

II SHREE II

Agreement for Sale

OF FLAT/SHOP

8028
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Om Residency

Site

Survey No. 45, Hissa No. 1, Plot No. 12 & 13,
Village Shirgaon,
Badlapur (E), Tal. Ambernath, Dist. Thane.

Flat Purchaser (1) Mrs. PRAMILA MADHUKAR LAVAHE

(2) MR. VINOD MADHUKAR LAVAHE

Flat/Shop No. A-03 on Ground floor

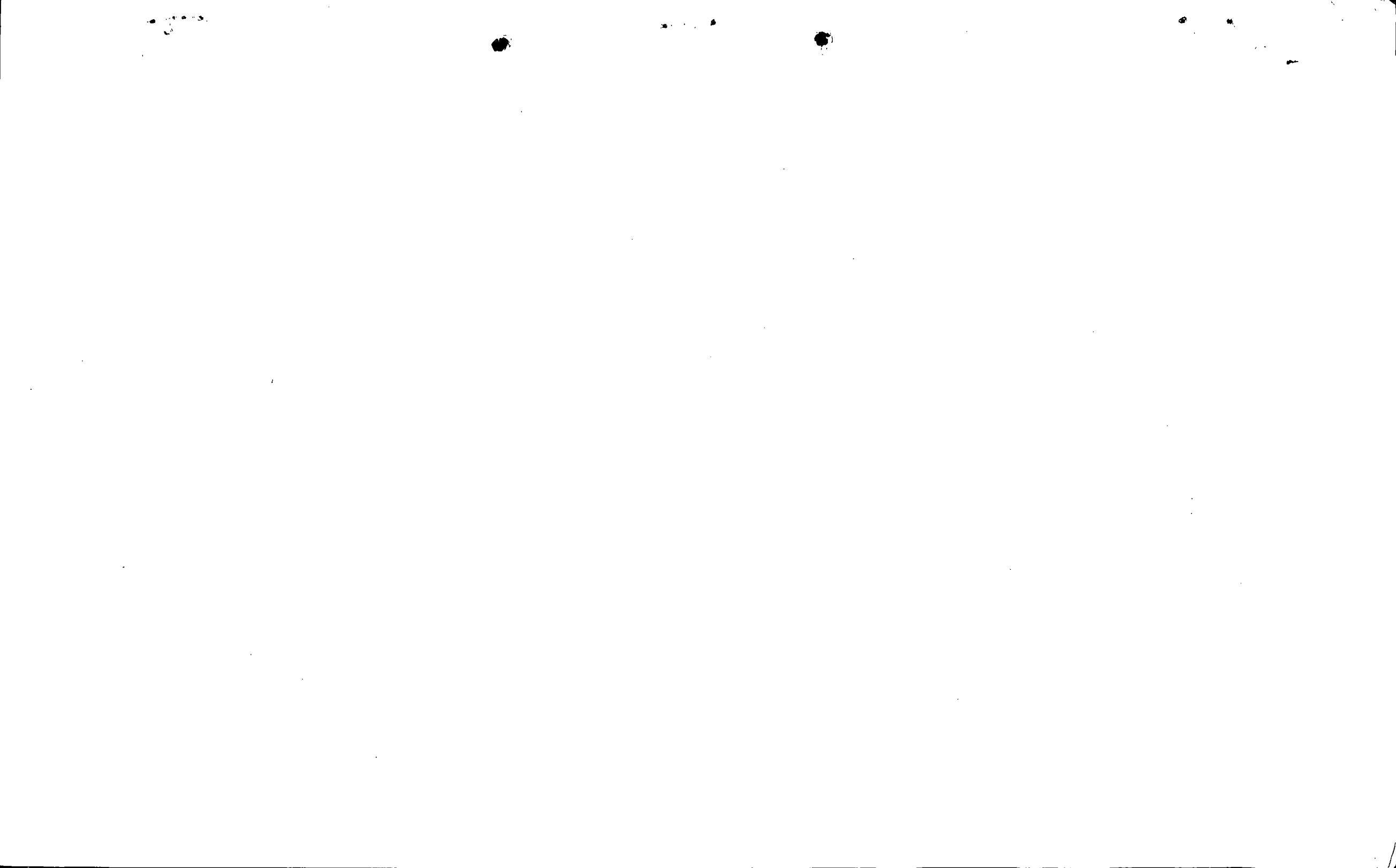
Regn. No. ULH-2/2723/2008. dated 10/06/2008

BUILDERS & DEVELOPERS

M/s. OM CONSTRUCTIONS

Office

Mohan Bhoir Chawl, S. N. Dubey Road,
Raval Pada, Dahisar (E), Mumbai - 400 068





Tuesday, June 10, 2008
5:21:40 PM

Original

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Regn. 39 M

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पावती क्र. : 4723

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दिनांक 10/06/2008


दस्तऐवजाचा अनुक्रमांक उहन2 - 04723 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

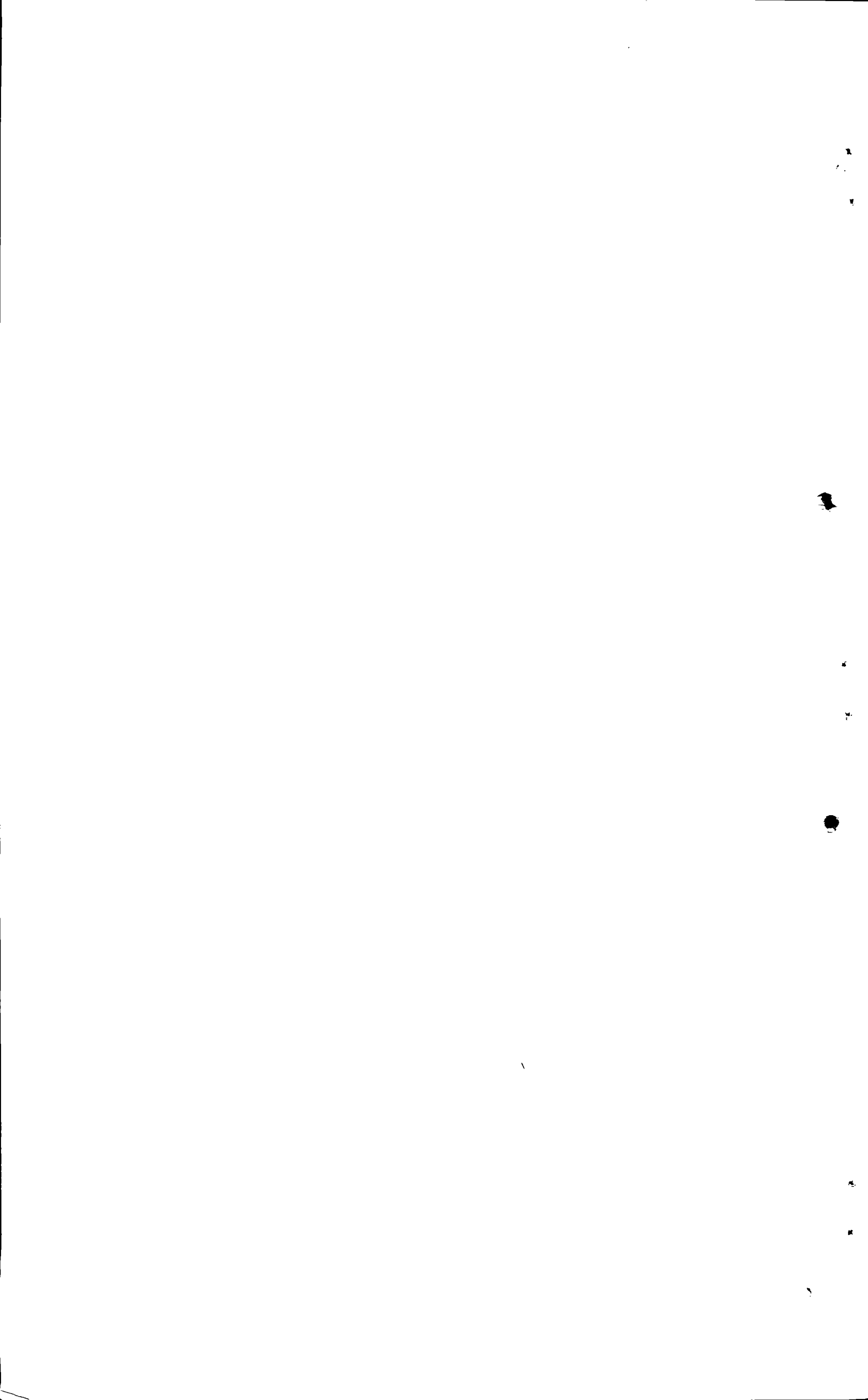
सादर करणाराचे नाव:- प्रमिला मधुकर लवाहे

नोंदणी फी	-	4650.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)	-	540.00
एकूण	रु.	5190.00

आपणास हा दस्त अंदाजे 5:36PM ह्या वेळेस मिळेल


सह दुय्यम प्रमिला मधुकर लवाहे
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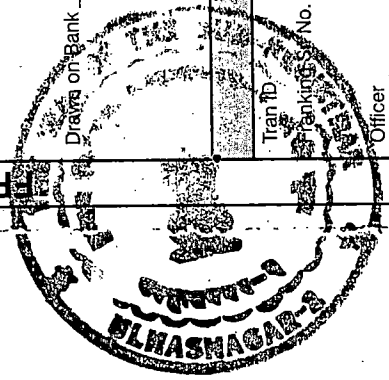
बाजार. मुल्य: 464040 रु. मोबदला: 464000रु.
भरलेले मुद्रांक शुल्क: 11190 रु.



M/S

ICICI Bank		Customer Copy	
Deposit Br. Kalyan	Date: 10/10/08	Pay to: ICICI Bank Ltd. A/C Stamp Duty	
Franking Value Rs. 11,190/-	Service Charges Rs. 10/-	Total Rs. 11,200/-	
Name of Stamp duty paying party: Mrs. Pramila Madhubera Lavake			
DD / Cheque No. _____		Drawn on Bank _____	
		(For Banks Use only)	
		Branch No. _____	
		Officer _____	

BANKING DEPOSIT SLIP



Ward No. : 11/29, F-2/ (2B)
 Village : SHIRGAON
 Area of Flat/Shop: **51.56** Sq. mtr. built-up
 Govt. Rate : @ Rs. **9000** per Sq. mtr.
 Actual Value : Rs. **4,64,000/-**
 Market Value : Rs. **4,64,500/-**
 Stamp Duty : Rs. **11,190/-**
 No. of Floors : Stilt (part), Ground + Four

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made at KULGAON-BADLAPUR, Dist. Thane on this 10th day of JUNE in the year Two Thousand Eight BETWEEN :

M/s. **OM CONSTRUCTIONS**, a proprietary firm by its Sole Proprietor, Shri. **OMPRAKASH RAMCHANDRA PANDEY**, aged about 45 years, having his office at Mohan Bhoir Chawl, S. N. Dubey Road, Raval Pada, Dahisar (E), Mumbai - 400068, hereinafter called as the "the PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the One Part. **AND**

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PROMOTER

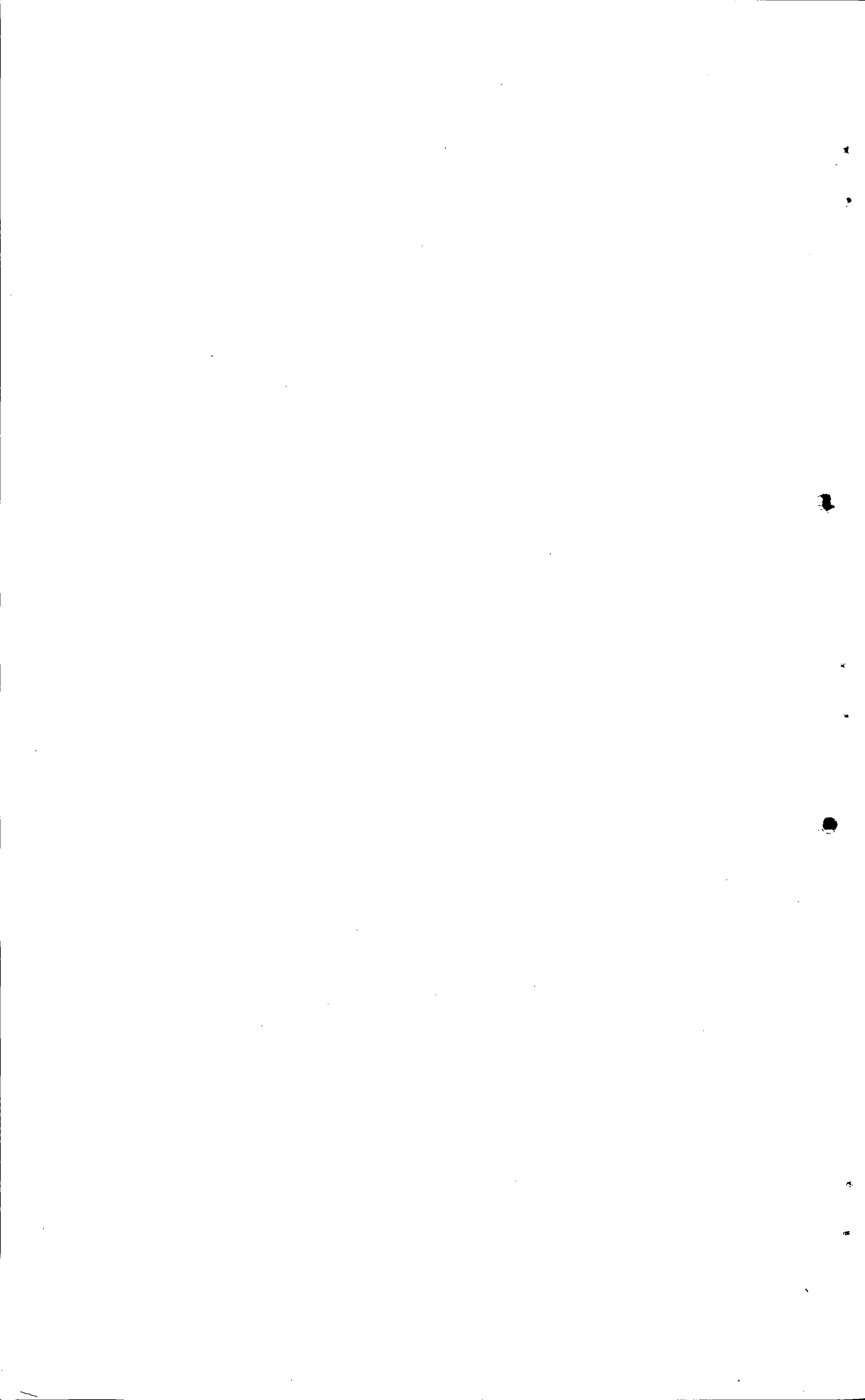
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(Signature)

