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Original Copy

Thursday, July 14, 2011

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**Valuation Sheet for Kachay (Kis) Heights**  
**CTS No. 4228 & 4229 1 to 15, Village Market East**

area	sq	sq	sq
820.00	52000	210000	190000

Project Name :-

Original Sheet

Assessed Plot no. :-

1401

Plot

1401

	Current Area	Building Area
	sq. ft.	sq. ft.
Project Area	255.00	1000.00

**Valuation as per Market**

Estimated Value	11,507,221.00
Final Value	11,507,221.00

1. Tax on Total Building Area Charges	140,000.00
2. Tax on Registration Charges	20,000.00
<b>Total</b>	<b>160,000.00</b>



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Date	
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3rd	
4th	



THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 17th day of July 1954 TWO THOUSAND and SIXTEEN BETWEEN  
**ADVENTURE S&JL REALTORS PRIVATE LIMITED**, a company  
 incorporated under the Companies Act, 1954, having its registered office  
 at A. Anand Rao, Daffery Road, Malad (East) Mumbai 400020,  
 hereinafter referred to as the "PROMOTER" (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

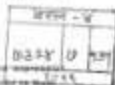
*For the promoter*  
*Atk. Prasad*  
*Per. Shrivastava*  


And

1. MR. Dattatraya B. Sheth, of age 54 years, Indian National,  
 residing at 4 - 401, Malabar Building, Near Vani Ganesh  
 Garden, 1<sup>st</sup> TFS Road, Borivali (W), Mumbai - 400 082.
2. MR. Ramesh Chandra Sheth, of age 27 years, Indian National,  
 residing at 4 - 401, Malabar Building, Near Vani  
 Garden, 1<sup>st</sup> TFS Road, Borivali (W), Mumbai - 400 082.
3. MRS. Pooja Ramesh Sheth, of age 25 years, Indian National,  
 residing at 4 - 401, Malabar Building, Near Vani  
 Garden, 1<sup>st</sup> TFS Road, Borivali (W), Mumbai - 400 082, hereinafter  
 called the "SUBSCRIBERS" (which expression shall unless it be  
 repugnant to the context or meaning thereof mean and include  
 his/her/their respective heirs, executors, administrators and  
 assigns) of the OTHER PART.




#### DEFINITIONS



In this agreement unless the context otherwise implies the words and  
 defined hereunder shall have the respective meanings ascribed hereunder.

1. The singular whenever used herein shall include plural and vice versa.
2. The masculine gender used herein shall include feminine and all neutral gender whenever applicable.
3. "Buildings" means, "PRESHVA NARY RESIDENCE" to be constructed  
 by the Promoter at the said site particularly hereafter described  
 in the Schedule hereunder written particularly.

*For the subscribers*  
*Atk. Prasad*  
*Per. Shrivastava*  




- (i) "Corporate Body / Society / Ltd Co. / Corporation" shall mean any association of persons duly incorporated under any law for the time being in force including a company incorporated under the Companies Act, 1956 a Co-operative Society formed under the Maharashtra Co-operative Societies Act, 1960 and an association of Apartment Owners formed under the Maharashtra Apartment Ownership Act, 1975.
- (ii) "Government" means the government of the State of Maharashtra.
- (iii) "Land" means the land as described in the schedule hereunder written.
- (iv) "Property" means the building/buildings and the land hereon.
- (v) "Tenancy Patta Act" means the Maharashtra Patta (Regulation of the Possession of Construction, Sale, Management and Transfer) Act, 1962 as amended upto date.
- (vi) "Partnership"
- in relation to a Company means Company incorporated under the Companies Act, 1956 and shall mean and include its successors and permitted assigns.
  - in relation to a Partnership it shall mean and include partners whose names and addresses have been furnished and returns thereof from time to time and persons or number of them and the heirs, executors, administrators of the last partner and their permitted assigns.
  - in relation to HUF (Hindu Undivided Family) it means HUF recognized under Hindu Law.
  - in relation to Corporations it means Body Corporate established under any Special Act of Parliament and/or State Legislature such as LIC, GIC.
  - in relation to TRUST means Trust constituted and established under the Indian Trust Act formed by a Deed of Settlement, Will or otherwise or a public trust registered under any trust public trusts act or regulation in force from time to time.
- (vii) "Premises" means the Shop/Office/Flat/warehouse where any other premises and/or other necessary accessories thereto as are specified hereafter agreed to be acquired by Partners under this Agreement.



Agreement dated  
20th March 2014  
P. M. 2014



WHEREAS:

- (a) One Mr. Tulas Das Pannatal Bokra was seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land together with the building known as Pannatal Terrace and a old chawl and another building known as Lalaya Bhawan standing thereon situate lying and being at Pando Sahakar Road, Noida (East), Munbai-435 GST bearing Old Survey No. 125, New Survey No. 324, House Nos. 7 and 8 (plots corresponding to C.T.S. Nos. 4225, 4226-1 to 15 of Village Noida (East), Tahsil Noida in all amounting to 1488 sq. meters in the Registration Sub-District and District of Munbai Sub-Union (hereinafter for brevity's sake referred to as the said property);
- (b) By virtue of the deed of partition and release dated 21st July, 1964 made between Pannatal (underlain) Bokra called the Party of the First Part, Tulas Das Pannatal Bokra called the Party of the Second Part, Latha Bai Pannatal Bokra called the Party of the Third Part and Tulas Das Pannatal Bokra called the Tulas Das Pannatal Bokra called the party of the fourth part, whereby the Parties Bokra have stood and released thereon all right, title and interest in the said property in favour of the said Tulas Das Pannatal as therein mentioned. The said deed of partition and release dated 21st July, 1964 is duly registered with the Sub-Registrar of Munbai under Serial No. 2109 of 1964 in Book \_\_\_\_\_ of \_\_\_\_\_ dated \_\_\_\_\_ April, 1970.
- (c) In pursuance of the said deed of partition and release dated 21st July, 1964 the name of the said Tulas Das Pannatal Bokra is entered in the Property Card \_\_\_\_\_
- (d) That by an agreement dated 1st June, 1970 made between the said Mr. Tulas Das Pannatal Bokra (herein called the Vendor of the one part and Mrs. Bokra Baidars (herein called the Purchasers of the other part, the said Mr. Tulas Das Pannatal Bokra agreed to grant the development rights of the portion of land forming part of the said property amounting to 827 sq. yards i.e., equivalent to 422.65 S.A. 414 sq. meters (hereinafter the said portion amounting to 827 sq. meter for brevity's sake referred to as the said portion of land) at or for the price and upon the terms and conditions therein mentioned.



