



Monday, May 02, 2011
3:06:32 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

सह दु.नि.पनवेल 2

नोंदणी 63 म.
Regn. 63 m.e.

गावाचे नाव उलवे

पावती क्र. : 4231

दिनांक 02/05/2011

दस्ताऐवजाचा अनुक्रमांक

उरण - 04160 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: संजय कुमार नांगिया

ग्रे स्टोन प्लॉट नं 99, सेक्टर 18(पार्ट)
कारपेट

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 1060.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (53)

एकूण रु. 31060.00

वरलाल टक्कर - -; घर/प्लॉट नं: -;
पेट/वसाहत: ऑफिस नं 220, प्लॉट नं 78,79
र: -; पॅन नम्बर: AARFA7170L.

आपणास हा दस्त अंदाजे 3:21PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.पनवेल 2

गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं
बुका: -; पिन: -; पॅन नम्बर: ABAPN6379C
र/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव:
तालुका: --; पिन: -; पॅन नम्बर:

बाजार मुल्य: 2582000 रु. मोबदला: 5624050रु.

भरलेले मुद्रोंक शुल्क: 320100 रु.

देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/घनाकर्ष क्रमांक: -; रक्कम: 30000 रु.; दिनांक: 20/04/2011

मुळ दस्तऐवज परत दिल्या.

दुय्यम निबंधक, सह
मुळ दस्तऐवज परत मिळाली

पसकाराची सही



सहदुय्यम निबंधक, सह २
(पनवेल-२)



दस्तक्रमांक व वर्ष: 4160/2011

Monday, May 02, 2011

3:07:24 PM

दुय्यम निबंधक: सह दु.नि.पनवेल 2

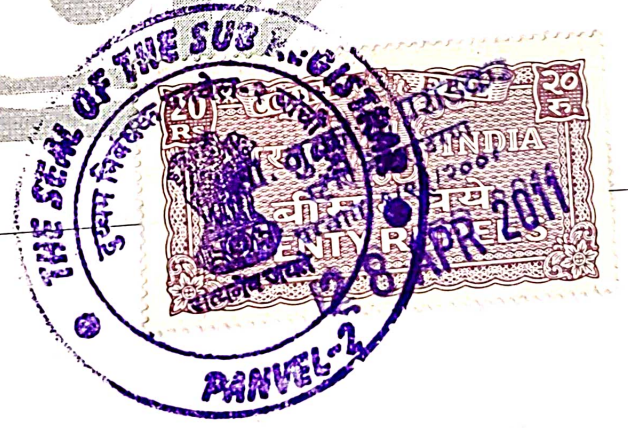
सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : उलवे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 5,624,050.00
बा.भा. रू. 2,582,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र 201, दुसरा मजला, बी विंग **ग्रे स्टोन** प्लॉट नं 99, सेक्टर 18(पार्ट), उलवे ता पनवेल जि रायगड, क्षेत्र 1092 चौ.फुट कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.अक्षर होम मेकर्स तर्फे भागीदार हिमांशु ईश्वरलाल ठक्कर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: ऑफिस नं 220, प्लॉट नं 78,79 सेक्टर 17 वाशी; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AARFA7170L.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संजय कुमार नागिया - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: से 27 नेरुळ; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABAPN63790
(2) कालरा अनिता ओमप्रकाश नागिया - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -गा; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACPPN1112P.
- (7) दिनांक करून दिल्याचा 02/05/2011
- (8) नोंदणीचा 02/05/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 4160 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 320065.50
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा



(Signature)
सहदुय्यम निबंधक, वॉर् २
(पनवेल-२)

अहमदाबाद / NOT TRANSFERABLE

बैंकर्स चेक /BANKER'S CHEQUE

केवल छः महीने के लिए वैध
VALID FOR 6 MONTHS ONLY

दिनांक /Date: 20/04/2011

PAY JOINT SUB REGISTRAR PANVEL

रुपये / RUPEES Thirty Thousand only.

को या उनके आदेशपर OR ORDER

रु. Rs. 30,000.00

स्टेट बैंक ऑफ़ त्रावणकोर
State Bank of Travancore

नेरुल (मुख्य)
NERUL - 400 706
SNS/MBC/CORE

Code No. : 70692
Phone No : 022 -27702228

कृते स्टेट बैंक ऑफ़ त्रावणकोर
For State Bank of Travancore

शाखा प्रबंधक Branch Manager

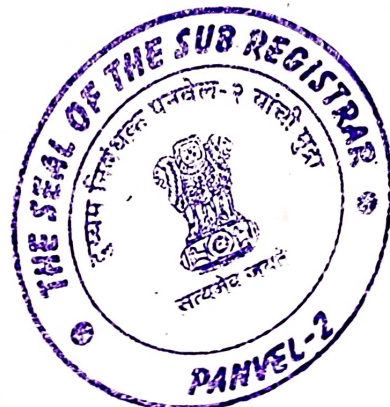
[Signature]