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INDIA
STAMP DUTY, MAHARASHTRA

ICICI Bank Ltd. Guro Gobind House,
 Opp. Purnima Theatre, Mumbai Road,
 Kalyan West, Thane-421301.
 D.S/STP/V/C.R.1011/182005/1851-55



(1) Shri/Smt. PRAMILA MADHUKAR LAVAHE

(2) Shri VENOD MADHUKAR LAVAHE

aged about 50/30 years., Indian Inhabitant, residing at Room No. 226/3237

C.G.S. Colony, Kane Nagar, Sector 6,
Antop Hill, Koliwada, Mumbai-400 037

hereinafter referred to as "the FLAT PURCHASER" (which expression shall unless the context does not so admit includes his/her/their heirs, executors, administrators and assigns) of the Other Part :

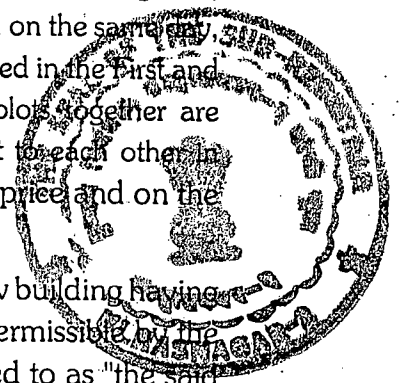
WHEREAS :

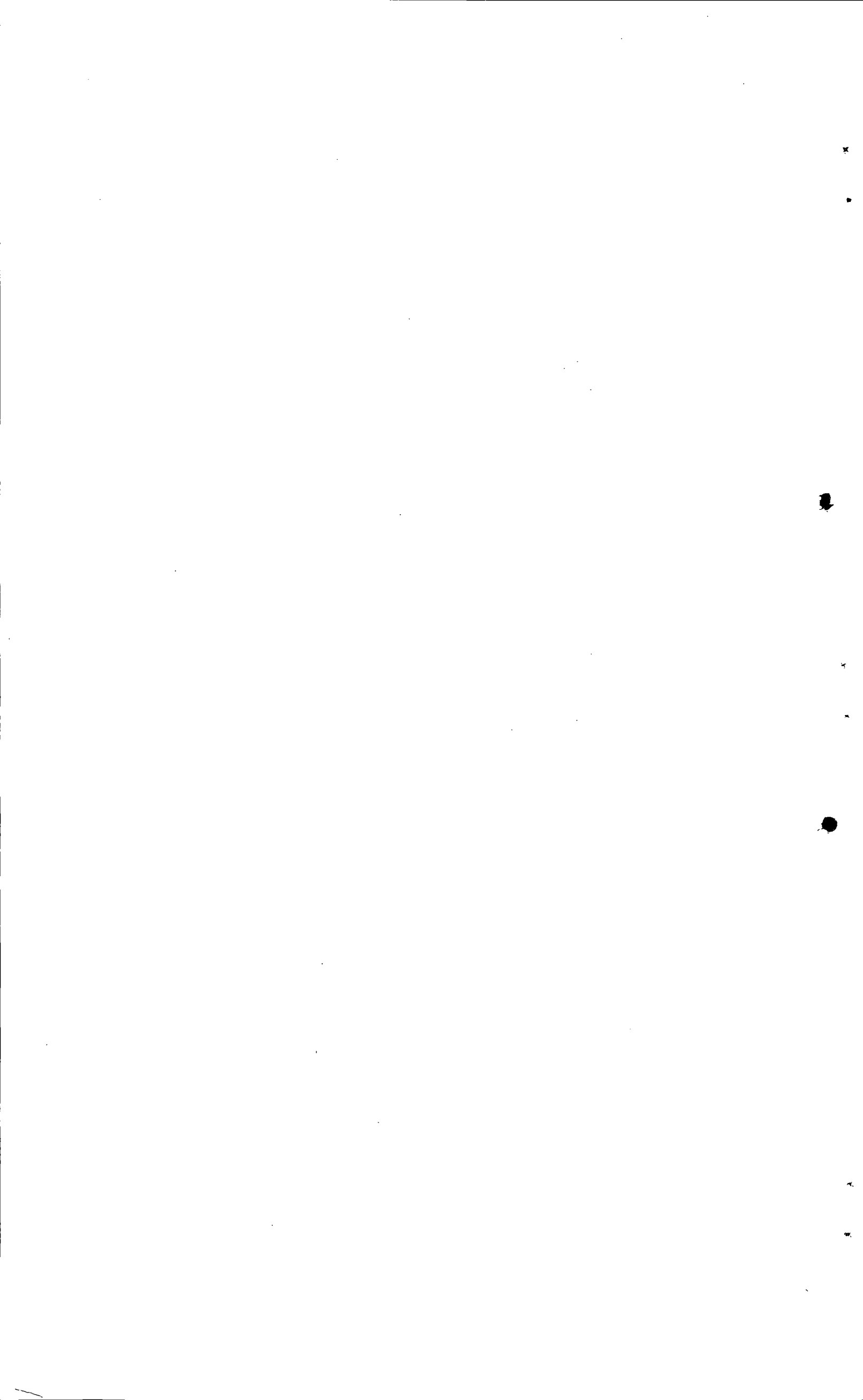
- i. One Mrs. PRANALI PRAVIN JAGE, being seized and possessed of or otherwise well and sufficiently entitled to the property situated at Revenue Village Shirgaon, Taluka Ambarnath, Dist. Thane, bearing Survey No. 45, Hissa No. 1, Plot No. 12 area admeasuring 900 Sq. yards equal to 752.51 Sq. metre or thereabouts by a Development Agreement dated 21/02/2003 in Book No. 1 and which is duly registered with the Sub-Registrar, Ulhasnagar - 2 under No. ULH-2/883/2003 on the same day, has granted the development rights of the said land in favour of M/s. SHREE RAM ENTERPRISES, (a partnership firm of Ambarnath, Dist. Thane) at the price and on the terms and conditions therein contained;
- ii. One Shri. PRASHANT PRABHAKAR MHATRE, being seized and possessed of or otherwise well and sufficiently entitled to the property situated at Revenue Village Shirgaon, Taluka Ambarnath, Dist. Thane, bearing Survey No. 45, Hissa No. 1, Plot No. 13 area admeasuring 900 Sq. yards equal to 752.51 Sq. metre or thereabouts (hereinafter referred to as "the said land") by a Development Agreement dated 21/02/2003 and which is duly registered with the Sub-Registrar, Ulhasnagar - 2 under No. ULH-2/881/2003 in Book No. 1 on the same day, has also granted the development rights of the said land in favour of M/s. SHREE RAM ENTERPRISES at the price and on the terms and conditions therein contained;
- iii. The said M/s. SHREE RAM ENTERPRISES being unable to commence the actual development work themselves have by and under an Agreement of Sub-Development dated 20/03/2007 and duly registered with the Sub-Registrar, Ulhasnagar - 2 under No. ULH-2/1332/2007 in Book No. 1 on the same day, have assigned the development rights of the said land described in the First and Second Schedule hereunder written (hereinafter the two plots together are referred to as "the said land") and which are lying adjacent to each other in favour of the Promoters M/s. OM CONSTRUCTIONS at the price and on the terms and conditions therein contained;;
- iv. The Promoter proposes to construct on the said land a new building having stilt (part), ground and four upper floors or as may be permissible by the Kulgaoon-Badlapur Municipal Council, hereinafter referred to as "the said building";

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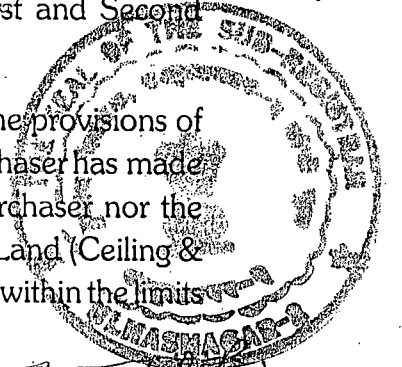




- v. The Promoter has appointed Shri. SATISH D. OAK of M/s. ARCHITECT Inc. as Architect and Shri. ATUL KUDTARKAR as R.C.C. Consultant for the preparation of the drawings and Structural design of the building respectively and the Promoter agrees to accept the professional supervision of the Architect and the Structural Engineer till the completion of the said building;
- vi. The Flat Purchaser demanded from the Promoter and the Promoter has given inspection to the Flat Purchaser of all the documents of title relating to the said land, and the plans, designs and specifications prepared by the Promoter's Architect Shri. SATISH D. OAK of M/s. ARCHITECTS Inc. and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder;
- vii. The copies of list of amenities, Certificate of Title issued by the Advocate of the Promoter, extracts of 7/12, non-agricultural permission granted by the Tahasildar Ulhasnagar, Works Commencement Certificate and the floor plans approved by the concerned local authority have been annexed hereto and marked Annexures A, B, C, D, E and F respectively;
- viii. The Promoter has got approved from the Kulgaon-Badlapur Municipal Council the plans, the elevations, sections and details of the said building vide their letter No. KBMC/TPD/BP/51-8 dated 13/04/2007 in respect thereof;
- ix. While sanctioning the said plans the concerned local authority has laid down certain terms, conditions, stipulations and restrictions and after performance of which only the Completion and Occupation Certificate in respect of the said building shall be granted by the concerned local authority;
- x. The Promoter has accordingly commenced construction of the said building in accordance with the said plans;
- xi. Accordingly the Flat Purchaser applied to the Promoter for allotment of a Flat/Shop bearing No. 003 (Three) on the Ground floor admeasuring 555 Sq. feet equal to 51.56 Sq. metre built-up area plus Open Terrace, admeasuring NIL Sq. feet equal to NIL Sq. metre adjacent thereto in the building to be known as 'OM RESIDENCY' being constructed on the said land described in the First and Second Schedule hereunder written;
- xii. Prior to making application as aforesaid, as required by the provisions of Maharashtra Co-operative Societies Act, 1960 the Flat Purchaser has made a declaration to the effect firstly, that neither the Flat Purchaser nor the members of his family (family as defined under the Urban Land (Ceiling & Regulation) Act, 1976) owns a tenement, house or building within the limits of Kulgaon-Badlapur;

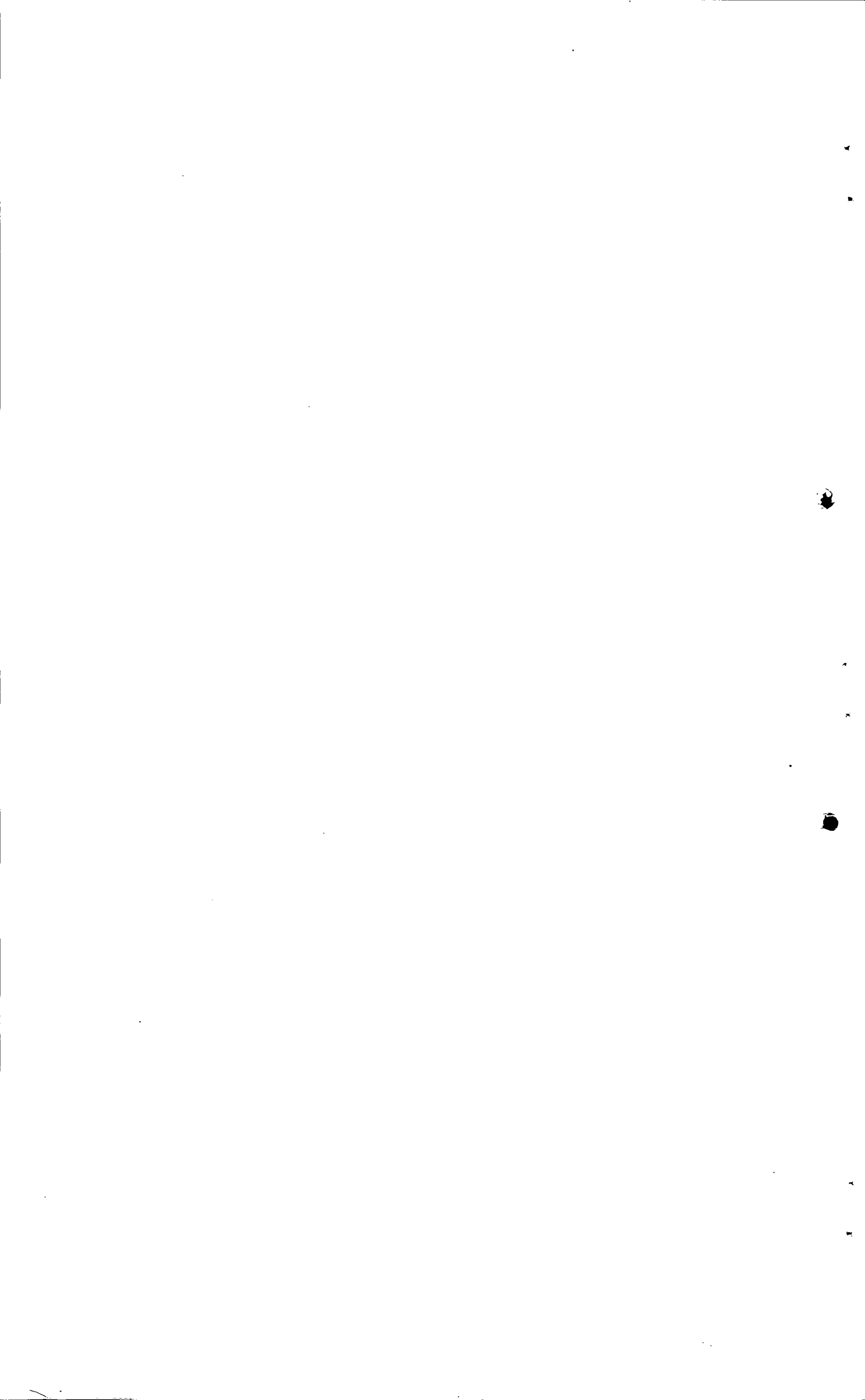
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- xiii. Relying upon the said application, declaration and Agreement, the Promoter agreed to sell to the Flat Purchaser a flat/shop at the price and on the terms and conditions hereinafter appearing;
- xiv. Prior to the execution of these presents the Flat purchaser has paid to the Promoter a sum of Rs. 2,00,000/- (Rupees Two Lakh only only) as advance payment (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) and the Flat Purchaser has agreed to pay to the Promoter the balance of the sale price in the manner hereinafter appearing;
- xv. Under Section 4 of the said Act the Promoter is required to execute a written agreement for sale of the said flat/shop to the Flat Purchaser, being in fact these presents and also to register said agreement under the Registration Act;