*The Sub-Registrar Noida*  
*M.A. Baidars*  
*P.H. Baidars*

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- (d) In pursuance of the said agreement dated 1st June, 1973 the said Mrs. Sotira Sarkiss has constructed the building known as Lalaji Shavan on the said portion of land comprised of ground and three upper floors and have sold the constructed premises therein on ownership basis to various purchasers and the Flat Owner herein are in possession of their respective Flats in the said building Lalaji Shavan standing on the said portion of land, but yet the Flat Owners had not formed and registered the society in the said building known as Lalaji Shavan.

- (e) By a deed of conveyance dated 14th April, 2007 made between the said Mr. Tulinder Parmal Singh Haroon called the Vendor of the one part, Mr. Nagji Kashwanji Riba Haroon called the Purchaser No.1 of the second part and Mr. Natin V. Patel Haroon called the Purchaser No.2 of the third part, the said Mr. Tulinder Parmal Singh said and/or transferred the said property to and in favour of the Purchaser No.1 (i.e. Mr. Nagji Kashwanji Riba) and Purchaser No.2 (i.e. Mr. Natin V. Patel) in the ratio of 52%-48% being their respective share in the said property for the price and covenants therein mentioned.



- (f) A deed of confirmation dated 29th January, 2012 made between the said Mr. Tulinder Parmal Singh Haroon called the Vendor of the one part and the said Mr. Nagji Kashwanji Riba Haroon called the Purchaser No.1 of the second part and the said Mr. Natin V. Patel Haroon called the Purchaser No.2 of the third part, the parties herein have rectified the deed of conveyance dated 14th April, 2007 as therein mentioned.

- (g) The said deed of conveyance dated 14th April, 2007 was not registered within the prescribed time limit as per the provisions of the (Indian Registration Act, 1908) and is the reason therefor Mr. Tulinder Parmal Singh expired on 20th January, 2012 and therefore by a deed of confirmation dated 27th April, 2012 the legal heirs of the said Mr. Tulinder Parmal Singh confirmed the said deed of conveyance dated 14th April, 2007 signed and executed by the said Mr. Tulinder Parmal Singh in favour of Mr. Nagji Kashwanji Riba & Mr. Natin V. Patel. The said deed of confirmation is duly registered with the Sub-Registrar of Assurances at Baramulla-4 under Serial No.808 10-04105-2012 on 27th April, 2012.



*In witness whereof*  
*At Baramulla*  
*10/04/2012*

- (ii) The said deed of rectification dated 26th January, 2008 was not registered within the time limit prescribed as per the provisions of the Indian Registration Act, 1908 and therefore by a deed of confirmation dated 27th April, 2010 the parties therein confirmed the said deed of rectification dated 26th January, 2008. The said deed of confirmation is duly registered with the Sub-Registrar of Assurances at Bhopal-6 under Serial No.208/10-24156-2010 on 27th April, 2010.
- (iii) By a letter dated 7th May, 2010 the said Shri. Satish Bhatnagar has given their no objection for the proposed re-development of the said portion of land.
- (iv) By the Deed of Conveyance dated 24th November, 2012 made between the said Mr. Megh Keshari Ritz therein called the Vendor of the one part and Promoter herein therein called the Purchaser of the other part, the said Mr. Megh Keshari Ritz transferred and conveyed his 32% undivided share, right, title and interest in the said property to and in favour of Promoter herein for the price and covenants therein mentioned. The said deed of conveyance is duly registered with the Sub-Registrar of Assurances at Bhopal-6 under Serial No.891/11-11126-2012 on 16th December, 2012.
- (v) By another Deed of Conveyance dated 14th November, 2012 between the said Mr. Satish V. Patel the owner of the said Patel Construction Co., therein called the Vendor of the one part and Promoter herein therein called the Purchaser of the other part, the said Mr. Satish V. Patel the sole proprietor of M/s. Patel Construction Co., sold, transferred and conveyed his 48% undivided share, right, title and interest in the said property to and in favour of Promoter herein for the price and covenants therein mentioned. The said deed of conveyance is duly registered with the Sub-Registrar of Assurances at Bhopal-7 under Serial No.891/11-10118-2012 on 16th December, 2012.
- (vi) The said Property stands in the City Survey Records in the name of the Promoter.
- (vii) In the circumstances herein above Promoter is exclusively and absolutely entitled to the said property as the owner thereof.
- (viii) The Promoter has entered into various agreement for alternate accommodation as aforesaid with the Tenants/occupants.



By *[Signature]*  
 Mr. Satish V. Patel  
 P. O. Bhopal

Panvel Terrace and the Flat Owners of the (Ajay) Reson for providing them an alternate parking lot in the building to be constructed on the said property.

- (ii) Accordingly, the Promoter is absolutely entitled to construct the building on the said property with the right to use the F.E.I. and F.E.N. and is entitled to deal with or dispose of the proposed construction of the building for such consideration, as it deems fit and proper.

- (iii) The Promoter has also entered into an agreement with Architects registered with the Council of Architects M/s. Sardesai Vithore & Associates and such agreement is as per Agreement prescribed by the Council of Architects and the Promoter has appointed a structural design and drawings of the building and the Promoter accept the professional supervision of the Architects and the structural Engineer of the completion of the building.

- (iv) The Promoter has got the building plan approved from the M.C.C. Mumbai, I.O.S. bearing No. CMR/MSR/4133/P/127 (MSR) dated 18th May, 2014 and obtained the Commencement Certificate for the commencement bearing No. CMR/MSR/4133/P/127 dated 12th October, 2014 and further extended on 12th February, 2016 for the construction of the said building on the property more particularly described in the Schedule written. The Promoter shall get the said approved plan sanctioned for the further construction of the upper floors on the said property. While submitting the revised building plan, Municipal Corporation of Greater Mumbai has imposed certain terms and conditions in accordance therewith. The Promoter has given written undertaking to the Municipal Corporation of Greater Mumbai. The copies of the said I.O.S. and C.C. are enclosed and marked as Enclosures "1" & "2" respectively.

- (v) As a result of the aforesaid the Promoter is entitled to and is entitled to construct building to be known as "KESHAV SHIV RESIDENT" to be constructed and to deal with and dispose of the premises being constructed therein. The Promoter has sanctioned the construction work in accordance with the rules and regulations and for the terms and conditions incorporated while submitting the plan.



For the Promoter, M/s. Keshav Shiv Residents

M. H. Sheth

M. H. Sheth

- (b) While sanctioning the said plan the concerned Local Authority and/or Government has laid down certain terms and conditions stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and the said building and upon the observation and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned Local Authority. Such terms and conditions shall also be fulfilled and/or complied by the flat purchaser individually and/or jointly by him. Monthly being levied and regulated.