आन् प्रिया किति

॥ 2 2938 2॥ 400009008॥

12

प व ल - २	
४०६०	२०११
७	/ ५३





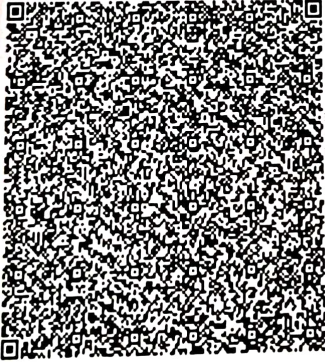
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued By
Stock Holding Corporation of India Ltd.
Location Vashi
Signature
Detail can be verified at www.shcilestamp.com

Certificate No. : IN-MH02617920315633J
 Certificate Issued Date : 27-Apr-2011 04:31 PM
 Account Reference : SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM
 Unique Doc. Reference : SUBIN-MHMHSHCIL0102799168707350J
 Purchased by : SANJAY KUMAR NANGIA AND KALRA ANITA O NANGIA
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : FLAT NO.201, 2ND FLOOR, B WING, GREY STONE, PLOT NO.5
 SEC-18PT, ULWE, TAL-PANVEL, DIST-RAIGAD
 Consideration Price (Rs.) : 56,24,050
 (Fifty Six Lakh Twenty Four Thousand And Fifty only)
 First Party : AKSHAR HOME MAKERS
 Second Party : SANJAY KUMAR NANGIA AND KALRA ANITA O NANGIA
 Stamp Duty Paid By : SANJAY KUMAR NANGIA AND KALRA ANITA O NANGIA
 Stamp Duty Amount(Rs.) : 3,20,100
 (Three Lakh Twenty Thousand One Hundred only)



Please write or type below this line.....

Remaster 2 Panvel

प व ल - २
 २७/४० २०११
 २ / ५३



*SM
Pr*

SHCIL-MAHARASHIKRA

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

Tel : 022-61778151

E-mail :

Mode of Receipt

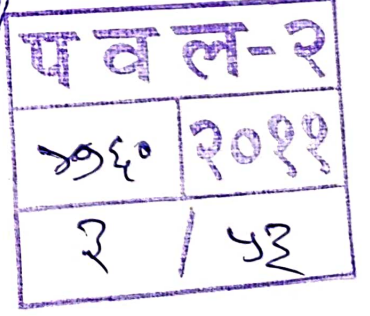
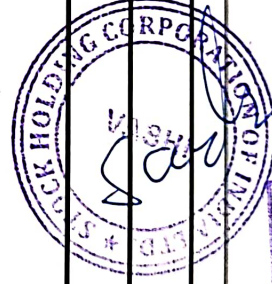
Account Id : mhshcil01

Account Name : SHCIL-MAHARASHIKRA

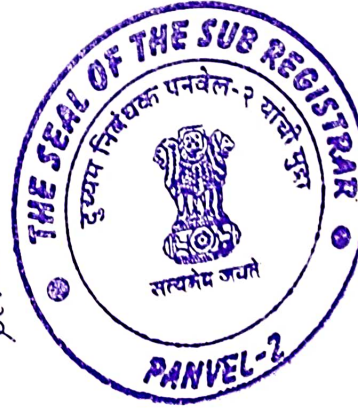
Receipt Id : RECIN-MHMHSHCIL010248831069

Receipt Date : 27-APR-2011

Received From : SANJAY KUMAR NANGIA AND KALRA ANITA O NANGIA	Pay To :
Instrument Type : DD	Instrument Date : 20-APR-2011
Instrument Number : 229381229384	Instrument Amount : 320100 (Three Lakh Twenty Thousand One Hundred c
Drawn Bank Details	
Bank Name : STATE BANK OF TRAVANCORE	Branch Name : NERUL
Out of Pocket Expenses : 0.0 ()	



Instrument 1 Tracker



AGREEMENT FOR SALE

"GREY STONE"

FLAT NO.201, FLOOR- 2nd, WING - "B"

On Plot No.99, Sector- 18 (Part) ,

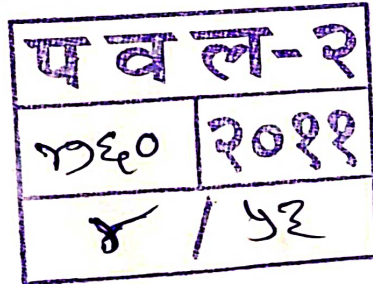
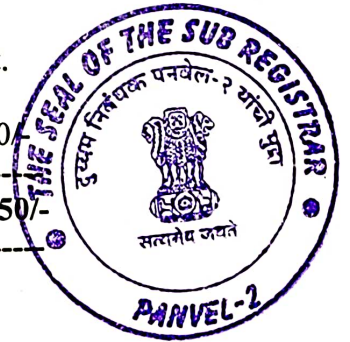
Ulwe, Navi Mumbai

BUILDING CONSIST OF GROUND + PODIUM + 12 UPPER FLOORS

CARPET AREA IN SQ. FT. = 1052 Sq. Ft.