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

1. The Promoters shall construct the said building having consisting of stilt, ground and four (part) upper floors on the said land in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat Purchaser with such variations and modifications as the Promoter may consider necessary or as may be required by the Kulgaon-Badlapur Municipal Council to be made in them or any of them, for which that Flat Purchaser hereby gives consent:

Provided that the Promoter shall have to obtain prior consent in writing of the Flat Purchaser in respect of such variations or modifications which may adversely affect the Flat of the Flat Purchaser.

2. The Flat Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Flat Purchaser one Flat/Shop bearing No. 03 (Three) on the Ground floor admeasuring about 555 Sq. feet equal to 51.56 Sq. metre built-up area plus Open Terrace admeasuring NIL Sq. feet equal to - NIL Sq. metre built-up area adjacent thereto (which is inclusive of the area of balconies and proportionate common areas) in the building to be known as 'OM RESIDENCY' as shown in the floor plan annexed hereto and marked ANNEXURE 'F' (hereinafter referred to as "the Flat") for the price of Rs. 4,64,000/- (Rupees four lakh sixty four Thousand only Only) which is inclusive of the

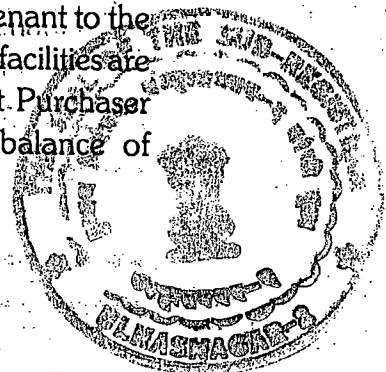
proportionate price of the common areas and facilities appurtenant to the flat, the nature, extent and description of the common areas and facilities are described in the Third Schedule hereunder written. The Flat Purchaser hereby agrees and assures to pay to the Promoter the balance of Rs. 2,64,000/- in the following manner.

- i) 30% to be paid on completion of plinth;
 ii) 10% to be paid on casting of first slab;
 iii) 10% to be paid on casting of second slab;

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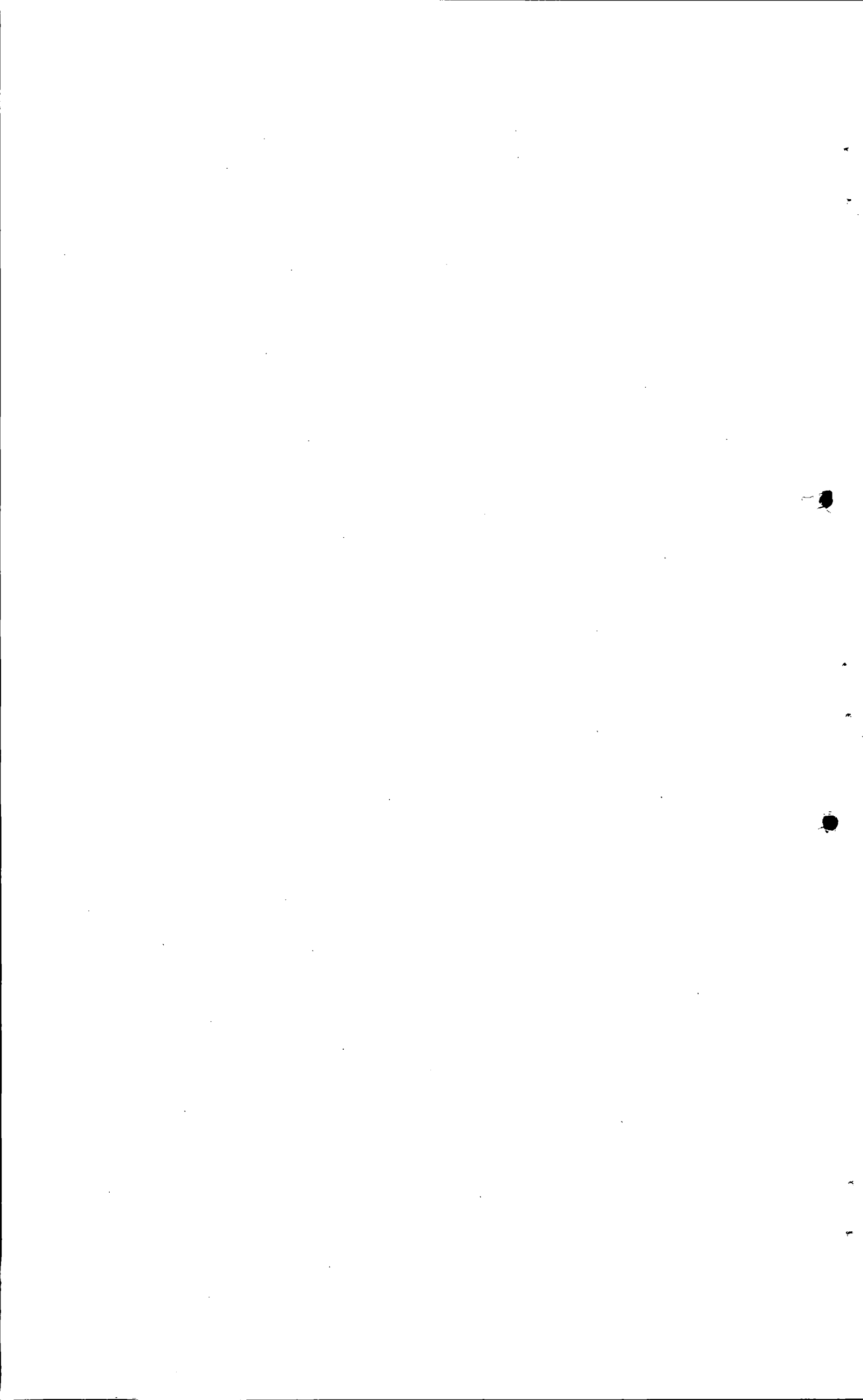
- iv) 10% to be paid on casting of third slab;
 - v) 10% to be paid on casting of fourth slab;
 - vi) 10% to be paid on casting of fifth slab;
 - vii) 05% to be paid on completion of brick work;
 - viii) 05% to be paid on completion of plaster work;
 - ix) 05% to be paid on completion of tiling, electrical, sanitary and plumbing work;
 - x) 05% or balance amount to be paid on or before POSSESSION;
3. The Promoter hereby agrees to observe perform and comply with all the terms, conditions, stipulations, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, obtain from the concerned local authority completion as well as occupation certificate in respect of the said building.
 4. If at any time in future the floor space index at present applicable to the said land is increased, such increase shall ensure for the benefit of the Promoter alone, without any rebate to the Flat Purchaser.
 5. The Flat Purchaser has made enquiries and upon inspection of all the documents of title is satisfied that the title of the respective Owners to the lands described in the First and Second Schedule hereunder written is marketable and free from encumbrances and the authority of the Promoter to develop the same.
 6. Without prejudice to the Promoter's other rights under this agreement and/or in law, the Flat Purchaser shall be liable at the option of the Promoter to pay and the Flat Purchaser agrees to pay to the Promoter interest @ 24% per annum on all the amounts which become due and payable by the Flat Purchaser to the Promoter under the terms and conditions of this Agreement from the date the said amount is payable by the Flat Purchaser to the Promoter.
 7. The Flat Purchaser undertakes to make payment of each and every installment payable by him on the due date without any delay or default as time in respect of the payment of the installments by him to the Promoter is "OF THE ESSENCE OF THE CONTRACT". If the Flat Purchaser commits default, in payment on due date of any amount due and payable by the Flat Purchaser to the Promoter under this agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Flat Purchaser committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled to at his option to terminate this agreement.

Provided Always that the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until he has given to the Flat Purchaser fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall

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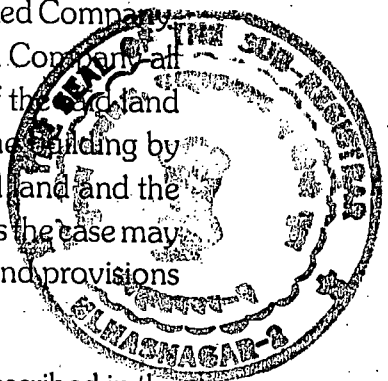


have been made by the Flat Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice;

Provided further that upon termination of this agreement as aforesaid, the Flat Purchaser agrees that he/she/they shall not claim refund of his/her/their money immediately and shall be entitled to refund without any interest on the amount so refunded only after a fresh booking of the Flat is made by the Promoter. It is further agreed that after fresh booking of the Flat, the Promoter shall inform the Flat Purchaser (who has committed a default) about the time and place to receive back his/her money.

8. The fixtures, fittings and amenities to be provided by the Promoter in the said building and the premises are those that are set out in ANNEXURE "B" annexed hereto.
9. The Promoter shall give possession of the Flat to the Flat Purchaser or his/her nominees on or before 30th Sept. 2008. Provided that the Flat Purchaser has paid all amounts due and payable under and by virtue of these presents, provided further that the Promoter shall be entitled to reasonable extension of time permitting the Flat Purchaser to occupy the Flat on the aforesaid day, if the completion of the building in which, the Flat is situated is delayed on account of reasons beyond his control.
10. The Flat Purchaser shall take possession of the Flat within seven days of the Promoter giving written notice to the Flat Purchaser intimating that the Flat is ready for use and occupation.
11. The Flat Purchaser shall use the Flat or any part thereof or permit the same to be used for RESIDENTIAL/COMMERCIAL purpose only.
12. The Flat Purchaser along with other Flat Purchasers of the flats/shops in the building shall join in forming and registering the society or a Limited Company to be known by such name as the Flat Purchaser may decide and for this purpose also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the same and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by Promoter to the Flat Purchaser.
13. The Promoter shall after the registration of the Society or Limited Company as aforesaid cause to be transferred to the Society or Limited Company all the right, title and interest of the owner in the aliquot part of the land described in the First and Second Schedule together with the building by obtaining or executing the necessary conveyance of the said land and the said building in favour of such Society or Limited Company, as the case may be and such conveyance shall be in keeping with the terms and provisions of this Agreement.
14. Only upon completion of the development of the said land described in the First and Second Schedule hereunder written and all the flats and other premises in the building have been sold and disposed off by the Promoter

