

As per Submission

Recd-4662-50m

M. Rs. 5,84,69,700 X 50% = 2,92,34,890/-

Certificate u/s. 32(1) (b) of the Bombay
Stamp Act, 1958.

20/2/29

Office of the

Collector of

Case No.

Date 21/09/07

Received from Shri

residing at

stamp duty of Rs.

vide challan No. 19

Certified under

Bombay Stamp Act, 1958

of Rs. 2,93,300/-

with which this instrument

has been paid vide article No. 5 (B-9)

of schedule.

This certificate is subject to the provisions

of section 53-A of Bombay Stamp Act, 1958.

Place. Borivali

Date. 21/09/07

Collector of Stamp

Borivali



DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made at Mumbai on this 29th day of September in the Christian Year Two Thousand Seven BETWEEN **M/S.GAURI ENTERPRISES**, a registered partnership firm, having its office at Matruchhaya Building, Shimpoli Village, Borivli(West), Mumbai 400 092 hereinafter called "**OWNERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their his or her assigns) of the One Part; and **.SHUBHJIVAN BUILDERS PRIVATE LIMITED**, a Private Limited Company under Companies Act, 1956 having its office at 301, Goyal Shopping Centre, S.V.Road, Borivli (West), Mumbai 400 092 hereinafter called "**THE DEVELOPERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and permitted assigns) of the Other Part:

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WHEREAS:

- (a) Shri Vishwas Ramkrishna Patil and others (for short "the First Original Owners") being the original owners of the property described in the First Schedule hereunder written (for short "the First Property) have by an agreement dated 13th September 2004 duly registered with the Sub-Registrar of Assurances at Bandra-6 under Sr.No.9599 of 2004 granted development rights in respect of their property more particularly described in the First Schedule hereunder written to the Owners herein for the consideration and on the terms and conditions therein set out and pursuant to the said agreement the said first Original Owners put the owners herein in possession of the said property in part performance and have also executed and delivered an irrevocable power of attorney dated 24th September 2004 in favour of two of the partners of the owners and which has been registered with the Sub-Registrar of Assurances at Bandra under Sr.No.09601 of 2004.

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