- (c) The Purchaser's demanded from the Promoter and the Promoter has given to the Purchaser's possession of all the documents of title relating to the said property and the plans, designs and specifications prepared by the said Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the promotion of construction, Sale Management and Transfer) act, 1963 (hereinafter referred to as the said Act) and the Rules made there under and the Purchaser has acknowledged the title of the Promoter in respect of the property and has not raised any requisition or objection for the same and shall be liable to ascertain who such requisition or objection is made by the Purchaser's.



- (d) A copy of Certificate of title issued by the Government & Solicitors of the Promoter, showing the title of the Promoter to the said property, at which the proposed flat/apartment/floor are being constructed and the copy of the extract of property register cards and the copy of the floor plan of the Premises are annexed hereto and marked as Annexures "2", "3" & "4" respectively.

- (e) The said building is constructed for the purposes of residential and commercial purpose only and Purchaser's shall not be allowed to use the same for any other purpose without obtaining the written consent from the Promoter.



- (f) The Purchaser's has/has not requested the Promoter to sell to the Purchaser's a Flat and/or any other premises bearing his/their share in the ~~PROMOTER'S~~ floor measuring ~~1000~~ sq. ft. or more and more particularly shown and ascertained by ~~the~~ colour on the floor plan annexed hereto (hereinafter for brevity's sake referred to

Dr. B. R. Chaudhary, Advocate  
 P. H. Singh

as the said premises) with right to use the Parking space as may be allotted by the Promoter.

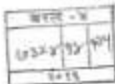
- (iv) The Purchaser's heretofore entered into this agreement with full knowledge of all the terms and conditions contained in the documents, reports, plans, orders, schemes, etc., recited and referred to above.
- (v) Relying upon the said application, declaration, indemnity and agreement contained in this agreement the Promoter agrees to sell to the Purchaser, the said Premises at the price and on the terms and conditions hereinafter appearing.
- (vi) Under Section 8 of the said Act, the Promoter is required to execute an Agreement for Sale of the said premises in the Purchaser's favor being present or hereinafter appearing.



AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO AS FOLLOWS:

1. The contents of the above form integral part of this agreement and the same set out and incorporated in the operative part.

2. The Promoter shall construct or cause to be constructed the said building consisting of ground, upper ground floor, 1st podium, 2nd podium and fourteen or more upper floors of the building to be known as "KESHAV SHIV HEIGHTS" on the said property more particularly described in the Schedule hereunder written and shown with the red color boundary on the floor plan annexed and marked as Annexure "B" hereto (the said property and the said building "KESHAV SHIV HEIGHTS" are hereinafter collectively referred to as the "said property") in accordance with the plan, design, specification, approved by the Municipal Corporation of Greater Mumbai and which have been inspected and approved by the Purchaser with such variations, modifications and alterations as the Promoter may consider necessary or as may be required by the Municipal Corporation of Greater Mumbai Government to be made in them or any of them and the Purchaser's hereby gives an irrevocable consent, power and authority to the Promoter to etc.



*As Represented by*  
*for the Promoter*  
*P. J. Shah*

after, vary or modify from time to time the said plan, design, specification, including for present and further construction whether on the same building or otherwise, provided that the Promoter shall have to obtain consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the premises of the Purchaser and that no further consent of the Purchaser is required for any modification or amendment of the plan including for additional extension to the building to be constructed on the said property.

5. The Purchaser hereby prior to the execution of this Agreement certifies that he/she/it has/has not prior to the date of the Promoter in the said property and he/she/it shall not be entitled to further investigate the title or raise any matter relating to the title of the said property and no requisition or objection shall be raised by the Purchaser in any manner relating thereto. A copy of the certificate of title issued by M/s. VML & CO. Solicitors, is hereby annexed and marked as Annexure "B".



6. The Purchaser hereby agrees to purchase from the Promoter hereby agrees to sell to the Purchaser the No. 100 admeasuring 1000 sq. ft. in extent CONTIGUOUS floor and above and surrounded by RED coloured boundary line on floor plan thereof hereto annexed and marked as Annexure "C" is the building known as "KARNATAK SONY HEIGHTS" to be constructed on the said property with amenities as per the list annexed hereto and marked as Annexure "D" (which is inclusive of the full area of covered balconies, etc.), (hereinafter for brevity's sake referred to as the said premises) at the following price of Rs. 1.25 OF 100/- (Rupees One Crore Twenty Five Lacs Eighty-Seven Thousand Eight Hundred and Twenty Only) including the proportionate price of the common areas and facilities appertaining to the said premises, is the following manner:

- (a) Rs. 1.25 OF 100/- (Rupees One Crore Twenty Five Lacs only) as full consideration or, or before execution of this Agreement (the receipt whereof the Promoter shall hereby admit and acknowledge and of and from the same and every part

By Signature of M/s. VML & CO.  
For the Promoter  
P. M. Lakshmi

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- (ii) 4% of the total consideration amount within a period of 7 (seven) days of completion of 50% floor slab of the said building;
- (iii) 4% of the total consideration amount within a period of 7 (seven) days of completion of 10% floor slab of the said building;
- (iv) 4% of the total consideration amount within a period of 7 (seven) days of completion of 10% floor slab of the said building;
- (v) 4% of the total consideration amount within a period of 7 (seven) days of completion of 10% floor slab of the said building;
- (vi) 4% of the total consideration amount within a period of 7 (seven) days of completion of 10% floor slab of the said building;
- (vii) 4% of the total consideration amount within a period of 7 (seven) days of completion of 10% floor slab of the said building;
- (viii) 4% of the total consideration amount within a period of 7 (seven) days of completion of 10% floor slab of the said building;
- (ix) 4% of the total consideration amount within a period of 7 (seven) days of completion of 10% floor slab of the said building;
- (x) 4% of the total consideration amount within a period of 7 (seven) days of completion of 10% floor slab of the said building;
- (xi) Balance of 4% of the total consideration amount within a period of 7 (seven) days of completion of 10% floor slab of the said building;

The time for payment of each of the instalments and the Purchaser shall be liable to and after the date of delivery of possession of the said premises to the Purchaser, and in the event of default of payment of any instalment, the Purchaser shall be liable to pay to the Promoter, out of the said amount, interest at the rate of 24% per annum on all amounts due and payable by the Purchaser under this agreement, if any such amount remains unpaid for seven days or more after becoming due.