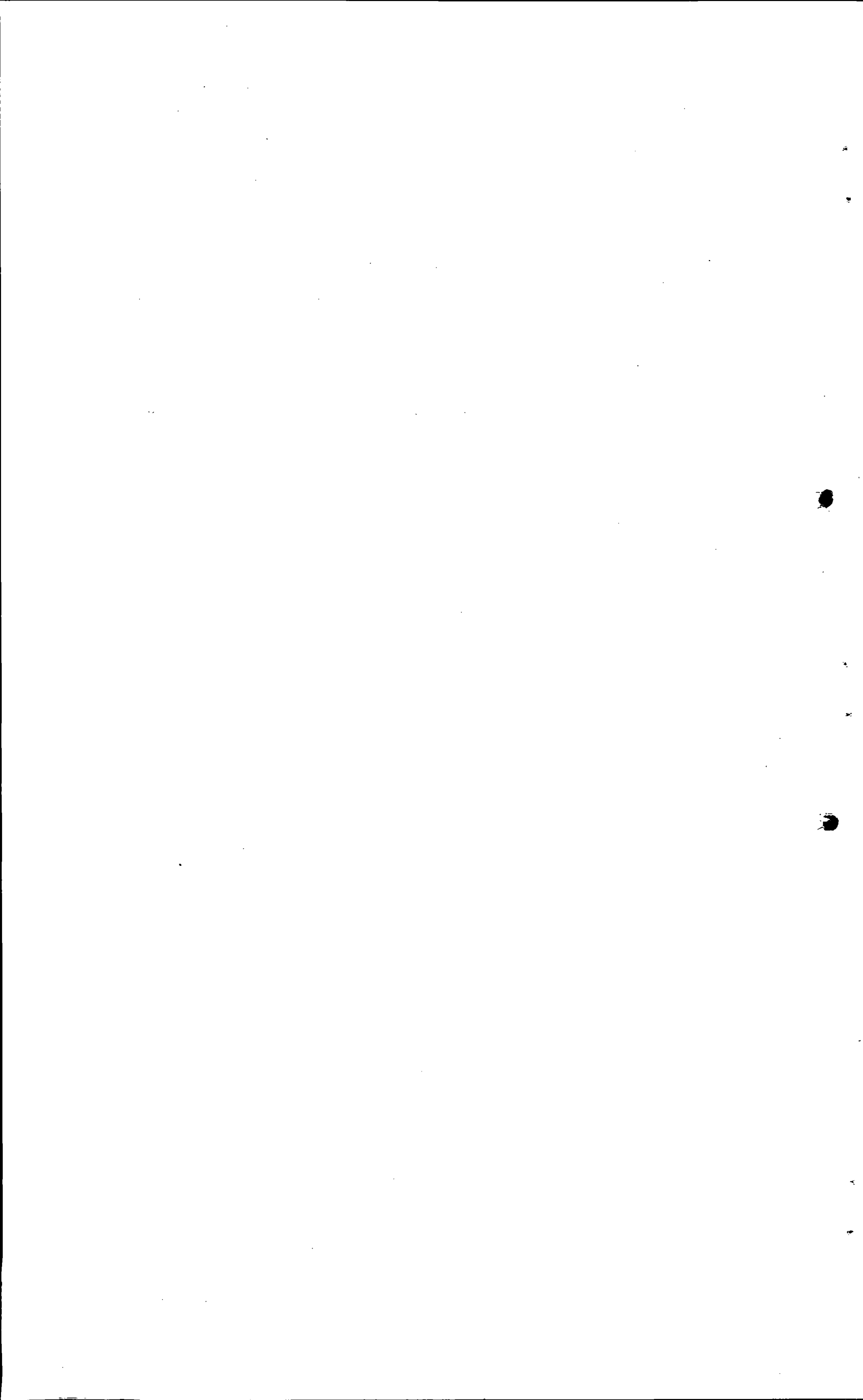
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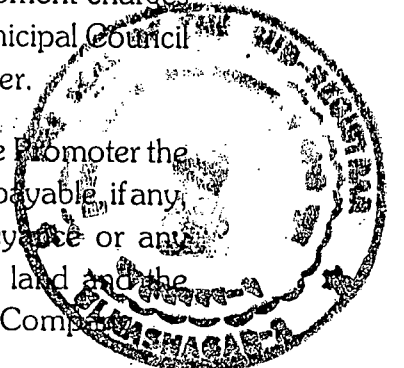
and only after the Promoter has received all amounts under the terms of the agreements with various Purchasers of the flats/shops, the Promoter shall register a Co-operative society and only thereupon the Promoter shall cause to be transferred to the Society all the right, title and interest of the respective Owner to the said land more particularly described in the First and Second Schedule hereunder written together with the building by obtaining or executing a conveyance of the building in favour of such society or societies as the case may be.

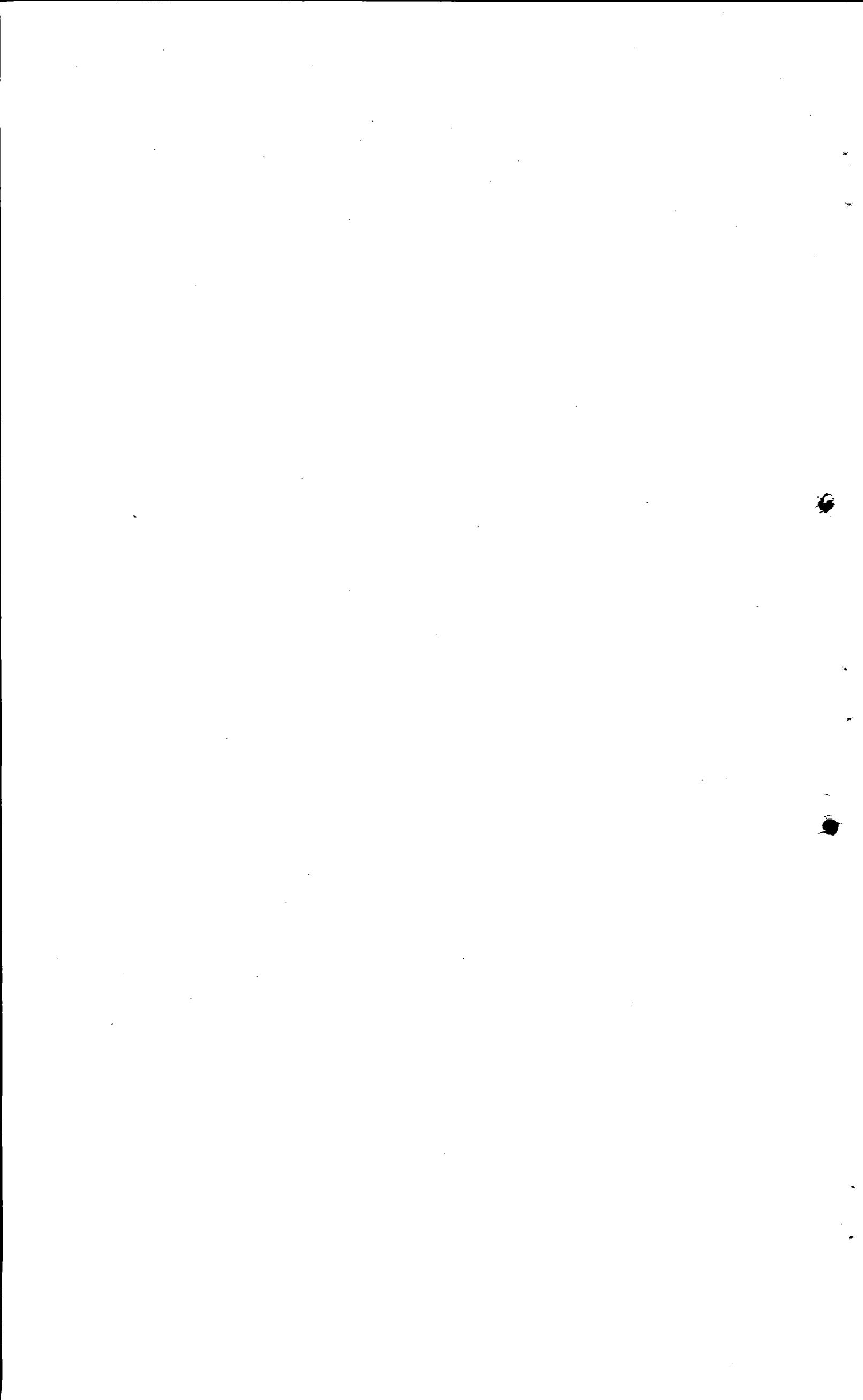
15. Commencing a week after notice in writing is given by the Promoter to the Flat Purchaser that the Flat is ready for use and occupation the Flat Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land and building namely local taxes, betterment charges or such other levies, by the concerned local authority and/or Government water charges, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building. The Flat Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Flat Purchaser further agrees that till the Flat Purchaser's share is so determined, the Flat Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 300/- per month (which amount does not include the local taxes etc.) towards the outgoings. The Flat Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 15th day of each and every month in advance and shall not withhold the same for any reasons whatsoever. The Flat Purchaser along with other Flat Purchasers will not require the Promoter to contribute a proportionate share of the maintenance charges of the Flats/ other units which are not sold and disposed off by the Promoter.
16. The Flat Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter such amount towards legal charges, share money, application entrance fee of the Society or Limited Company, for formation and Registration of the Society or Limited Company, for proportionate share of taxes and other charges, for M.S.E.D. Co. deposit, electric connection charges and water connection charges etc., for proportionate share in respect of betterment or development charges and stacking charges payable to the Kulgaon-Badlapur Municipal Council and miscellaneous expenses as determined by the Promoter.
17. At the time of registration, the Flat Purchaser shall pay to the Promoter the Flat Purchaser's share of stamp duty and registration charges payable, if any, by the said Society or Limited Company on the Conveyance or any document or instrument of transfer in respect of the said land and the building to be executed in favour of the Society or Limited Company.
18. The Flat Purchaser/s for himself/themselves with intention to bring all persons into whomsoever hands the Flat shall come, do hereby covenant with the Promoter as follows :

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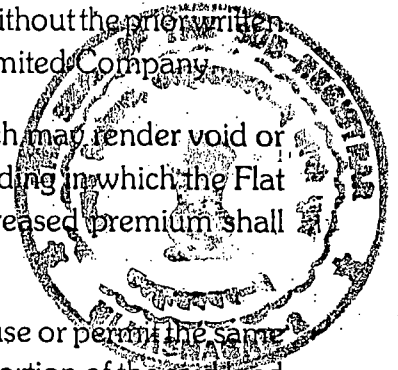
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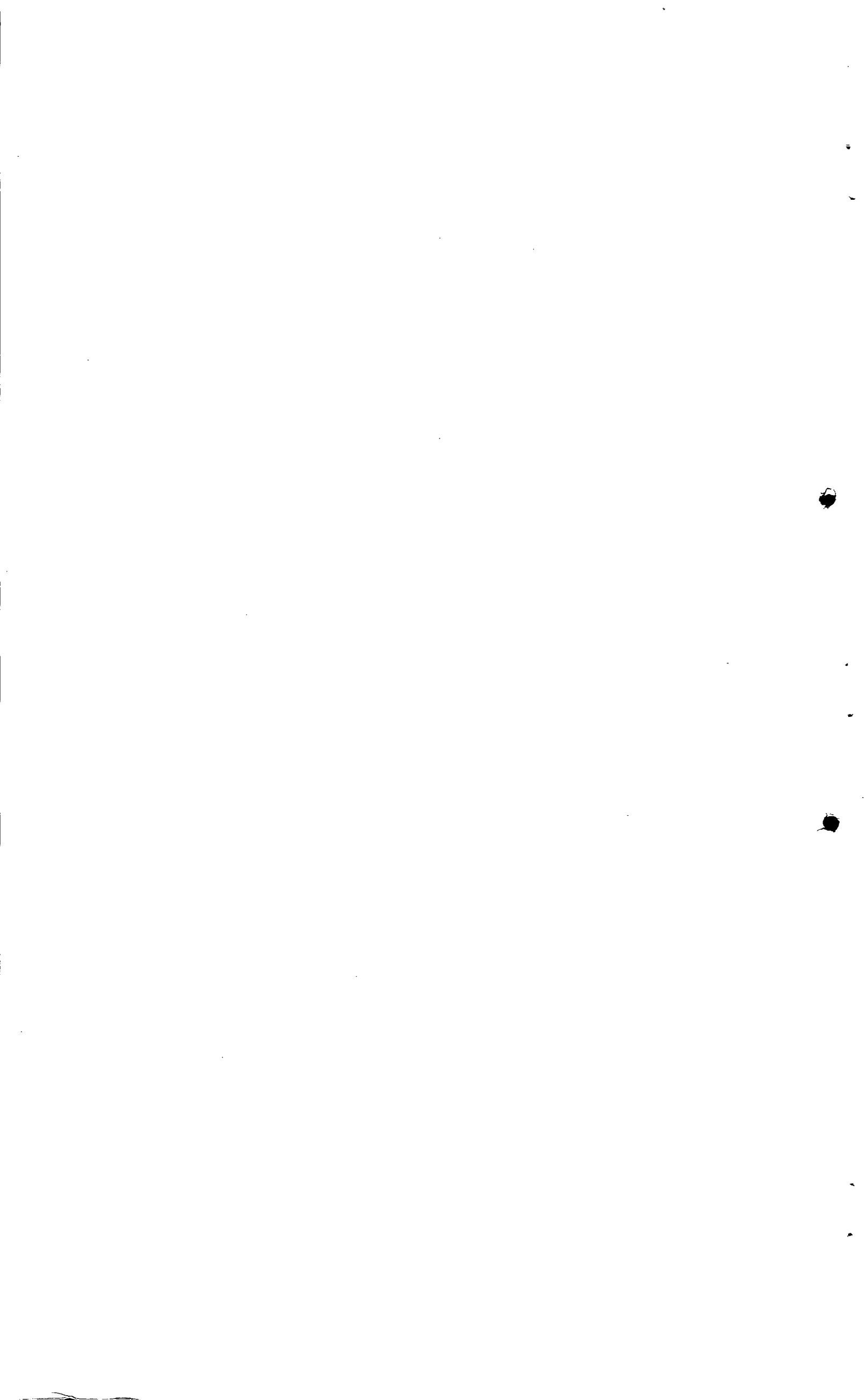
- a) To maintain the flat/shop at the Flat Purchaser's own cost in good tenantable repair and condition and shall not do or suffer to be done anything in or to the building in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building in which the Flat/Shop is situated and the Flat/Shop itself or any part thereof.
- b) Not to store in the Flat/Shop any goods which are of hazardous, combustible, dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Shop is situated or storing of goods which are objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building, in which the Flat/Shop is situated, including entrances of the building and in any case any damage is caused to the building or Flat/Shop on account of negligence or default of the Flat Purchaser in this behalf, the Flat Purchaser shall be liable for the consequences of the breach.
- c) To carry at his own costs all internal repairs to the Flat and maintain it in the same condition, state and order in which it was delivered to the Flat Purchaser and shall not do or suffer to be done anything in or to the building or the Flat which may be against the rules, regulations and bye-laws of the concerned local authority or other public authority. And the Flat Purchaser shall be responsible to the concerned local authority and/or other public authority and in the event of the Flat Purchaser committing any act in contravention of the above provision, he shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside Colour Scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains, pipes in the Flat and appurtenances thereto in good tenantable, repair and condition, and in particular, so as to support shelter and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. parts or other structural members in the Flat without the prior written permission of the Promoter and or the Society or Limited Company.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the said land and the building in which the Flat is situated.



