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30. This Agreement shall not be construed as a partnership and/or joint venture and/or Association of Persons between the parties hereto. The parties herein shall bear and pay their respective liabilities for the income tax, service tax and other direct taxes.

31. This Agreement is for grant of development rights, authority/power to the Developers for construction, development or sale of the said Property and is covered by Article 5 (g-a) of the Bombay Stamp Act, 1958 and shall be developed by the Developers in the name of Trust in accordance with the terms and conditions stipulated hereinabove and the prevailing laws.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of land or ground being of B-1 tenure lying and being at Ghatkopar Mahul Road, Chembur admeasuring approximately 2053 sq. yards or thereabouts being Plot No. 191, CTS No. 1109, 1109/1 to 13 of Village Chembur in Taluka Chembur along with building structure standing thereon fully occupied by tenants/occupants and the Trust's right, title, interest and benefits in the garage structures standing thereon and the said land being bounded as under :-

On or towards North : Plot No. 191;

On or towards South : Plot No. 192;

On or towards East : Gaonthan Land; and

On or towards West : Ghakopar Mahul Road.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year first hereinabove written.

SIGNED AND DELIVERED by the

withinnamed Trust

THE THADOMAL MUSHTAKRAM AND JOTSING THADOMAL SHAHANI TRUST
through its Trustees

SHRI NARAIN K. SHAHANI)



PHOTOGRAPH



THUMP IMPRESSION

Shahani

SMT. SAROJ N. SHAHANI)



PHOTOGRAPH



THUMP IMPRESSION

Saroj N. Shahani

SHRI KISHORE K. SHAHANI,)



PHOTOGRAPH



THUMP IMPRESSION

THE SEAL OF THE SUB REGISTRAR KURLA - 3 MUMBAI SUBURBAN DIST. (BANDRA).

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SMT. MAYA K. SHAHANI)



PHOTOGRAPH



THUMP IMPRESSION

SHRI AKHIL K. SHAHANI)



PHOTOGRAPH



THUMP IMPRESSION

in the presence of ...

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SIGNED AND DELIVERED by the

withinnamed Developers

M/S. MAHAVIR MILLENIUM L.L.P.

through its Authorised Partner

SHRI DHIREN GALA

For MAHAVIR MILLENNIUM LLP.

Partner

PHOTOGRAPH THUMP IMPRESSION

in the presence of

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RECEIVED from the withinnamed Developers)
on or before execution of these presents an aggregate sum of)
Rs. 4,25,00,000/- (Rupees Four Crores Twenty Five Lacs only))
being (i) a sum of Rs. 50,00,000/- (Rupees Fifty Lacs only) paid vide)
Bankers Cheque No. 028322 dated 9th January, 2012 drawn on)
HDFC Bank Ltd.; (ii) a sum of Rs. 1,62,50,000/-)
(Rupees One Crore Sixty Two Lacs Fifty Thousand only) paid vide)
Cheque No. 068561 dated 6th February, 2012 drawn on)
Union Bank of India, Wadala Branch; and (iii) a sum of Rs. 2,12,50,000/-)
(Rupees Two Crores Twelve Lacs Fifty Thousand only) paid vide Cheque)
No.068577 dated 31st December, 2012 drawn on Union Bank of India)
towards full and final consideration payable under this presents) Rs. 4,25,00,000/-

WE SAY RECEIVED

SHRI NARAIN K. SHAHANI

SMT. SAROJ N. SHAHANI

SHRI KISHORE K. SHAHANI

SMT. MAYA K. SHAHANI

SHRI AKHIL K. SHAHANI

being the trustees of
THE THADOMAL MUSHTAKRAM AND JOTSING THADOMAL SHAHANI TRUST

WITNESSES

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ANNEXURE '4'

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Thadomal Mushtakram, & Jotsing Thadomal Shahni Trust
Plot No.190, Shahni Trust Colony
R.C.Marg ,Chembur,Mumbai 400071

S.No	Flat No.	Floor	Name of Tenant
			Bldg No 1&3
1	1	Ground	Lions Club Of Chembur Charity Fund
2	2	Ground	Lions Club Of Chembur Charity Fund
3	3	Ground	Lions Club Of Chembur Charity Fund
4	4	1st Floor	Mr.Indru Advani
5	5	1st Floor	Mr.Devidas Jagtiani
6	6	1st Floor	Mr.Dayal Makhijani
7	7	2nd Floor	Mr.Kishin Mirchandani
8	8	2nd Floor	Mrs.Jyoti Govndani & Pushpa K.M.
9	9	2nd Floor	Mr.Anil Malkani
10	10	3rd Floor	Mr.Prakash Sahani
11	11	3rd Floor	Mr.Hiranand Sahani
12	12	3rd Floor	Mr.Gope Wadhwani
13	13	Ground	Mr.Deepak Advani
14	14	Ground	Mr.Gobindram Advani
15	15	1st Floor	Mr.Sunil Makhijani
16	16	1st Floor	Mr.Ranjit Vaswani
17	17	2nd Floor	Mr.Motiram Makhijani
18	18	2nd Floor	Mr.Sunil Makhijani
19	19	3rd Floor	Mr.Ranjit Vaswani
20	20	3rd Floor	Mr.Sahib Sing Advani
21	21	Ground	Mr.Bulchand Bhatia
22	22	Ground	Mrs.Jayawanti Ghregrat
23	23	1st Floor	Mr.Sunderdas Punwani
24	24	1st Floor	Mr.Duru Gidwani
25	25	2nd Floor	Mr.Dayal Chainani
26	26	2nd Floor	Ms.Bina Sitlani
27	27	3rd Floor	Ms.Rukmani Kirpalani
28	28	3rd Floor	Mr.Radhkishan Punjabi
29	45	Ground	Mr.Sati Thakur
30	46	Ground	Ms.Nirmala Advani
31	47	Ground	Mr.Manish Ghregrat
32	48	1st Floor	Mr.Deepak Chug
33	49	1st Floor	Mrs.Drishti Chug
34	50	1st Floor	Mrs.Varsha S.Kirpalani
35	51	2nd Floor	Mrs.Narendra Jhangiani
36	52	2nd Floor	Mrs.Devibai Mirchandani
37	53	2nd Floor	Mrs.Aarti Suresh Shahani
38	54	Ground	Mrs.Mohini Ghregrat
39	55	Ground	Mr.Nari Thadani
40	56	1st Floor	Mr.Purshottam Moorjani
41	57	1st Floor	Mr.Jagdish Fatnani
42	58	2nd Floor	Mr.Deepa Chugh
43	59	2nd Floor	Mr.Jaikumar Chugh