5. The Purchaser agrees to pay to the Promoter interest at 24% per annum on all amounts due and payable by the Purchaser to the Promoter under the terms of this agreement, and in the event of default of payment of any instalment, the Purchaser shall be liable to pay to the Promoter, out of the said amount, interest at the rate of 24% per annum on all amounts due and payable by the Purchaser under this agreement, if any such amount remains unpaid for seven days or more after becoming due.

Interest = 24%		
8,52,200	24%	2,04,528
8,52,200		

*Dr. Subramanian*  
*M. N. G. S. S.*  
*1st floor*

8. In the event of the Purchaser's making any default in payment of any instalment of the purchase price under other payments under this agreement or their due date and/or in observing and performing any of the terms and conditions of this agreement and the default continuing, (a copy of Seven (7) days notice to be sent by the Promoter to the Purchaser to remedy the default, the Promoter will be entitled to terminate this agreement by giving termination notice in which event the consequences hereafter set out shall follow:

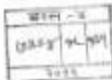
- (a) The Purchaser shall cease to have any right or interest in the said Premises or any part thereof;
- (b) The Promoter shall be entitled to sell the said Premises at such consideration and on the terms and conditions in such other notice or partly as the Promoter may in its absolute discretion deem fit;
- (c) on the realization of the entire sale consideration from the new Purchasers of the said Premises the Promoter shall refund to the Purchaser the amount paid by the Purchaser to the Promoter in pursuance of this agreement after deducting therefrom:

20% of the purchase price/instalment money of the said Premises (which is to stand forfeited by the Promoter); the taxes and outgoings, if any, due and payable by the Purchaser in respect of the said Premises upto date of termination of this agreement;

the amount of interest payable by the Purchaser to the Promoter in pursuance of this agreement from the date of default in payment till the date of termination of this agreement;

- (d) In the event of the said resale price being less than the purchase price mentioned herein, the amount of deficit; and
- (e) The costs incurred by the Promoter in making a new layout for the said Premises.

9. The fixtures, fittings and equipment to be provided by the Promoter in the said premises are in the said building and in the said premises are as per the list annexed hereto and marked as



*As per the list of fixtures, fittings and equipment attached hereto.*  
*P. M. S. H. S.*

*(Signature)*

Annexure- "B" and the details of common areas and facilities as per the list enclosed hereto and marked as Annexure- "C".

8. In the hereinafter about the building and/or in some places the area of the Premises may have been described in terms of built up area. In such case the built up area of the building shall mean and include:
- area of all floors measured from exterior faces of the building including: Porches, lobbies, stairways, lifts, balconies, car parking, Car Lifts, Air Deck Area;
  - Stairways, lobby, lift, machine room, lobby at service level;
  - Entrance lobby, lift, stairways, lobby at 4th floor;
  - Reception Floor if provided;
  - Service Floor if provided;
  - Club room if provided;

The built up area for any Premises shall be in the same proportion as of carpet area of a Premises to the carpet area of all the Premises of the said building.

9. The Percentage of the undivided interest of the common area and facilities limited or otherwise in the said premises shall be in proportion of the carpet area of the premises to the carpet area of all the Premises of the said building.

10. The Purchaser(s) agree(s) to comply with all the terms and conditions imposed by Municipal Corporation of Greater Mumbai while sanctioning the proposed building plan. The Purchaser(s) agree(s), undertake(s) and warrant(s) to comply with and abide by all the undertakings and indemnities given by the Promoter to MCGM while getting the plan of the building sanctioned by MCGM and to pay proportionate charges if any levied and to hold indemnified the Promoter against any breach thereof and any action which may be taken by MCGM and the consequences thereof. The Purchaser(s) agree(s), undertake(s) and warrant(s) to comply with and abide by all the undertakings and indemnities given by the Promoter to MCGM while getting the plan of the building sanctioned by MCGM and to therefore the Purchaser(s) agree(s), undertake(s) and



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16	17	18

*[Signature]*

*Attestation of the Promoter*  
*Attestation of the Purchaser*  
*[Signature]*

agrees to comply with the undertakings given to the MCOB in respect thereof and shall indemnify the MCOB and other authorities against any damage, loss, not caused due to any act of omission or commission on the part of the said purchaser.

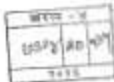
14. The Promoter has made full and free disclosure of the nature of its title in the said property. The Promoter, however, agrees that before vesting the said building and the said property in favour of the society of acquirers of premises in the building, the Promoter shall ensure that the said property is free from all encumbrances save and except the encumbrances on the 7/12 extract and Property Card or extract of such document vesting the same which may be by way of a mortgage or any other document which the Promoter may decide in its absolute discretion (hereinafter referred to as the vesting documents).

15. The Purchaser hereby grants (hereinafter) irrevocable power and consent to the Promoter and agrees:-



Even after the vesting documents as may be permissible under law is executed the Promoter shall still be entitled to file FSI and TDR in respect of the said property and the property more particularly described in the Schedule hereunder within whether available at present or in future providing the balance of FSI, TDR, the additional FSI, surplus FSI and TDR, available under D.C. Rules then time to time and/or by any special notification, modification of present Rules and Regulations granting FSI, surplus FSI or FSI available in one of the said vesting, set back, reservation if any, or otherwise hereunder.

16. Even after the vesting documents for the vesting rights of the property is executed in favour of the Purchaser under which the Promoter shall be entitled to FSI and TDR and surplus FSI or FSI available in one of the said vesting, set back, reservation if any, or otherwise hereunder in respect of the said property and shall have right to consume the same in any manner whatsoever.



सह प्रमुख अधिकारी  
श्री. वंदन ड  
पुणे

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- 6) That the Promoter shall be entitled to develop the said property lots by constructing and/or making additions to the said building and/or by constructing additional structures as well as to avail of the full FSI permissible at proper or in future for the said entire property including for example, lift, passages, by way of widening of existing FSI, TDR, new FSI or FSI available in law of the land existing, as back, reservation if any, or otherwise however which may be available on the said property or attached otherwise however and including putting up any "Additional Construction" as mentioned above and the Promoter being the sole and appropriate to itself the entire sole proceeds thereof without the Partnership or other partners or parties in such building or buildings and/or their common organization having any claim therein or in any part thereof. The FSI, TDR or FSI available in law of the land existing, as back, reservation if any, or otherwise however of any lot and further and/or additional construction shall always be the property of the Promoter who shall be entitled to sell, deal with, dispose of, sell interest in, mortgage, lease, transfer the Promoter chooses. The Partnership shall not have any objection and/or claim regarding it in any cooperative and/or damages including the compensation for inconvenience and/or nuisance while the said building is in use on the said building or the additional building as mentioned above in this agreement is covered by. The Promoter shall be entitled to convert such FSI, TDR or FSI available in law of the land existing, as back, reservation if any, or otherwise however by using full or part in any structure including the said building and/or putting additional structures and/or by way of extension of any structure. The document creating the title of the said property, building, etc., and transfer of rights and/or benefits of the Building as hereinafter mentioned shall be subject to prior plan to the aforesaid reservation. It is hereby agreed that the Promoter will be entitled to reserve the rights for floorings and rights of house of walls around the said building to be constructed and shall be entitled to receive the profits and the said consent shall be incorporated upon the transfer documents as and when the same is completed in favor of the society or a limited company or condominium or association as the case may be.