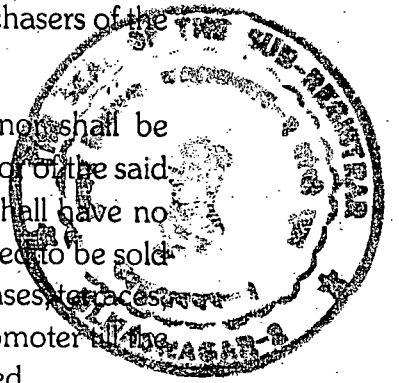
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Pandurangh O.R.
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- g) Pay to the Promoter within ten days of demand by the Promoter, his/her/ their share of Security Deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the Flat is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/ or Government and/or other public authority, on account of change of user of the Flat by the Flat Purchaser viz. user for any purpose other than for the purpose for which the Flat is agreed to be sold.
- i) The Flat Purchaser shall not let, sublet, transfer, assign or part with his interest or benefit factor of this agreement or part with the possession of the Flat until all the dues payable by him to the Promoter under this Agreement are fully paid up and only if the Flat Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser has intimated in writing to the Promoter.
- j) The Flat Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the Building Rules, Regulations and Bye laws for the time being of the concerned local authority and of Government and other public bodies. The Flat Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- k) Till a Conveyance of the building in which the Flat is situated is executed the Flat Purchaser shall permit the Promoter and his surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.
19. The Flat Purchaser and/or the Promoter shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Promoter and/or the Society may require for safeguarding the interest of the Promoter and/or the Flat Purchaser and the other Purchasers of the Flats in the said building.
20. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the Flat or of the said land and building or any part thereof. The Flat Purchaser shall have no claim save and except in respect of the premises hereby agreed to be sold to him/her and all open spaces, parking spaces, lobbies, staircases, terraces, verandah, still, recreation spaces etc. will remain the property of the Promoter till the same is handed over to the society as hereinbefore mentioned.



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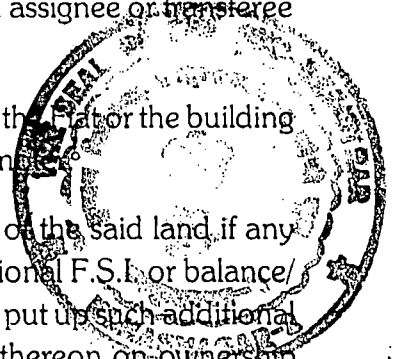
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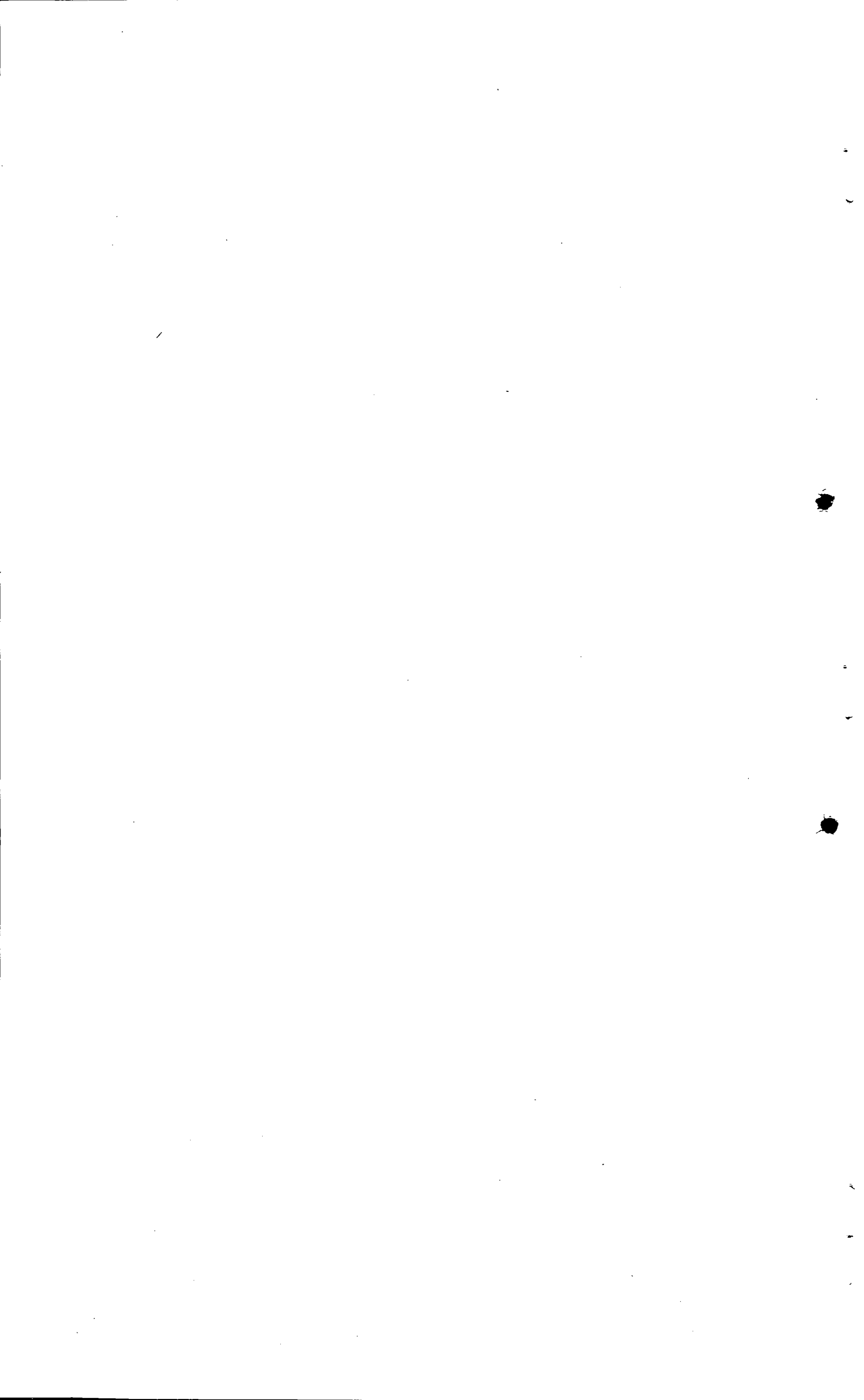
21. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchaser nor shall the same in any manner prejudice the rights of the Promoter.
22. All costs, charges and expenses, penalties, sales tax, if any including Stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement or any other document or the conveyance shall be borne, shared and paid by all the purchasers of the Flats/shops in the said building in proportion to the purchase price of their respective flats/shops, garages or other spaces. The Promoter shall not contribute anything towards all such expenses. The Flat Purchaser shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
23. All notices to be served on the Flat Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat Purchaser under Certificate of Posting at his/her address specified above.
24. (a) The Promoter shall be entitled to transfer, assign, dispose of and/or sell in any manner as he deem proper the stilt, open terraces, parking spaces etc. to anybody. The Flat Purchaser along with the other Flat Purchasers will not raise any objection of whatsoever nature.
- (b) The Promoter shall become a member of the Society in respect of his rights and benefits conferred above. If the Promoter transfers, assigns and disposes off such rights and benefits at any time to anybody, the assignee/transferee shall become the member of the society and/or the Limited Company in respect of the said rights and benefits. The Flat Purchaser will not have any objection to admit such assignee or transferee a member of the society.
- (c) The Flat Purchaser agrees that he/she/they along with the other Purchasers of flats will not charge anything from the Promoter or his nominees or transferee any amount by way of monthly maintenance charges and the Flat Purchaser will not have any objection to admit such assignee or transferee as the member of the society.
- (d) The Flat Purchaser shall not decorate the exterior of the Flat or the building otherwise than in a manner agreed to with the Promoter.
- (e) Even after the execution of conveyance in respect of the said land, if any additional construction is available by way of additional F.S.I. or balance/residual F.S.I. then the Promoter shall be entitled to put up such additional construction at his cost and to sell the tenements thereon on-ownership basis. The co-operative society/company to be formed by the Flat Purchasers of the flats shall admit the Flat Purchasers of such tenements as its members.

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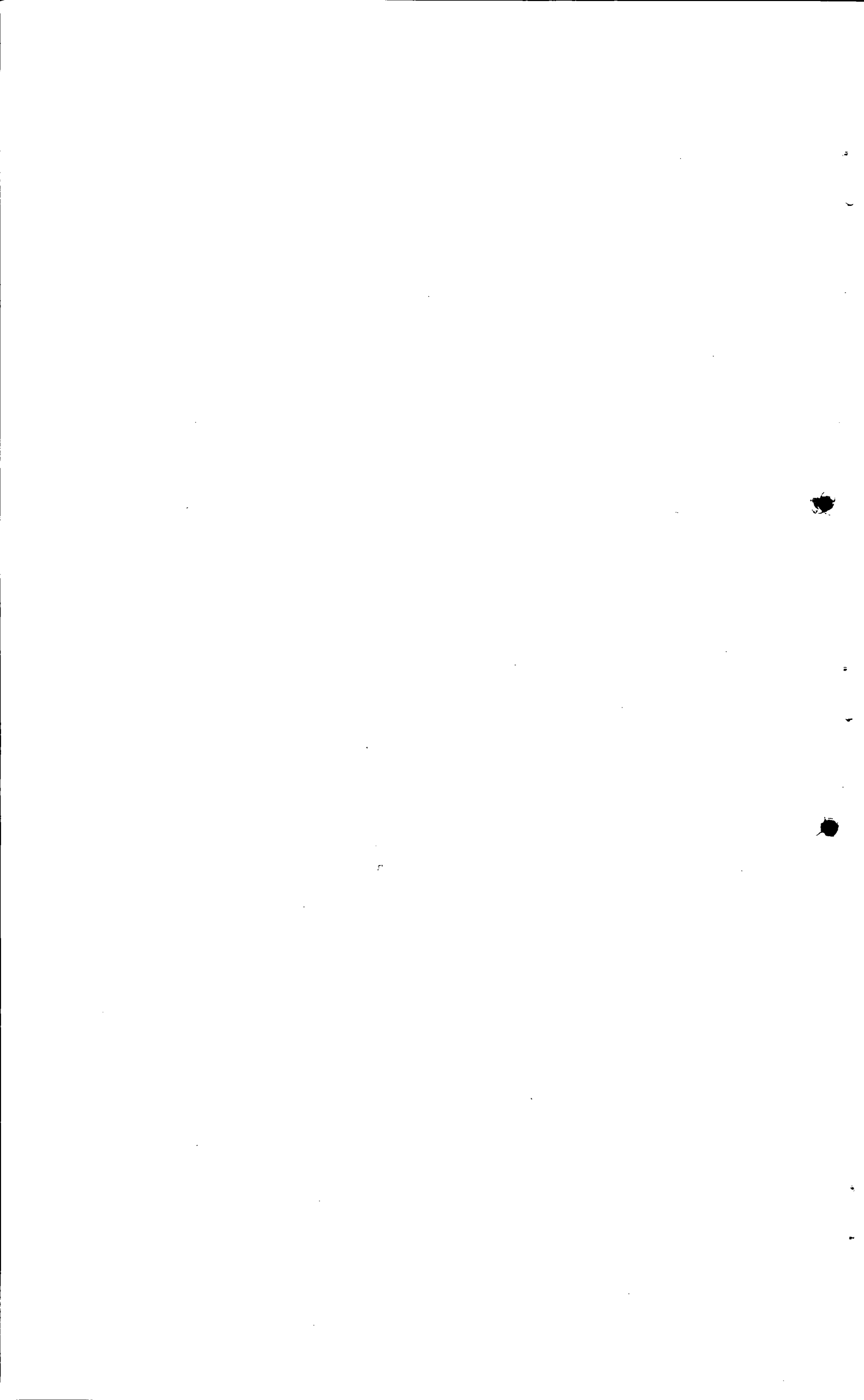


- (f) The Flat Purchaser agrees to bear separately the expenses relating to obtaining valuation certificate from approved valuer and Title Certificate from Government Pleader if required by him for obtaining housing loan.
- (g) The Flat Purchaser shall also pay the proportionate share of development charges levied by the Municipal Authority. Any increase in the said development charges in future shall also be paid by the Flat Purchaser.
- (h) The price of the Flat is fixed on lumpsum basis and has no bearing whatsoever on the actual area of the flat. The area of the Flat agreed to be purchased by the Flat Purchaser is on the basis of built-up area. The calculation of the built-up area includes the full thickness of internal and external walls, passages, staircase and any other area used for amenity to the building such as balcony, meter room etc. proportionately.
- (i) The Flat Purchaser agrees that he along with the other purchasers of the flats will not charge anything from the Promoter or his nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls display of advertisements or hoardings etc. for the purpose mentioned hereinabove.
25. The Flat Purchaser will not be entitled to any rebate and/or concession in the price of his premises on account of the construction of additional floors in the said buildings and/or on account of the construction of any other buildings structures etc. and/or the changes, alterations and additions made in the building/s. The Flat Purchaser shall also not claim any deduction in the cost of his flat on account of deletion of any item of construction as per his requirement in the flat.
26. If additional amenities are required by the Flat Purchaser/s then in that event the Flat Purchaser/s agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Architect of the Promoter and his decision shall be final and binding.
27. It is expressly agreed between the Promoter and the Flat Purchaser that the Promoter alone shall be entitled to the benefit for and utilization of the additional F.S.I. that may be available either in respect of the said land or by way of Transfer of Development Rights and the Promoter will be at liberty to put up any number of additional floors over and above the building or make additions to the constructed building or utilise the silt for construction of additional flats and will also be entitled to construct any other building or buildings or other structures in the compound. The Promoter shall also be entitled to sell open terraces in the said building. The Promoter shall be at liberty to give, allot, sell, assign, lease for consideration the terrace and shall also be entitled to use the terrace for putting additional floors on the existing building as the Promoter may deem fit in his absolute discretion and the Flat Purchaser hereby exclusively agrees and declares and confirms not to raise any dispute or objection to such reservation of right in favour of the Promoter.