STAMP DUTY PAYABLE = RS.3,20,100

SALE PRICE = RS.56,24,050/-



As witness: Director

*SM -
Amli*

AGREEMENT

This Agreement made at Navi Mumbai on this 2nd day of May, 2011

M/S. AKSHAR HOME MAKERS, a Partnership Firm having its address at Office No. 220, 2nd Floor, Big Splash, Plot No. 78 & 79, Sector No. 17, Vashi, Navi Mumbai, through its Authorised Partner **Shri. HIMANSHU ISHWARLAL THAKKAR**, hereinafter referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the **ONE PART**

AND

MR. SANJAY KUMAR NANGIA adult, Indian inhabitants having its Pan no. (ABAPN 6379 C) & **MRS. KALRA ANITA OMPRAKASH NANGIA** adult, Indian inhabitants having its Pan no. (ACPPN 1112 P) residing at B-403 Olive Estate Sector-27, Nerul East, Navi Mumbai hereinafter referred to as the "**PURCHASERS**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors, administrators, and permitted assigns) of the **OTHER PART**.



Handwritten signature

प व ल - २	
४९६०	२०११
५	५३

Handwritten signature

WHEREAS:

1) The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO ") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

3) By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

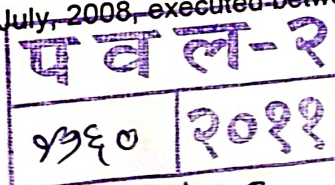
4) By an Agreement to Lease dated 18th June, 2008 executed by and between CIDCO Ltd. (therein referred to as "the Corporation") and Shri. Anant Trimbak Deshmukh, an adult, Indian Inhabitant, residing at – Gavhan Kopar, Taluka Panvel, District - Raigad (hereinafter referred to as the "Original Licensee"), the said Corporation agreed to grant to the said Original Licensee, a lease in respect of all that piece or parcel of land known as Plot No - 99, in Sector -18 (Part), in Village/ Site Ulwe – II of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 3249.60 Square Meters or thereabout (hereinafter referred to as "the said Plot" and the same is more particularly described in the First Schedule hereunder written) for the lease premium and upon the terms and conditions as set out therein. The said Agreement to Lease is registered with the office of Sub-Registrar of Assurances under Serial No. Uran - 448/2008 dated 18/06/2008.

5) One M/s Navrang Enterprises has filled a Special Civil Suit No. 04 of 2007 before the Civil Judge Senior Division at Panvel against the said Original Licensee along with others for Declaration and Injunction.

6) Pending the said suit and subject to the order that may be passed therein, by a Tripartite Agreement dated 7th July, 2008, executed between CIDCO Ltd, the said Original



Anant Trimbak Deshmukh



Sh. Anil

Licensee and one M/s Akshar Infratech Pvt. Ltd. (hereinafter referred to as the New Licensee), the CIDCO Ltd. has transferred the said plot in favour of the said New Licensee upon such terms and conditions as contained therein. The said Tripartite Agreement dated 7th July, 2008 is registered with the Office of Sub-Registrar of Assurances under Serial No. Uran - 05236 - 2008 dated 07/07/2008.

7) The CIDCO Ltd. by its Order dated 04/08/2010, bearing reference No. CIDCO/VASAHAT/SATYO/ULWE/347/2010 has transferred the said plot in favour of the said New Licensee upon such terms and conditions as contained therein.

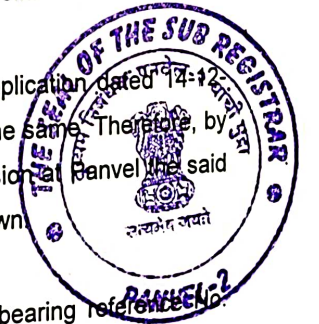
8) The New Licensee through their Architect 'DIMENSION' had prepared building plans, by initially utilizing permissible FSI, proposing to construct residential cum commercial complex and have submitted to CIDCO LTD and other authorities the building plans, specifications and designs for the said plot. CIDCO LTD has sanctioned the building plans, specifications and designs submitted by the New Licensee and granted its Commencement Certificate and Development permission vide Letter its letter dated 22/10/2010 having its reference No. CIDCO/ATPO (BP)/1551,

9) Further pending the said Special Civil Suit No. 04 of 2007 and subject to the order that may be passed therein, by another Tripartite Agreement dated 29th November, 2010 executed between CIDCO Ltd, the said New Licensee and the Promoters herein, the CIDCO Ltd. has transferred the said plot in favour of the Promoters herein upon such terms and conditions as contained therein. The said Tripartite Agreement dated 29th November, 2010 is registered with the Office of Sub-Registrar of Assurances at Panvel under Serial No. Panvel 3 - 11898-2010 dated 30/11/2010.