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ANNEXURE "1"

Thadomal Mushtakram & Jotsing Thadomal Sahani Trust

Plot No.190, Shahni Trust Colony, R.C Marg, Chembur, Mumbai 400071

S.NO	Flat No.	Floor	Name of Tenant	Carpet Area
			Bldg No 1&3	
1	1	Ground	Lions Club Of Chembur Charity Fund	395
2	2	Ground	Lions Club Of Chembur Charity Fund	395
3	3	Ground	Lions Club Of Chembur Charity Fund	395
4	4	1st Floor	Mr.Indru Advani	395
5	5	1st Floor	Mr.Devidas Jagtiani	395
6	6	1st Floor	Mr.Dayal Makhijani	395
7	7	2nd Floor	Mr.Kishin Mirchandani	395
8	8	2nd Floor	Mrs.Jyoti Govndani & Pushpa K.M.	395
9	9	2nd Floor	Mr.Anil Malkani	395
10	10	3rd Floor	Mr.Prakash Sahani	395
11	11	3rd Floor	Mr.Hiranand Sahani	395
12	12	3rd Floor	Mr.Gope Wadhwani	395
13	13	Ground	Mr.Deepak Advani	395
14	14	Ground	Mr.Gobindram Advani	395
15	15	1st Floor	Mr.Sunil Makhijani	395
16	16	1st Floor	Mr.Ranjit Vaswani	395
17	17	2nd Floor	Mr.Motiram Makhijani	395
18	18	2nd Floor	Mr.Sunil Makhijani	395
19	19	3rd Floor	Mr.Ranjit Vaswani	395
20	20	3rd Floor	Mr.Sahib Sing Advani	395
21	21	Ground	Mr.Bulchand Bhatia	395
22	22	Ground	Mrs.Jayawanti Ghregrat	395
23	23	1st Floor	Mr.Sunderdas Punwani	395
24	24	1st Floor	Mr.Duru Gidwani	395
25	25	2nd Floor	Mr.Dayal Chainani	395
26	26	2nd Floor	Ms.Bina Sitlani	395
27	27	3rd Floor	Ms.Rukmani Kirpalani	395
28	28	3rd Floor	Mr.Radhkishan Punjabi	395
29	45	Ground	Mr.Sati Thakur	200
30	46	Ground	Ms.Nirmala Advani	200
31	47	Ground	Mr.Manish Ghregrat	200
32	48	1st Floor	Mr.Deepak Chug	240
33	49	1st Floor	Mrs.Drishti Chug	240
34	50	1st Floor	Mrs.Varsha S.Kirpalani	200
35	51	2nd Floor	Mrs.Narendra Jhangiani	240
36	52	2nd Floor	Mrs.Devibai Mirchandani	240
37	53	2nd Floor	Mrs.Aarti Suresh Shahani	200
38	54	Ground	Mrs.Mohini Ghregrat	200
39	55	Ground	Mr.Nari Thadani	200
40	56	1st Floor	Mr.Purshottam Moorjani	200
41	57	1st Floor	Mr.Jagdish Fatnani	200
42	58	2nd Floor	Mr.Deepa Chugh	200
43	59	2nd Floor	Mr.Jaikumar Chugh	200
			TOTAL	**14220**


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THE SEAL OF THE SUB REGISTRAR KURLA - 1
MUMBAI SUBURBAN DIST.



MAHAVIR MILLENIUM L.L.P.

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Date: 2-4-2013

To,
The Collector of Stamps,
Taluka Kurla,
Gr Floor, New Administrative building,
R.C Marg,Chembur, Mumbai 400071

Sub: Adjudication of Development Agreement

Ref No: IMP/1100901/16/13/K.

Sir,

With reference to above we hereby state as under;

1) The CTS nos 1109, 1109/1 to 13 of Village Chembur has a total area of 2600.3 sq mtrs as per property cards (land revenue records) which is more than the existing area of 1716.55 sq mtrs. The same is erroneous as the area of the upon property cards i:e CTS Nos 1109/1 to 13 of Village Chembur have not been deducted from the main card i:e CTS No 1109,the total area shown is much more than the existing area.

   Hence the area available for development is 1716.55 sqmtrs only.

2) Even the physical possession of the above plot is approximately 1716 sq mtrs.

3) The area under the Conveyance deed conveyed by the previous owners to the trust is 2053 sy yards equivalent to approx 1716.55 sq mtrs.

4) The Charity commissioner has considered the area of 2053 sq yards for granting permission for the development.

We request yourselves to assess the above case on the actual area.

Thanking you

Yours faithfully

For Mahavir Millennium LLP

Partner

T – 91 22 25288383 | 25273838 | E. emahavir@gmail.com
105, MARYLAND APARTMENT, 1ST FLOOR, D. K. SANDU MARG & S. T. ROAD, CHEMBUR, MUMBAI – 400 071.