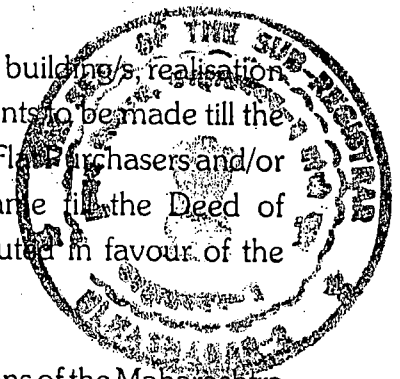
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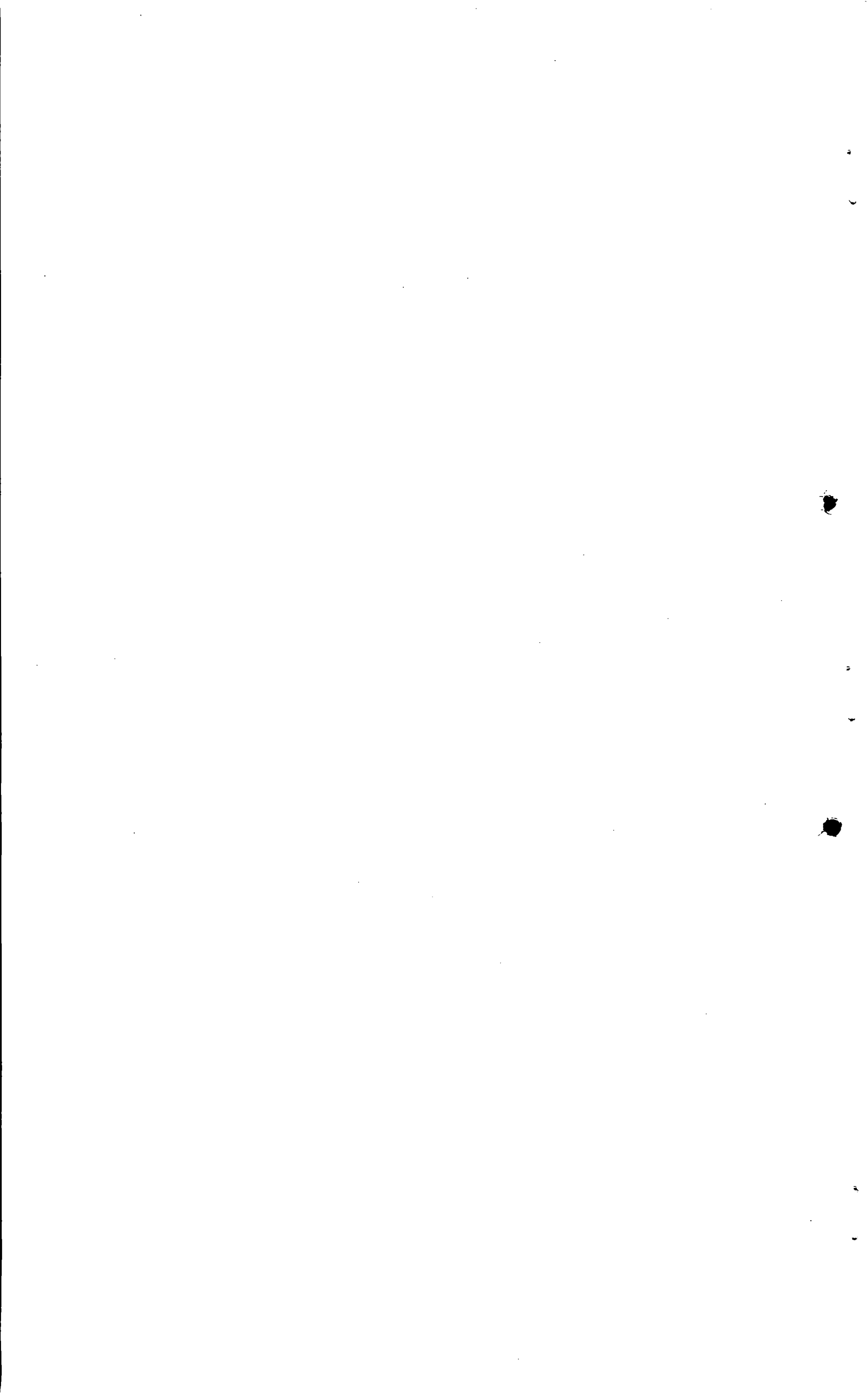
28. The Flat Purchaser hereby covenant with the Promoter to pay amounts liable to be paid by the Flat Purchaser as agreed under this Agreement and to observe and perform the covenants and conditions in this Agreement and to keep the Promoter indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same ought to be observed by the Promoter.
29. It is hereby agreed that the promoter shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated/combined sanctioned from the planning authority and in such event form and get registered one co-op. housing society of all the Flat Purchasers in the said building and the Flat Purchaser herein shall not, in any manner, object to the said right of the Promoter.
30. If the Planning Authority intends to acquire a part or portion of the said land for the purpose of road widening or for any other purpose in such event the compound wall constructed is required to be demolished, then the Promoter shall not be required to construct a new compound wall. The Flat Purchaser along with other Purchasers in the building shall be liable to construct the same at their own expenses.
31. The name of the building to be constructed by the Promoter shall be '**OM RESIDENCY**' and shall not be changed without the written permission of the Promoter.
32. In the event of the Corporate Body being formed and registered before the sale and disposal by the Promoter of all the flats in the said building by the Promoter the powers and authority of the Corporate Body as formed or of the Flat Purchaser and other Flat Purchasers shall be subject to the overall control of the Promoter in respect of any other matters concerning the said building, the construction and completion thereto and all amenities pertaining to the same, in particular, the Promoter shall have absolute authority and control as regards to the unsold flats/shops or other units and the disposal thereof.
33. The Promoter will also control the management of the building/s, realisation of the outgoings and the disbursement of the payments to be made till the conveyance and the Flat Purchaser along with other Flat Purchasers and/or corporate body will have no objection to the same till the Deed of Conveyance of the said land and building is executed in favour of the Corporate body as contemplated herein.
34. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Mangement and Transfer) Act, 1963 and the rules made thereunder.



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Passed O.R.
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 Manager



THE FIRST SCHEDULE ABOVE REFERED TO

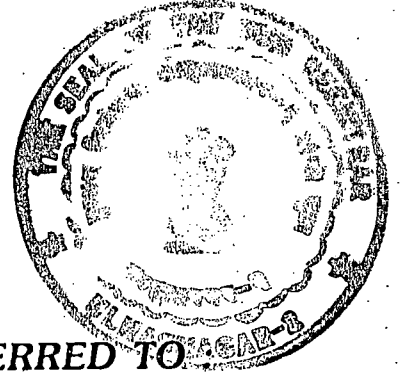
ALL THAT PIECE AND PARCEL OF non-agicultural land lying being and situated at Revenue Village SHIRGAON, Taluka AMBARNATH in the Registration Sub-District Ulhasnagar and Registration District Thane within the limits of the KULGAON-BADLAPUR MUNICIPAL COUNCIL, bearing Survey No. 45, Hissa No. 1, Plot No. 12 admeasuring 900 Sq. yards equal to 752.51 Sq. metre or thereabouts and bounded as follows:-

- On or towards East : Plot No. 13 and 20' wide road;
On or towards West : 25' wide layout road;
On or towards South : Survey No. 44;
On or towards North : 25' wide road;

THE SECOND SCHEDULE ABOVE REFERED TO

ALL THAT PIECE AND PARCEL OF non-agicultural land lying being and situated at Revenue Village SHIRGAON, Taluka AMBARNATH in the Registration Sub-District Ulhasnagar and Registration District Thane within the limits of the KULGAON-BADLAPUR MUNICIPAL COUNCIL, bearing Survey No. 45, Hissa No. 1, Plot No. 13 admeasuring 900 Sq. yards equal to 752.51 Sq. metre or thereabouts and bounded as follows:-

- On or towards East : 20' wide internal road;
On or towards West : By Plot No. 12;
On or towards South : 20' wide internal road;
On or towards North : By Plot No. 14;

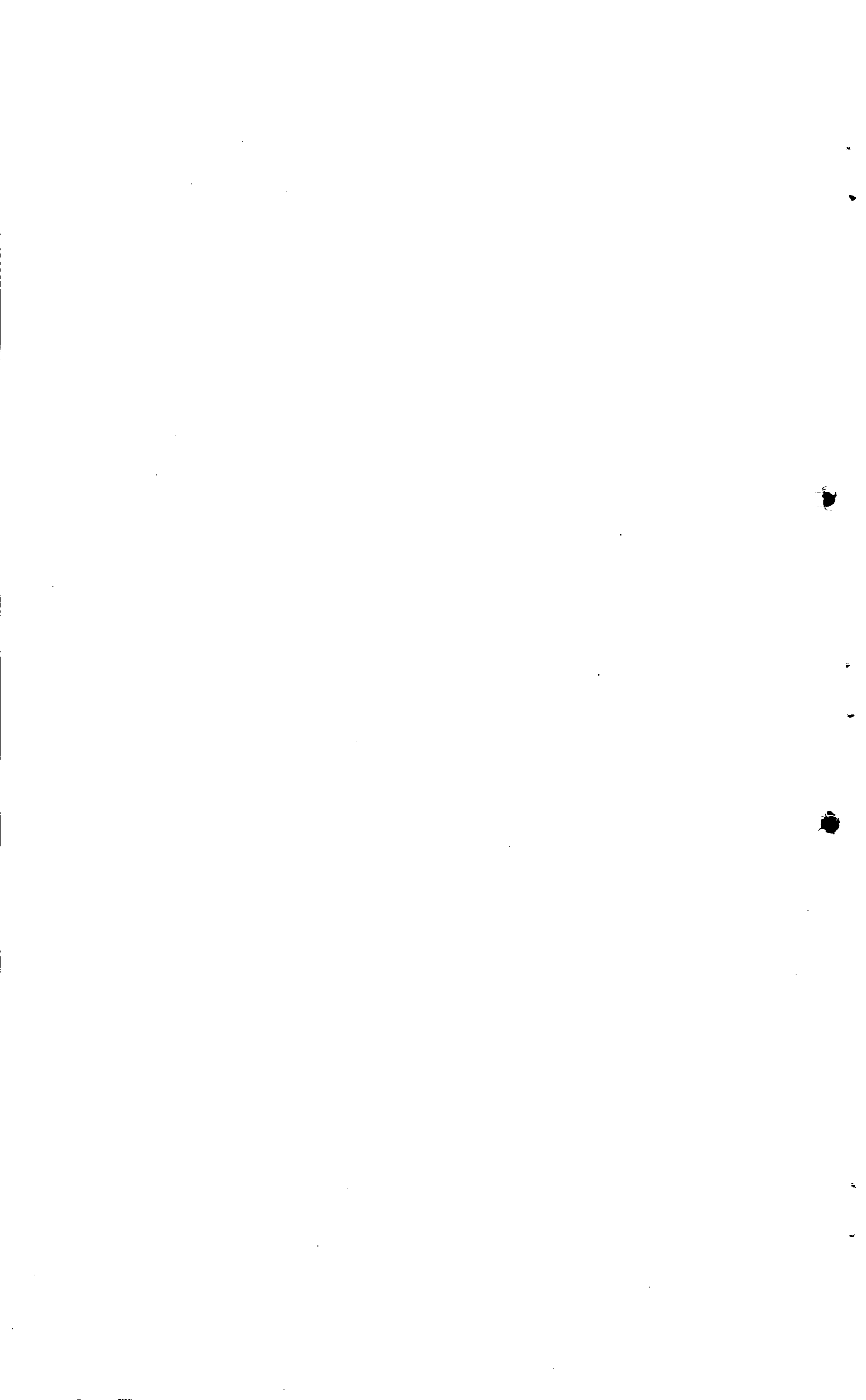


THE THIRD SCHEDULE ABOVE REFERED TO

Proportionate common areas and facilities, area of immediate landing area abutting the main door after the landing on the said floor. Prorata right along with all Purchasers of the premises in the said land in limited common areas i.e. to say Staircase, Staircase landing, Entrance Hall, Terrace, Compound, Lobbies, Passage.

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Passing O.R.
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ललावहे



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

SIGNED & DELIVERED

by the withinnamed PROMOTER

M/s. OM CONSTRUCTIONS

by its Sole Proprietor,

Shri. OMPRAKASH RAMCHANDRA PANDEY

in the presence of....

Pandey O.R.

1. *[Signature]*
 YOGESH, DIVYNESHWAR KNOBRA GADE

2. *[Signature]*
 Madhukar Lavale
 226 (3237) Kaveri Nagar
 Haveli Hill -
 Mumbai

SIGNED & DELIVERED by

the withinnamed FLAT PURCHASER

(1) Shri./Smt. PRAMILA MADHUKAR LAVALE

(2) Mrs. VINOD MADHUKAR LAVALE

PrAMILA MADHUKAR LAVALE
Mrs. Vinod Madhukar Lavale

in the presence of....