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*[Signature]*

*Dr. Srinivas Reddy*  
*M. Srinivas Reddy*  
*P. S. Srinivas*

and the Purchaser shall not be entitled to challenge the said rights or any ground whatsoever. It is further agreed that in respect of the rights reserved by the Promoter for heretofore etc., as herein mentioned the society or a limited company or condominium or association as the case may be shall make the Promoter or its design the member of the society and the Promoter or its design shall pay a sum of Rs.100/- for the share money as well as for the membership fees and the society or a limited company or condominium or association as the case may be shall not be entitled to charge any additional amount for non-occupancy charges or otherwise any other amount or any sum whatsoever for such housing etc., fees levied by the Promoter or its design.

- 2) The Purchaser heretofore inspected the revised approved building plan as also the particulars of the construction in accordance with which the said building is to be constructed. The Promoter shall be entitled to make such changes in the building plan (including change of some of the said floors) as the Promoter may from time to time determine and as may be approved by the MCOB and other concerned authorities and the Purchaser heretofore agrees to the same.



And the Promoter shall be entitled to sell any part or portion of the said building including the pocket terraces attached to the Promoter or heretofore any floor area or basement area like platform adjacent to Road/footpath having separate access from the floor or upper floor or on basement area or walls or part of the said property and/or parking spaces, open parking spaces or otherwise. The terrace space in the said building shall exclusively belong to the Promoter and such terrace space is intended for exclusive use of the Promoter and the Promoter shall be entitled to use and also deal with and dispose off the same to any person or persons as they may think fit and proper. The Promoter or its design shall give the access to the terrace for service purpose of water tank and other as may be required thereon and not otherwise. The Society or its members shall have no right to object to the use or ownership of the said the pocket terraces attached to the Promoter or heretofore any floor area or basement area



By Signature of  
M. M. M. D. S.  
P. M. S. S.

Purchaser's under possession of the said building is handed over to the society of the Purchasers of the premises and vesting document is executed. The aforesaid tenants or such of them as the Promoter may deem fit will be incorporated in the vesting document. They shall run with the property.

14. The Purchaser's agree and undertake to pay at the amounts payable under this Agreement as and when called upon by the Promoters and the Promoters are not bound to give any notice and the absence thereof shall not be admitted as an excuse for non payment of any amount due on the due date. The Purchaser's further agree and undertake to observe and perform the terms, conditions and covenants contained in this agreement and to keep the Promoter indemnified against the said payments and observance and performance of the said terms, conditions and covenants to be observed and performed by the Purchaser's under this Agreement.



Purchaser's agent, and so too for any reason whatsoever to the Promoters any of the amounts or dues payable by the Purchaser's under the terms and conditions of this Agreement whether before or after the delivery of possession within the time herein specified and if the Purchaser's in any way fail to perform and/or observe any of the terms and conditions and covenants herein contained as their part to be observed and performed then this agreement shall stand void and terminated and the earnest money and all other amounts so far paid by the Purchaser's shall be refunded to the Purchaser's and the Purchaser's hereby agree to forfeit all their right, title and interest in the said premises and in such an event, the Purchaser's shall not be liable to immediate appointment as trespasser; However, the right given under this clause to the Promoter shall be without prejudice to any other rights, remedies and claims whatsoever of the Promoters available against the Purchaser's under this Agreement and/or otherwise. The Promoter shall not be liable in any way limited to the Purchaser's in such case of refund of amount or otherwise.



*Dr. Manoj Kumar*  
*M. P. M. D.*  
*11/5/16*

15. The Promoter at its risk and responsibility may seek from Government assistance for development of the said property in which the said Promoter is situated and as a security for the payment thereof it may create Security on the said property. The Purchasers hereby consent to the Promoter seeking such loan and/or financial assistance on such terms and conditions as the Promoter may deem fit and proper; however, the Promoter shall pay the said loan on the said property at the time of occupation of the same in favor of the Society being registered in favor thereof by the Purchasers of the various premises in the building.

16. The Promoter hereby agrees to observe pattern and comply with all the laws, conditions, stipulations and restrictions, if any, which may have been imposed by WCDM at the time of sanctioning the said plots or described plots in hereafter and shall, before taking over possession of the said premises to the Purchasers, obtain from the concerned local authority necessary clearance of the said premises and thereafter the completed and performed to the Purchasers.



17. The possession of the said premises shall be to the Purchasers after the said premises are ready for occupation and the Occupation Certificate is issued by WCDM provided that all the amounts due and payable by the Purchasers under this Agreement have been paid to Promoter from time to time without committing any default in payment thereof and the Purchasers have complied with and/or have observed and performed all the terms and conditions of the Agreement. The Purchasers shall take possession of the said premises within a period of 15 (fifteen) days from the Promoter giving written notice to the Purchasers intimating the said premises is ready for use and occupation.

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18. (i) The possession of the said premises shall be delivered to the Purchasers on 28th.12.85

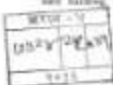
(ii) Notwithstanding anything contained in the contract made by Promoter hereto that not more any liability if it is created

*[Signature]* 23/12/85  
 Mr. Pankaj B.  
 P. J. 1986



to deliver possession of the said premises to the purchaser only if the completion of the project is delayed by reason of non-availability of steel and/or cement or other building materials or water supply or electric power or by reason of water and sanitation or any act of God or if non-delivery of possession is as a result of any action, order, rule or notification, of the Government and/or any other Public or Quasi-public Authority or of the Court or for any other reason beyond the control of the Promoter and in any of the aforesaid events the Promoter shall be entitled to reasonable extension of time for giving delivery of possession of the said premises.

