carpet Area, as mentioned below

Flat No.	Floor	Carpet Area (Sq. Ft.)
205	2 nd Floor	400
206	2 nd Floor	773
207	2 nd Floor	400
305	3 rd Floor	400
306	3 rd Floor	773
307	3 rd Floor	400
	Total	3146 sq.ft.

Kindly acknowledge the same.

Thanking You,

DIVYA ENTERPRISE

[Handwritten signature]

PARTNER



THE MEHSANA URBAN CO-OPERATIVE BANK LTD.

ધી મહેસાણા અર્બન કો-ઓપરેટીવ બેન્ક લિમિટેડ

(શિડયુલ્ડ બેન્ક)

SCHEDULED BANK

: મુખ્ય શાખા :

અર્બન બેન્ક રોડ, હાઈવે, મહેસાણા-૩૮૪૦૦૨.

ફોન : ૦૨૭૬૨-૨૫૧૯૦૮, ૨૫૨૬૮૧

Web site : www.mucbank.com

♦ HEAD OFFICE ♦

Urban Bank Road, Highway, Mehsana-384002.

Phone (02762) 251908; 252681

Fax : 02762-245206

E-mail : info@mucbank.com

Date: 22.09.16

Dear Sir,

SHREE ABHISHEK CO-OPERATIVE HOUSING

SOCIETY LIMITED

MUMBAI

Dear Sir,

SUBJECT: ISSUE of Our Bank Gaurantee No. 34/664 on Dated 22.09.16 of Rs. 10000000/= (Rupees. ONE CRORE ONLY)

Please find the above mentioned Bank Gaurantee No. 34/664 issued on dated 22.09.16 for Rupees 10000000/= valid up to Dated 31.03.19 in your favor on behalf of our client DIVYA ENTERPRISE.

You are requested to seek our confirmation if require from our controlling office at the below mentioned address.

Address of Controlling Office:

The Asst. General Manager,
Head Office,
The Mehsana Urban Co Operative Bank Ltd.
Urban Bank Road, Highway, Mehsana-384002 (Gujarat)
PH- 02762 - 251908, 252681, FAX - 02762-245206
Email: naimesh@mucbank.com

Our Nearest Branch for BG Confirmation / Payment.

To, The Manager, Borivali Branch
The Mehsana Urban Co.Op.Branch Ltd.
Mahek Plaza, ground floor,
Maharashtra Nagar, Borivali
Mumbai - 400092

Kindly acknowledge the receipt.

Yours faithfully,

The Mehsana Urban Co Operative Bank Ltd.


MANAGER

NHP-271

NAIMESH H. PATEL

ENCL:


CEO/GM

VMP-06

VINODKUMAR M. PATEL

ORIGINAL BANK GAURANTEEN NO. 34/664



1001-

BANK GUARANTEE



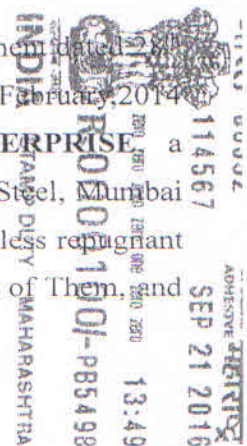
KNOW ALL MEN BY THESE PRESENTS THAT, WE, **THE MEHSANA URBAN CO. OP. BANK LIMITED**, having Corporate Office at High way, Urban Bank Road, Mehsana-384002 and its Branch office at Mahek Plaza, Off. Chandavarkar Road, Borivali (W), Mumbai - 400092. Carrying on banking business including Mumbai and Other places in India, hereinafter referred to as **"THE BANK"** which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, representatives and assignees hereby **SEND GREETINGS:**

WHEREAS SHREE ABHISHEK CO-OPERATIVE HOUSING SOCIETY LIMITED, duly registered under the Maharashtra Cooperative Societies Act. 1960, Having registration No BOM/WR/HSG/TC/5993, at Mathuradas Extn Road, Near Atul Tower, Kandivali (West), Mumbai 400 067 . hereinafter referred as **" THE SOCIETY "** (which expression shall, unless repugnant to the context or meaning thereof, include their present and future members, successors, and assignees) is absolutely seized and possessed of all that piece or parcel of Land or Ground situated at CTS no. B/2 near Atul Tower, Mathuradas Extn Road, Kandivali (West), Mumbai 400 067 with building structure known as SHANTIDHAM (Shree Abhishek Co-Operative Housing Society Limited) standing thereon (hereinafter referred as " The Building "), and having Plot area of 3980.10 Sq.mts. M.C.G.M. has approved the Redevelopment Plans under file No.CHE/WSII/0682/R2/337(NEW) and also I.O.D. is issued on 3rd December,2015 and also Commencement Certificate is also issued on August,2016 .

WHEREAS the society is having total 124 Members [93 Flats & 31 Shops]

WHEREAS the Building Constructed in the year around 1990, is Old and in dilapidated condition.

WHEREAS in the circumstances, the said society has entered into a development agreement dated February,2014 and duly registered vide Registration no BDR-3/1164/2014 dated 28th February,2014 (hereinafter referred as **" Development Agreement "**), With **M/S DIVYA ENTERPRISE** a Partnership Firm having Office at B-415, Western Edge II, C.C.I.Compound, near tata Steel, Mumbai - 400 066, hereinafter referred as **" THE DEVELOPERS "** (which expression shall, unless repugnant to the context or meaning thereof, include their Present , Future Partners, the Survivors of Them, and heirs,





executors, administrators of the last surviving partner of the said firm) for redevelopment of the said building by demolishing the said existing buildings and constructing a new building thereon on the detailed terms and condition mention therein, which inter- alia includes allotting and providing to each of the said existing 124 members (93 flats and 31 shops) a new permanent Accommodations in the new building to be constructed on said plot.

WHEREAS as per the said Development Agreement the Developer is require to furnish the Irrevocable Bank Guarantee of Nationalized / Reputed Scheduled Bank of **Rs. 1,00,00,000/-(Rupees One Crore Only)** in favor of the said society and shall be released as under

- (a) Rs.50,00,000/-(Rupees Fifty Lacs Only) on the developer applying for the Occupation Certificate in respect of the new building
- (b) Balance Rs.50,00,000/-(Rupees Fifty Lacs Only) on the developer obtaining the Occupation Certificate from M.C.G.M.

WHEREAS the said Developers have approached and Requested the said Bank to issue such a Bank Guarantee for a Rs. 1,00,00,000/- (Rs. One crore only) in favour of the said Society Valid up to 31st March.2019.

Not with standing anything contained here in above....

A) Our liability under this guarantee shall not exceed for Rs. 1,00,00,000/- (Rs. One Crore only..)

B) This Bank guarantee shall be valid up to 31st March. 2019.only.

C) We are liable to pay guarantee amount or any part there of under this Bank Guarantee only and only if you serve upon us a written claim or demand on or before 31st March. 2019.

Date **22/09/2016**

Authorized Signatories

Place Mumbai



Name and Address of the Bank

The Mahsana Urban Co-Op. Bank Ltd.
(Scheduled Bank)
Urban Bank Road, Highway,
Mahsana-2,

Atul
Manager
NH P. 271

Dasan
General Manager
VMP-06.