1. *[Signature]*
 YOGESH, DIVYNESHWAR, KNOBRAGADE
 FLAT NO-9, 2ND FLOOR, ATMARAM APARTMENT, KALWA (W)

2. *[Signature]*
 Madhukar Lavale

RECEIPT

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Received of and from the Flat Purchaser the sum of Rs. 2,00,000/-

(Rupees Two Lakhs only -

only) by Cash/Cheque No. _____

dated _____ drawn on _____

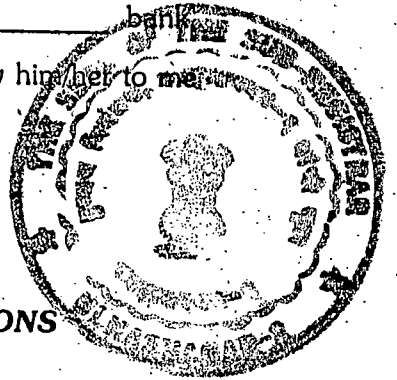
_____ branch as earnest/part payment paid by him/her to me

as withinmentioned.

Rs. 2,00,000/-

I say received

For M/s. **OM CONSTRUCTIONS**



WITNESSES :

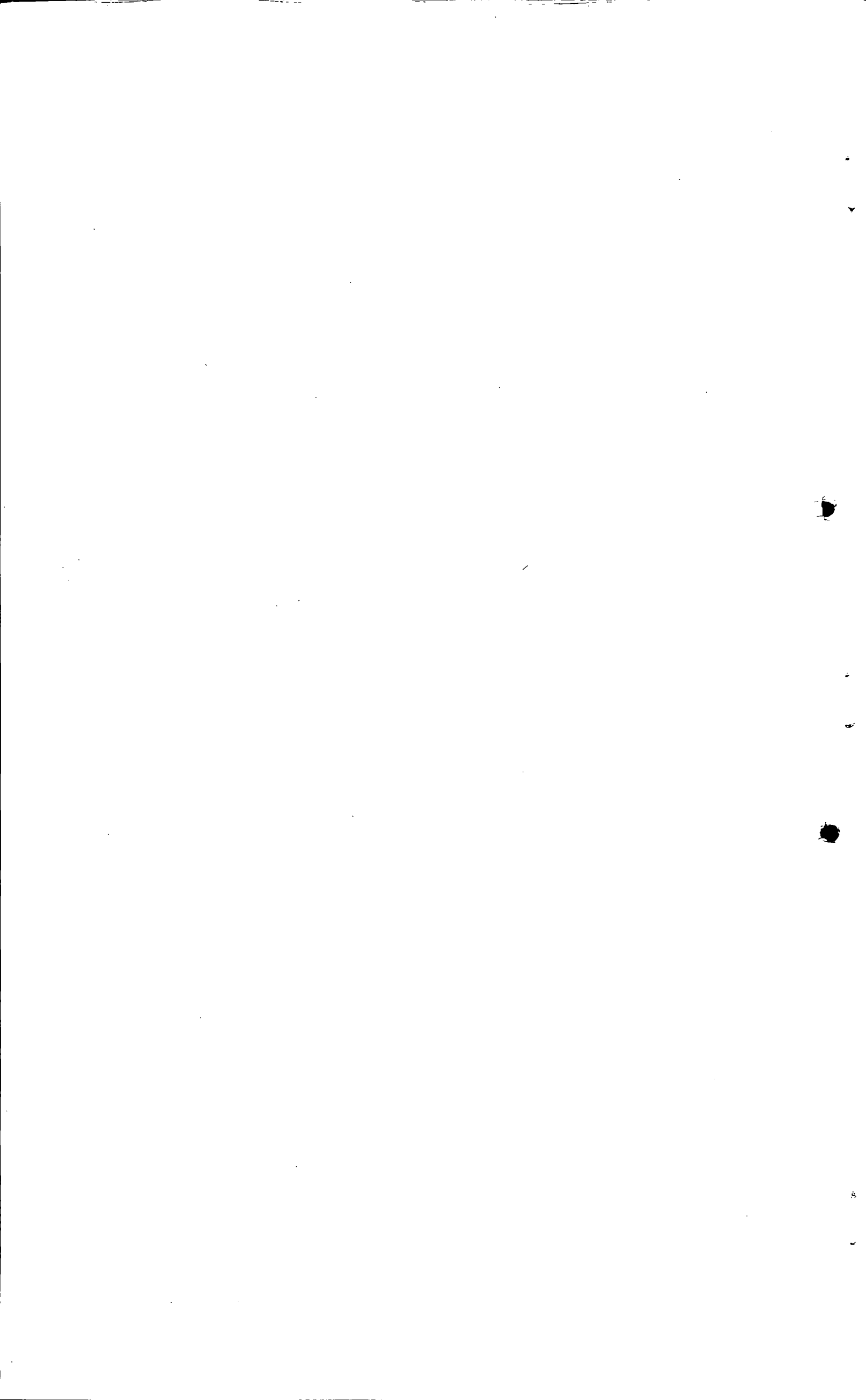
1. *[Signature]*
 YOGESH, DIVYNESHWAR
 KNOBRA GADE

2. *[Signature]*
 Madhukar Lavale

Pandey O.R.

Shri. OMPRAKASH RAMCHANDRA PANDEY

PROPRIETOR

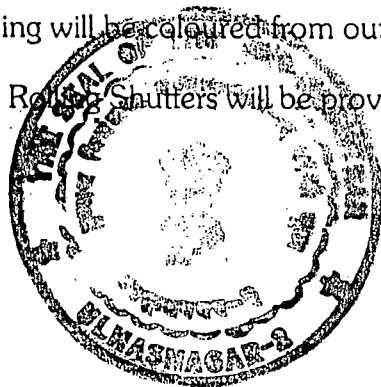


ANNEXURE 'A'

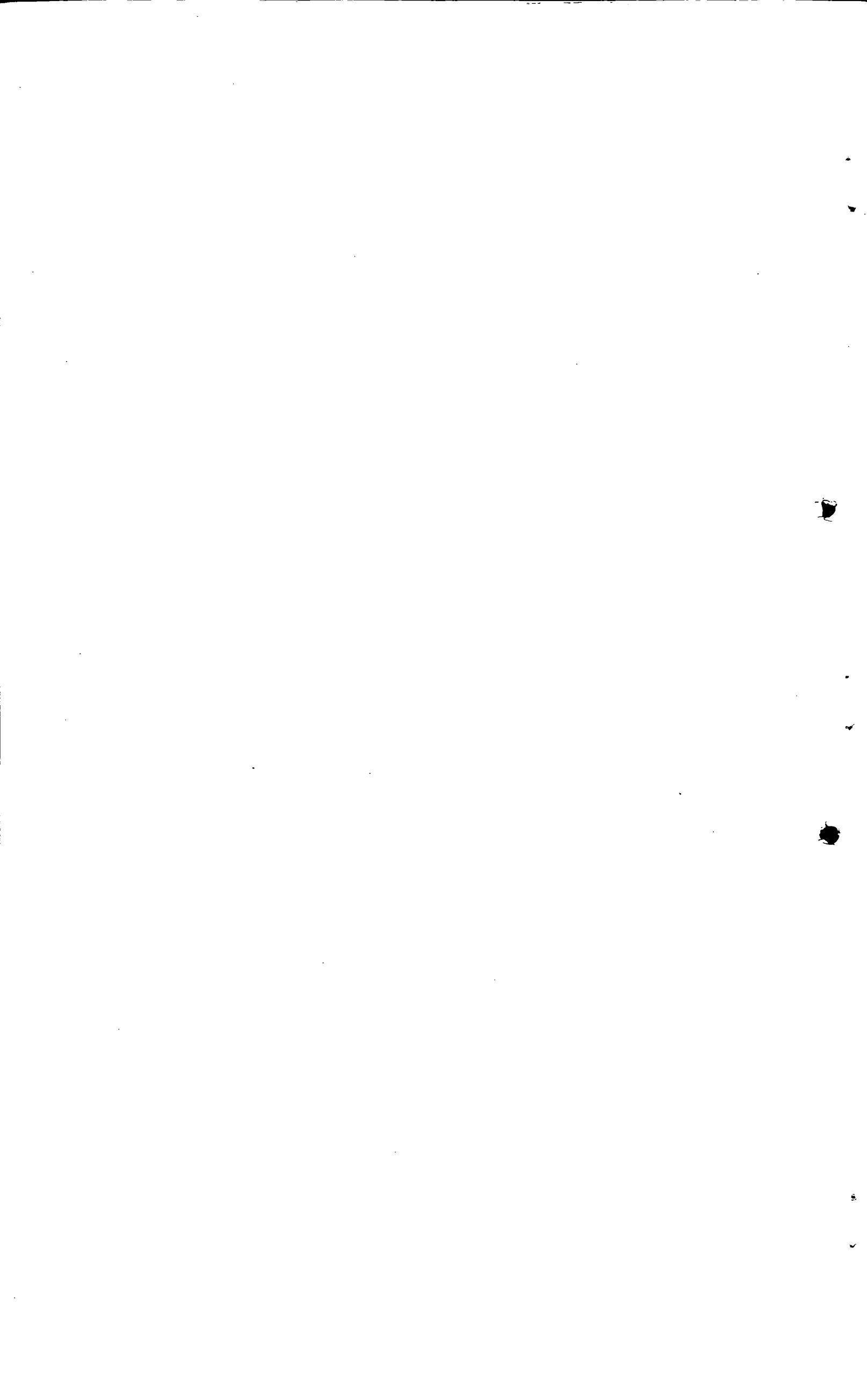
LIST OF AMENITIES

1. R.C.C. Frame structure.
2. Brick Masonary walls with sand face plaster will be provided from outside and Neeru finished plaster from inside.
3. R.C.C. loft over bathroom and W. C.
4. Raised Platform with Marble Stone top in Kitchen with dado of glazed tiles and adjacent sink.
5. White wash in every room.
6. **Doors and Windows** : Doors shall have flush doors of commercial ply with sunmica. Windows shall be provided with sliding 3/4" section aluminium channels with glass.
7. **Flooring** : Ceramic tiles in all the rooms with skirting. Bath-room flooring will be in tandoor stone with full glazed tiles. White glazed flooring with dado in W.C.
8. **Water Supply** : Tap water will be provided in Kitchen, Bath, W.C. and Wash Basin with indirect connection i.e. from overhead water tank Plumbing work will be of concealed type.
9. **Electrical fittings** :
 - a. Electric wiring will be of concealed type in each flat.
 - b. One light, one plug and one fan point in living room and bed room.
 - c. One Light and one plug and one fan point in Kitchen room.
 - d. One Light point in W.C. and bath.
 - e. Bell point at the Entrance.
10. One wash basin will be provided.
11. Building will be coloured from outside with cement paint.
12. M. S. Roller Shutters will be provided in Shops.

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Pers. S. O. R.
श्री यमिना लोहा
Mumbai



ANNEXURE 'B'

PRADEEP G. SHETTY

B.Sc., LL.B.

ADVOCATE, HIGH COURT

Off. : 5, Vaishali Complex, First Floor, Badlapur (W) 421503. Tel. 2675386
Resi. : 3, Sonali C.H.S.Ltd., Manjarli, Badlapur (W) 421503. Tel. 2674127.

TITLE CERTIFICATE

Re.: Land lying and situated at Revenue Village SHIRGAON, Taluka Ambarnath, Dist. Thane, within the limits of Kulgaon-Badlapur Municipal Council bearing Survey No. 45, Hissa No. 1, Plot No. 12 admeasuring 900 Sq. yards equal to 752.51 Sq. metre belonging to **Mrs. PRANALI PRAVIN JAGE.**

This is to certify that I have investigated the title to the aforesaid property and have persued title deeds and certify that in my opinion the title of **Mrs. PRANALI PRAVIN JAGE.**, the Owner, to the above referred land is clear, marketable and free from encumbrances, charges and/or claims.

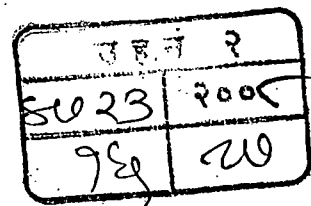
I further certify that Shri. **OMPRAKASH RAMCHANDRA PANDEY**, Sole Proprietor of M/s. **OM CONSTRUCTIONS**, has right to develop and construct a building on the said land in accordance with the sanctioned plans and to sell the flats/shops therein on ownership basis.