18. If for any reason the possession of the said premises is not given to the Purchaser within the time specified in Clause 15(a) above, or within any further date or dates agreed to by and between the Promoter herein, then and in such case, the Purchaser may or may not elect to terminate this Agreement after giving 15 days written notice to the Promoter terminating this Agreement, in which event the Promoter shall within a period of 30 days from receipt of such notice refund to the Purchaser all the aforesaid amount received by the Promoter from time to time from the Purchaser in respect of the said premises along with simple interest on such amounts at the rate of 8% per annum from the date of receipt of repayment. It is agreed that upon the termination of this Agreement by the Purchaser, the claim of the Purchaser shall be restricted to refund of amount paid with simple interest @ 8% p.a. Thereon and that the Purchaser shall not be entitled to claim for loss, damage or/or mental trauma or otherwise. Neither party shall have any other claim against the other in respect of the said premises or arising out of this Agreement and Promoter shall be at liberty to sell and dispose off the said premises to any other person at such price and upon such term and conditions as Promoter may deem fit. If as a result of any regulatory order or regulation or direction of the Government or Public Authority, the aforesaid work, building is not completed and/or the possession of the said premises is not given to the Purchaser, the only responsibility and liability of Promoter will be to pay back to the Purchaser and the several other persons who have purchased or who may purchase hereafter the said premises and other portions in the said building, the total amount that may be received by the



*[Handwritten signature]*

*[Handwritten signature]*  
 P. J. SINGH

However, but without any interest thereon and save as aforesaid neither party shall have any right or claim against the other under or in relation to this Agreement, or otherwise hereunder. The amount so referred shall be in full and final satisfaction and settlement of the claim of the Purchasers under this Agreement. The Purchasers agree that receipt of the said refund by cheque from the Promoter by the Purchasers by registered post acknowledgement due at the address given by the Purchasers in these presents whether the Purchasers accept or enclose the cheque or not, will amount to the said refund.

20. (i) Upon possession of the said premises being delivered to the Purchasers hereunder they shall be entitled to the use and occupation of the said premises and thereafter hereunder they shall have no claim against the Promoter in respect of any work in the said premises which may be required to have been carried out or completed.
- (ii) Provided that if within a period of one year from the date of handing over the said premises to the Purchasers the Purchasers bring to the notice of the Promoter any defect in the said premises or the material used in the construction of the said building, then, insofar as possible, such defects or unsatisfactory changes shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects or unsatisfactory changes, then the Purchasers shall be entitled to receive from the Promoter reasonable compensation for such defect or change. However, if the Purchasers carry out any alteration or addition or change in the said premises and in the said building without obtaining prior written permission of the Promoter and the concerned authorities whenever required, the liability of the Promoter shall come to an end and the Purchasers alone shall be responsible to rectify such defect or change at their own cost.

21. The Purchasers shall on or before taking possession of the said premises keep deposited with the Promoter the following amount:

Rs. 1000/-	
3333	2222
Total	

By \_\_\_\_\_  
 Date \_\_\_\_\_  
 P. 12/10/19

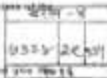


person or persons the society if any shall admit at the request of the Promoter such person as the member and issue the share certificate upon the said person paying membership and share money or Rs. 100/- and supply shall not be entitled to demand any transfer fees or donation or any other amount in any manner whatsoever from the said person or persons Promoter.

20. The Promoter hereby declare that the floor space is available in respect of the said property and the Promoter has already located the same along with TDR and FSI. Further FSI being consumed for construction of the said building on the said land and that no part of the said floor space is available for use by the Promoter members for any purpose whatsoever. The residual F.S.I. (F.S.I.), TDR and further FSI or any other FSI available on any date whatsoever in future in respect of the said property at the time of execution of this agreement shall be that of the Promoter and the same shall be consumed by the Promoter without the permission of the Purchaser and/or the Registered Society. (The date may be at any time in future even registered).



21. Even after the said property as herein before situated at the said building "SEEMAY SURY HEIGHTS" is assigned and any Govt. sanction is available in favour of the Society, the Promoter will be entitled to make additions, floors, alterations or put up any additional structures as may be approved by the local authority or the Government of Maharashtra or any other competent authority so as to consume the entire available F.S.I. and TDR or any other available F.S.I. further FSI or otherwise any F.S.I. is any form whatsoever on the said property. Such additions, structures or floors shall be the property of the Promoter and the Promoter will be entitled to dispose off the same in any manner as they deem fit without adversely affecting the said property of the Purchaser.



22. The Purchaser's agrees and undertakes to permit and give the Promoter all facilities for making any additions, alterations or to put up any additional structures or floors on the said property even the

*22. Purchaser's agrees and undertakes to permit and give the Promoter all facilities for making any additions, alterations or to put up any additional structures or floors on the said property even the*

said property is assigned in respect of the said property is executed in favour of the Society. The Purchaser further agrees and undertakes not to object to such assignment on the ground of residence, occupancy and/or for any other reason. The society as formed shall assign the new premises Purchaser as member of the society on giving the membership fees and admission fees and shall not demand any amount in any other manner whatsoever by way of transfer fees, stamp duty etc. or in any other name whatsoever.

27. It is hereby expressly agreed that the Promoter shall be entitled to sell the Shop/Office/Flat/House/ flats (including spaces) hereunder any floor area or description area like podium adjacent to the premises having separate access from the floor or upper floor as an amenity area or walk or part of the said property or garden parking spaces, open parking spaces or otherwise and/or any other premises etc. in the said building and other structures on the said property for any other use that may be permitted by the Municipal Corporation, of Greater Mumbai and other authorities in the said behalf and that the Purchaser or his/her agent permit the said structure and premises shall not object to the use of any of the said Shop/Office/Flat/House/ flats (including spaces) hereunder any floor area or description area like podium adjacent to the premises having separate access from the floor or upper floor as an amenity area or walk or part of the said property or garden parking spaces, open parking spaces or otherwise and/or any other premises etc. for the aforesaid purpose at any time in future by the respective Addressee/Purchaser himself. The Purchaser agrees to bear and pay increase in local taxes water charges, insurance and such other taxes, if any, which are imposed by the concerned local authority and/or government and/or other public authority on account of change of use of the said Shop/Office/Flat/House/ flats (including spaces) hereunder any floor area or description area like podium adjacent to the premises having separate access from the floor or upper floor as an amenity area or walk or part of the said property or garden parking spaces, open parking spaces or otherwise and/or any other premises etc. by the Purchaser or, use for any purposes other than for the permitted purposes.



For and on behalf of the Promoter

*Sub. Khande*

*P. K. Khande*

to put or additional construction and money and/or assume the balance floor space and/or additional floor space then or any other property in any other manner whatsoever on the said property and the said society shall not object for the same nor claim any right on the said FSI or TDR or construction in any manner whatsoever.

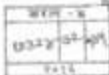
21. Any delay or indulgence shown by the Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Promoter for any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter.