10) The CIDCO Ltd. by its Order dated 02-12-2010, bearing reference No. CIDCO/VASAHAT/SATYO/ULWE/347/2010 has transferred the said plot in favour of the Promoters herein upon such terms and conditions as contained therein.

11) Further the said M/s Navrang Enterprises has filled an Application dated 14-12-2010 in the said Special Civil Suit No. 04 of 2007 for withdrawing the same. Therefore, by an order dated 14-12-2010 passed by the Civil Judge Senior Divisional Panvel the said Suit being Special Civil Suit No. 04 of 2007 is allowed to be withdrawn.

12) The CIDCO Ltd by its Shuddhipatrak dated 07-03-2011, bearing reference No. CIDCO/VASAHAT/SATYO/ULWE/347/2011, subject to the withdrawal of the said Special Civil Suit No. 04 of 2007, has vacated the conditions as mentioned in Tripartite Agreement and its letter dated 02-12-2010.



Dimension 2 Thakkar

प व ल-२	
४७६०	२०११
७	५३

Sm. Anika

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No.201 on the 2nd Floor, in Wing "B" admeasuring 1052 Sq. Ft. (Carpet area) in the Project presently Known as "GREY STONE" constructed on the Plot as described in the First Schedule hereinabove.

IN WITNESS WHEREOF THE PARTIES HAVE HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY & THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PROMOTERS

M/S. AKSHAR HOME MAKERS
THROUGH THE ~~ASSOCIATED~~ PARTNER

Himanshu I. Thakkar.

MR. HIMANSHU ISHWARLAL THAKKAR



IN THE PRESENCE OF

1. Kisan Bhide

Kisan Bhide

2. Dhiraj Sharma

D Sharma

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER/S

MR. SANJAY KUMAR NANGIA

SJ



MRS. KALPANA ANITA GMPRAKASH NANGIA

Anita



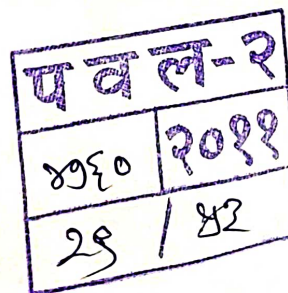
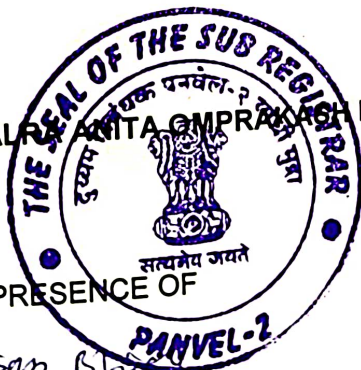
IN THE PRESENCE OF

1. Kisan Bhide

Kisan Bhide

2. Dhiraj Sharma

D Sharma



Himanshu I. Thakkar.

RECEIPT

RECEIVED of and from the within named Purchaser MR. SANJAY KUMAR NANGIA & MRS. KALRA ANITA OMPRAKASH NANGIA the sum of Rs.13,56,000/- (Rupees Thirteen Lac Fifty Six Thousand Only) to us as Earnest Money Deposit on execution hereof as per terms & conditions of this Agreement by way of Cheque payments. The details of the Cheques are given below:

Date	Chq. No.	Bank Name	Branch	Amount
08/07/2010	172090	HDFC Bank	Nerul	1,00,000/-
15/07/2010	172091	HDFC Bank	Nerul	1,00,000/-
05/08/2010	172089	HDFC Bank	Nerul	3,00,000/-
20/08/2010	172092	HDFC Bank	Nerul	2,50,000/-
01/12/2010	401581	HDFC Bank	Nerul	2,56,000/-
15/12/2010	684314	Corporation Bank	Nerul	3,50,000/-
			Total :	13,56,000/-

(Cheques Subject to Realisation).

WE SAY RECEIVED

RS.13,56,000/-

For M/S. AKSHAR HOME MAKERS



AUTHORISED PARTNER

- 1) Kisan Bhole Bhole
- 2) Dhiaoj Sharma DSM