22. The name of the building shall forever be "LEHAP BORY BUILDING" and the name of the society shall be forever "LEHAP BORY CO-OPERATIVE SOCIETY LIMITED" or as the members may decide hereafter.



The Purchaser for himself/his/her/heirs with intention to bring the same into whatever lands the said premises may come within hereby covenants with the Promoter as follows:

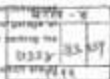
- (i) Shall not use the said premises for any purpose other than the purpose for which it is allowed by MCDDO nor use the same for any purpose which may or shall in future nuisance in the building or to the owners or occupants of the neighboring property nor for any illegal or any immoral purpose.
- (ii) Shall not throw any dirt, rubbish, garbage or other refuse or permit the same to be thrown in or from balconies and platform or in the compound of the said building or any common terrace.
- (iii) Shall not hang the cloth for drying nor shall hang any articles outside the window or in the lobby nor shall affix the sign which is not approved by the Promoter.
- (iv) Shall not affix the sign board outside the said Premises or on the lobby or entrance of any floor lobby without prior written



*Signature*  
*Shri. Manish D.*  
*For Society*

permission of the Promoter of the society as and when the same is formed.

- (vi) Shall regularly pay a maintenance charges on all the house as they be called upon by the Promoter till the date of handing over charge of the said premises to the authorized person or to the case may be on or before 30th of April and every month thereafter, the purchaser shall bear and pay interest @ 10% p.a. on the defaulted amount and for the delayed period.
- (vii) Shall use the common areas, amenities and facilities jointly with other flat purchasers and shall not make any exclusive right into or interest within these any state or foreign.
- (viii) Shall not let, sublet, sell, transfer, convey, assign, mortgage, charge or in any manner encumber or deal with or dispose off or part with her/his/their interest or the benefit of this agreement or any part thereof in the said premises with all her/his/their dues or whatsoever nature owing to the Promoter or fully paid whether it has become due or not and any of the Purchaser's have not kept fully of breach or of non compliance of any of the terms and conditions of this agreement and till the time, the assignee or transferee referred to is executed, her/his/their shall have no previous consent in writing of the Promoter and the purchaser to whom the said premises are transferred, assigned or given possession and as purchaser of the Promoter shall have to sign all applications papers and documents and in all cases deeds, matters and things as the Promoter and/or the Society may require for safe guarding the interest of the Promoter and in the other premises her/his in the said building.
- (ix) Shall on receipt of possession as provided in the agreement use the Premises as well as additional premises and the adjoining and/or any other premises or any part thereof or vacant the same to be used only for the purpose of permitted use or as may be authorized by the Promoter in writing and as may be permissible in law by her/his/their authorized in that behalf and shall use the Premises or part thereof only for the purpose of keeping or parking the Purchaser's own vehicle.
- (x) Shall not store in the said premises any goods or chattels, furniture, commodities or dangerous nature or any substance as to damage the construction or structure of the said



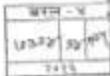
*Dr. M. S. Srinivas*  
*Dr. M. S. Srinivas*  
*P. S. Srinivas*

building or storing of which goods is intended to be consumed local authority and shall not carry or cause to be carried heavy packages which may damage (i) items to damage the storeroom, common passages, lift or any other structure of the said building and (ii) cause any damage to occur in the said building or the said premises on account of negligence or default of the Purchaser or his agent. The Purchaser shall be liable for the consequences of the breach.

- (vi) Shall not demolish or cause to be demolished the same or any part thereof, nor at any time make or cause to be made addition or alteration of whatever nature on or to the said premises or any part thereof, nor any alteration in the position and extent of the scheme of the said building in which the said premises is situated and shall keep the partitions, doors, drains, pipes in the said premises and appurtenances thereto in good repairable repair and condition and in particular, as to its support structure and extend the other parts of the building in which the said premises is situated and shall not steal or in any other manner cause damage to columns, beams, walls, slabs or floor joist or other structural members in the said premises without the prior written permission of the Promoter under the Scheme.

Shall carry out at his/her/his own cost all repair or repairs to the said premises and maintain the same in the same condition, shape and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the said building or the said premises and shall abide by all the bye-laws, rules and regulations of the Government and/or any other public authority.

- (vii) Shall not be entitled to any rebate and/or concession in the price of his/her/his said premises on account of the construction of any other buildings, apart, annex and/or the charges, alterations and additions made in the building or buildings or structures or in account of any advertisement/signage put on the said property.
- (viii) Shall sign all papers and documents and do all other things that the Promoter may require hereafter to do and remove from time to time for more effectively enforcing the agreement under sub-paragraph (i) herein of all persons occupying the remaining portions in the said building or on



for signature of the  
 Mr. Ravi S  
 P. H. S. Ltd.



the said property. In the event of the Purchaser failing to sign any papers required by the Promoter as heretofore provided, this Agreement shall stand terminated and the Purchaser shall have no claim in the said premises or against the Promoter whatsoever except for refund or repayment of the amount paid so far by him/her/their.

- (viii) Shall permit the Promoter and his Engineer and agents with and without workmen and others at all reasonable times to enter upon the premises premises or any part of the building and/or cables, water, sewage, fittings, wires, structures and other conveniences belonging to or serving or used for the said building and also for the purpose of laying down, maintaining, repairing and meeting drainage, gas and water pipes and electric wires and/or similar purposes and also for the purpose of cutting off the water supply to the premises or any other premises in the building in respect whereof the Purchaser or the occupier of such other premises as the case may be shall have committed default in paying therefor their share of the water tax and/or other outgoings and the electric charges.
- (ix) Shall not do or permit to be done any act or thing which may render void or voidable any insurance of any structure or part of the said building or cause any increase in the premium for payment in respect thereof or which may cause any nuisance or annoyance to occupants of the building.
- (x) Shall pay to the Promoter within 7 days from the date of the purchase of the share of security deposit demanded by the Corporation of Greater Mumbai or Government of Maharashtra for giving water, electricity, gas, telephone or any other services connection to the said building.
- (xi) To bear and pay increases in local taxes, water charges, insurance and such other levies if any which are imposed by the Municipal Corporation of Greater Mumbai, and/or Government and/or any other Public Authority on account of change of use of the said premises.
- (xii) Shall observe and perform all the rules and regulations and bye laws of the Promoter and the Society as and when they are being formed.



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 Sd/- M. R. Khushi, Director  
 P. M. SHAM

24. Notwithstanding any other provisions of this agreement the Promoter shall be entitled to their sole and absolute discretion:

- (a) to have a society of Purchasers formed and constituted as contemplated herein;
- (b) to cause to be transferred the said property and the building in favour of such society;
- (c) to cause to be transferred such apartments (and if any, along with the common areas and/or other provisions for benefit of the said property) along with the proposed building to be constructed thereon;
- (d) to decide and determine how and to what manner the infrastructure including the common utility areas such as garden and roads, if any, may be transferred;
- (e) to provide for and incorporate covenants and stipulations and obligations with regard to the provisions for maintaining the infrastructure and common amenities including garden and roads, if any;
- (f) to decide from time to time when and what sort of movement of transfer should be executed.



The Purchasers along with other Purchasers of the said premises in the building shall join in forming and registering the society to be known by **Kastur Bhai Heights Co-operative Housing Society Limited** or such name as the Promoter may decide and the Purchasers shall incorporate the Promoters to enable the Promoter to register the organization of the Purchasers under Section 10 of the said Act within the time limit prescribed by Part 3 of the Maharashtra Co-operative Societies (Regulation of the Promoters of construction, sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchasers if any charges or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

25. The Promoter shall enter one share of the formation and registration of the Society as aforesaid and receipt of the construction/building completion certificate of the building on the said property and after receipt of all the amount due and receivable from the Purchasers, to transfer or to deliver to the Society all the



*As per instructions*  
*Atm. Bhandari*  
*for the*

right, title and interest of the President of the said larger property together with the authority for ensuring the necessary assignment of the said plot of land and the necessary rights of the said building in favour of such society. Such assignment shall be executed keeping the terms and provisions of this Agreement intact as per the President may deem fit and proper.

17. The powers and authority of the society or said Purchasers herein and other Purchasers shall be subject to the overall powers, control and authority of the President in any of the matters concerning the building and other stipulations of the said property, the reconstruction and reconstruction thereof and all alterations affecting to the same and in particular the President shall have absolute authority and control as regards the overall President in carrying out the overall Board.



18. The President shall, if necessary, secured a member or members of the society or said Purchasers to act in respect of their rights and benefits conferred on them. If the President transfer, assign, lost or loses all their rights and benefits at any time in absolute, the consequences shall be that the Purchasers thereof shall become the members of the Society in respect of the said rights and benefits. The President's board with the society will not take any objection to admit such members or transferees as the members of the Society as herein before provided.

19. The Purchasers will be liable to sales, Service Tax, that or any other taxes levied by the government or any local authority, etc., if, however, the transfer of the ownership of the construction or assignment or assignment of any other law, Central or State, the construction is liable to be liable to be as a sale or otherwise, either as a whole or in part and any income or expenses or assignment used or required in connection of or in connection with the sale shall be paid by the said society shall be payable to the society with other Purchasers on demand at any time.

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10/10/10			

*[Signature]*

*[Signature]*  
 10/10/10  
 10/10/10

40. All notices to be served on the Purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) under Certificate of posting at his/her/their address mentioned below:

A - 401, Akshara Building,  
New/Vest Satellite Sector, 17, TPD Road,  
Gurgaon, West Haryana - 122002

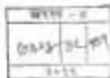
41. The Purchaser(s) shall bear and pay stamp duty in respect of this Agreement, Deed of Assignment and/or any other incidental documents to be executed by the Promoter and shall also present such documents at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Purchaser(s) shall intimate to the Promoter the number under which this Agreement is subject for registration and hereupon the Promoter will attend the said registration office and submit the same for registration thereon.



This Agreement shall always be subject to the provisions of the Governing Documents (Plans, Regulations of the Promoter of Construction, Site Management and Transfer) of 1983 and the rules made there under.

42. The Promoter's Account No. of the parties hereto is as under:

NAME	PANOR NO.
INVENTURE SEJAL REALTORS PRIVATE LIMITED.	AAD006640
MR. DINAKAR S. SETHI	AE0000170
MR. HARDEN S. SETHI	SO0004400
MRS. PUSPA HARDEN SETHI	SO0001770



*For Signature, Mr. Dinakar S. Sethi*  
*Mr. Harden S. Sethi*  
*Mrs. Puspa Harden Sethi*

IN WITNESS WHEREOF the parties hereto have hereunto and to the duplicate hereto set and subscribed their hands and seal on the day and year first hereunto written.

THE UNIVERSITY OF CHICAGO PRESS, 5 EAST LEXINGTON AVENUE, NEW YORK, NY 10017, U.S.A.

an oval piece and parcel of land together with the building known as Parcel 1 known and a orchard and another building known as Liliya Shanon, situated therein, being lying and being at Parcel 1, Suburban Road, Ward 12402, Munster-455 007 bearing 036 Survey No. 126, New Survey No. 124, Huda Bay 1 and 2 (part) corresponding to C.F.S. Nos. 4220, 4221 to 15 of Village Munda (Distt), Taluka Barotia in all comprising 1498.40 sq. meters in the Registration Sub-District and District of Mumbai Sub-Urban.



THE UNIVERSITY OF CHICAGO PRESS

The Pattern of the roof were particularly reported in the four Schistose handover writer and addressing 547 sq. yards i.e. equivalent to 422.85 i.e. 424 sq. meters together with the building standing thereon and known as Lalgal Bazaar.

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THE UNIVERSITY OF CHICAGO LIBRARY

Page No. 1001 by [redacted], Son of the holding given as Master  
His Majesty's Ambassador [redacted], on 11 carpet area visible lying and  
being at Farid Kotla Road, Market East, Wazirpur-69, 107 bearing

Q. Is another possible  
 with number 3,  
 1 of North

Old Survey No. 1126, New Survey No. 208, Mass No. 1 and 2 (part),  
corresponding to C.T.S. Nos. 412B, 412B/1 to 10 of Village- Moted (Distt).  
Taluka Survey is the Registration Sub-District and District of Mumbai  
Suburban.

THE COMMON SEAL of the within named  
ADVENTURE SEAL REALTORS PRIVATE  
LIMITED as perempt to the resolution passed  
by the Board of Directors at their Meeting  
held on \_\_\_\_\_ under resolution  
hereby the "PROMOTER" through its  
Director MR. CHANDU S. SHETH  
who has it taken thereof subscribed his  
signature hereto in the presence of



17A

2.

SIGNED AND DELIVERED by the within named  
PURCHASER:

MR. DHIRAJLAL S. SHETH



17B

10528		30	1954
W-10			

2. MR. KAFDH DHRAJAL SHETH



MR. DHRAJAL SHETH

3. MRS. PUJA KAFDH SHETH



Mrs. Puja Sheth

IN THE PRESENCE OF

1.

2.



SET - 2	
0329	27/07
2016	