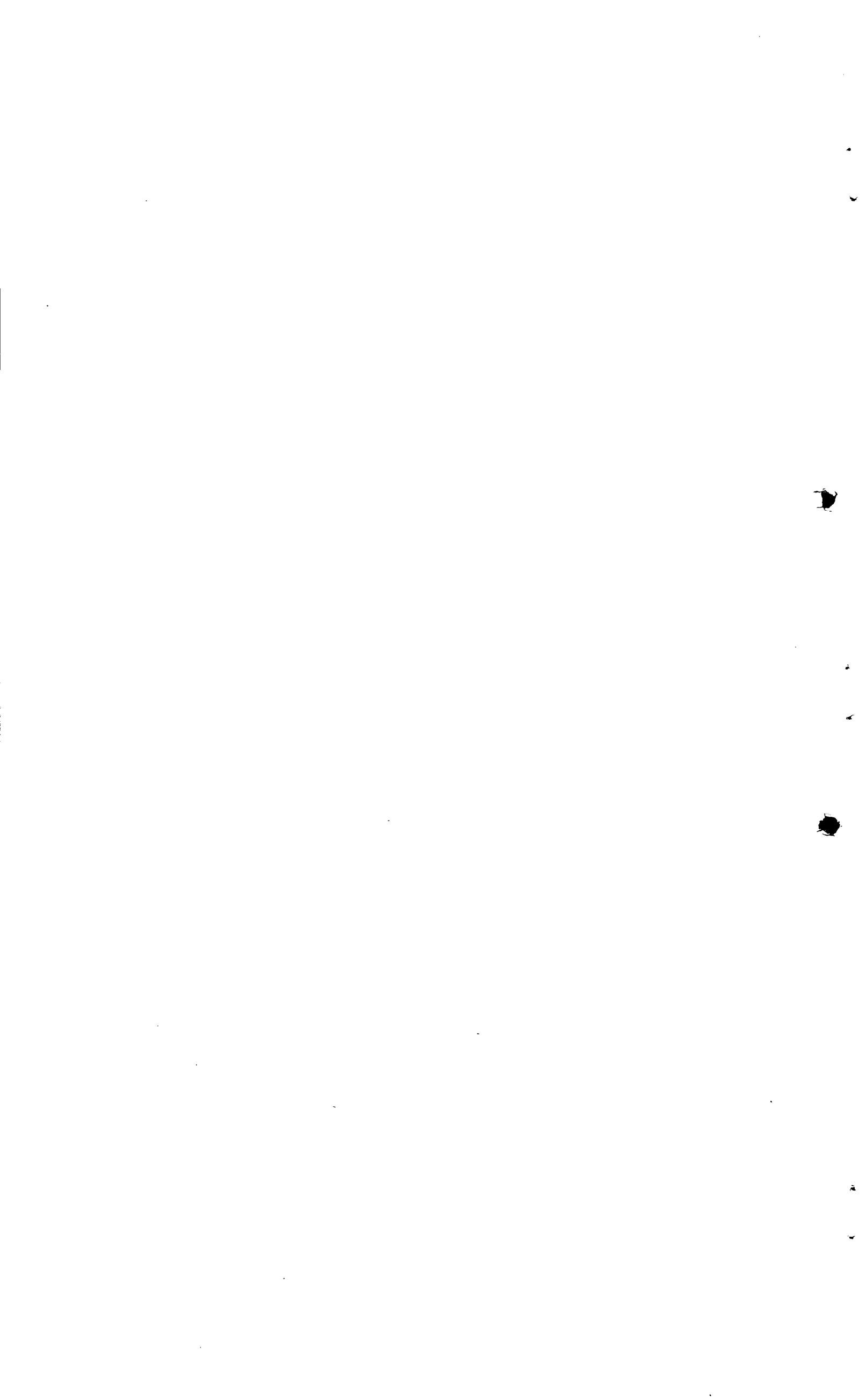
Dated 28th AUGUST, 2007.

Sd/-

(PRADEEP SHETTY)

Advocate, High Court





ANNEXURE 'B'

PRADEEP G. SHETTY

B.Sc., LL.B.

ADVOCATE, HIGH COURT

Off. : 5, Vaishali Complex, First Floor, Badlapur (W) 421503. Tel. 2675386
Resi. : 3, Sonali C.H.S.Ltd., Manjarli, Badlapur (W) 421503. Tel. 2674127.

TITLE CERTIFICATE

Re.: Land lying and situated at Revenue Village SHIRGAON, Taluka Ambernath, Dist. Thane, within the limits of Kulgaon-Badlapur Municipal Council bearing Survey No. 45, Hissa No. 1, Plot No. 13 admeasuring 900 Sq. yards equal to 752.51 Sq. metre belonging to **Shri. PRASHANT PRABHAKAR MHATRE.**

This is to certify that I have investigated the title to the aforesaid property and have persued title deeds and certify that in my opinion the title of **Shri. PRASHANT PRABHAKAR MHATRE.**, the Owner, to the above referred land is clear, marketable and free from encumbrances, charges and/or claims.

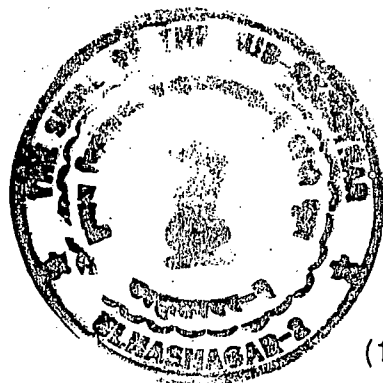
I further certify that Shri. **OMPRAKASH RAMCHANDRA PANDEY**, Sole Proprietor of M/s. **OM CONSTRUCTIONS**, has right to develop and construct a building on the said land in accordance with the sanctioned plans and to sell the flats/shops therein on ownership basis.

Dated 28th AUGUST, 2007.

Sd/-

(PRADEEP SHETTY)

Advocate, High Court



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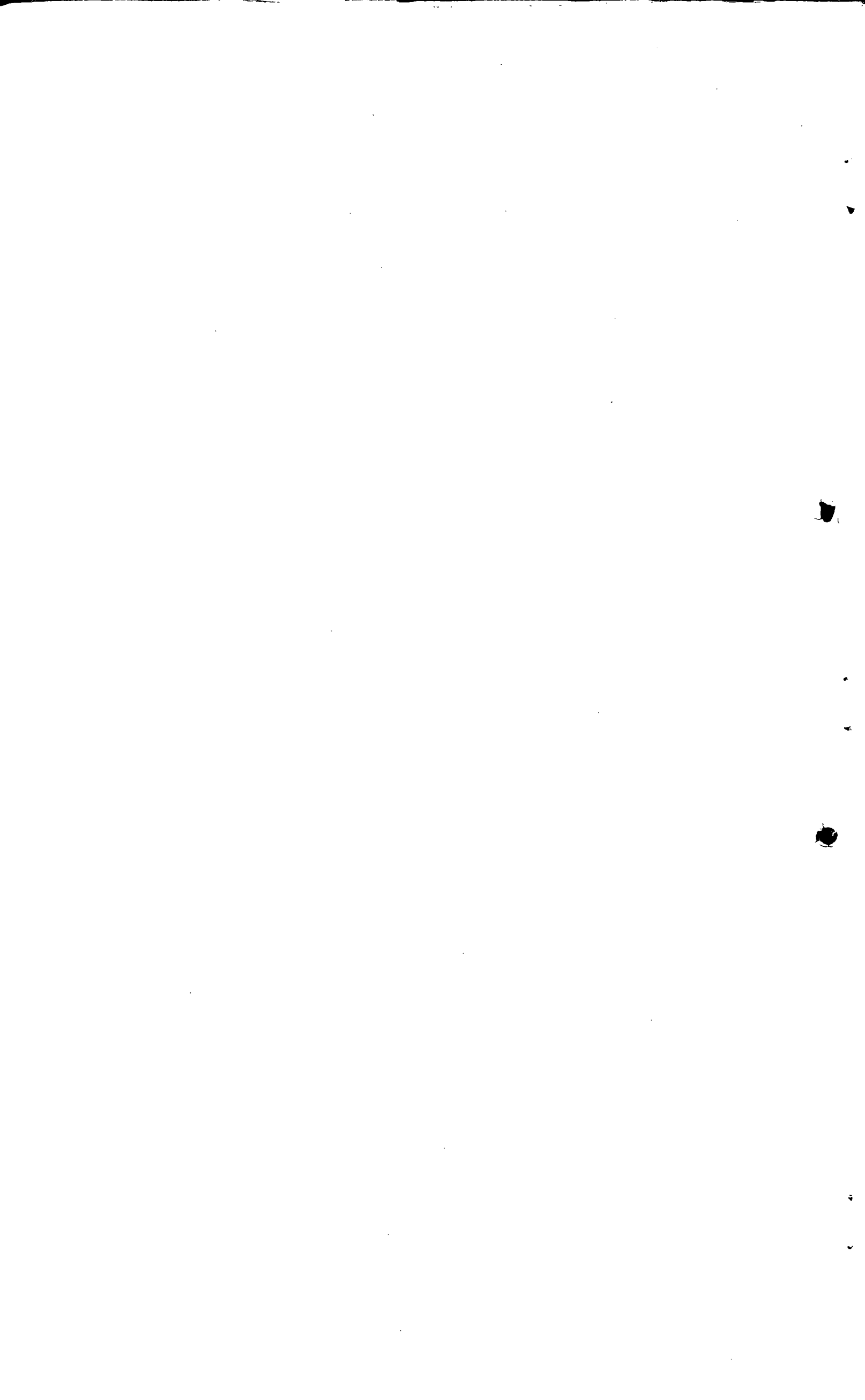
असल वर हुकुम खरी मजला दिली आहे, तारीख १२.१.२००६ तारीख

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गाव नमुना वारा (पिकावाली नोंदवही)

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५
०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५
०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५	०-५५

गाव नमुना वारा (अधिकार अधिकृत वरक)



गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : शिरगाव

तालुका : अंबरनाथ

दि.

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	(2900) भोगवटादाराचे नांव <u>प्रशांत प्रभाकर धामे</u> (2989)				खाते क्रमांक
४५१७५९६							कुळाचे नांव -
शेताचे स्थानिक नांव - <u>हारण १३</u>							इतर अधिकार -
लागवडीचे क्षेत्र	हेक्टर	आर	प्रती				
<u>०.५२</u>	<u>०</u>	<u>०५</u>	<u>५</u>				
एकूण	<u>०-०५-५</u>						
पोट खराब लागवडी योग्य नसलेले							
वर्ग (अ)							
वर्ग (ब)							
एकूण -							
आकारणी	एकूण	पैसे					सिमा आणि भूम.
जुडी किंवा विशेष आकारणी.	<u>०-१५</u>	<u>०-१५</u>					

गांव नमुना बारा (पिकांची नोंदवही)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपश्चिह्न									लागवडीसाठी उपलब्ध नसलेली जमीन		जमीन कसणाऱ्याचे नांव				
		मिश्र पिकाग्राह्यांल क्षेत्र			घटक पिक व प्रत्येका खालील क्षेत्र			निर्भेळ पिका खालील क्षेत्र			स्वरूप	क्षेत्र					
		मिश्रपिकाचा संकेतांक क्रमांक	जल सिंचन	अजल सिंचन	पिकाचे नांव	जल सिंचन	अजल सिंचित	पिकाचे नांव	जल सिंचन	अजल सिंचित							
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५					

2006
2006

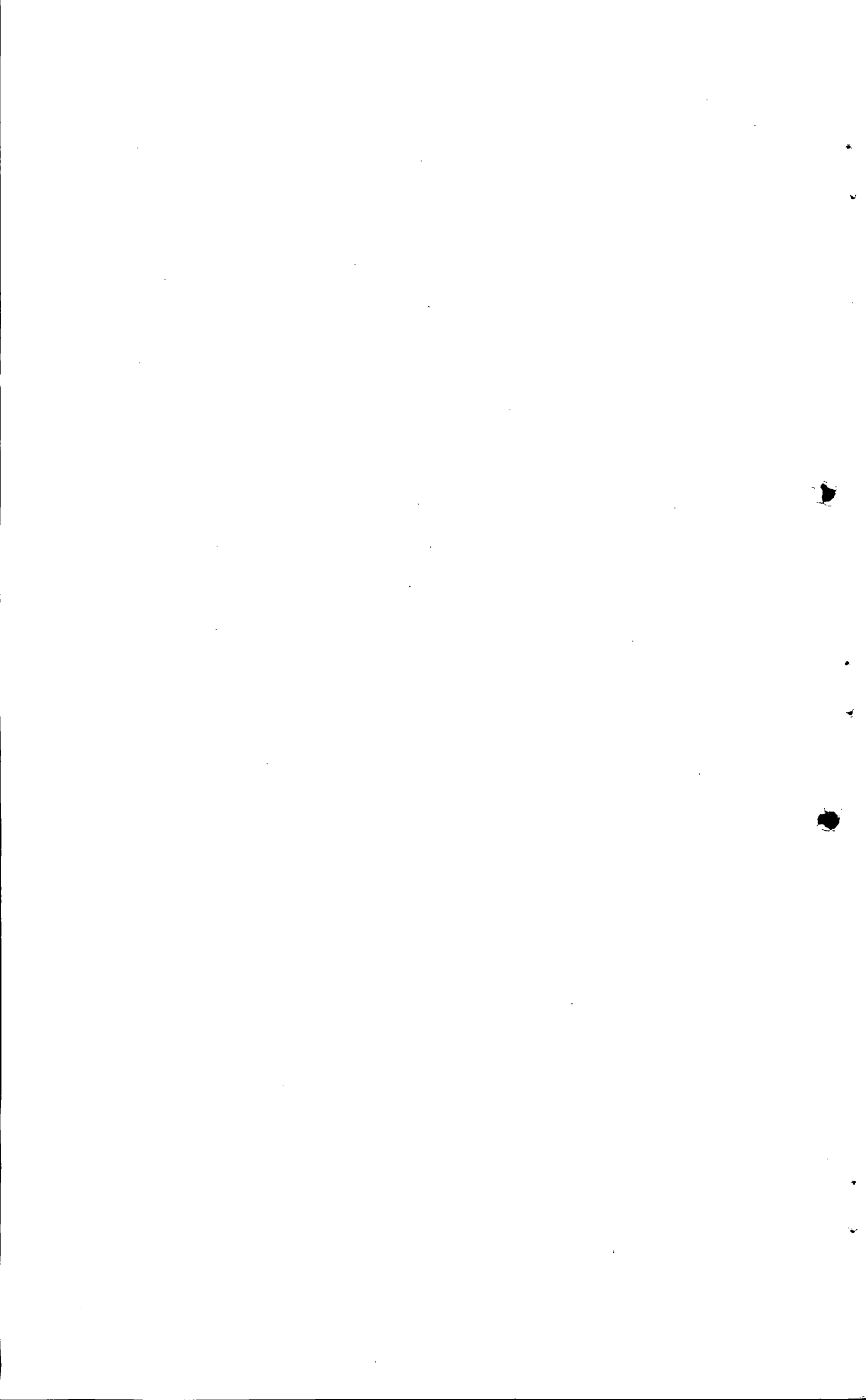
विशेष नोंद ०५२-५०-२६६

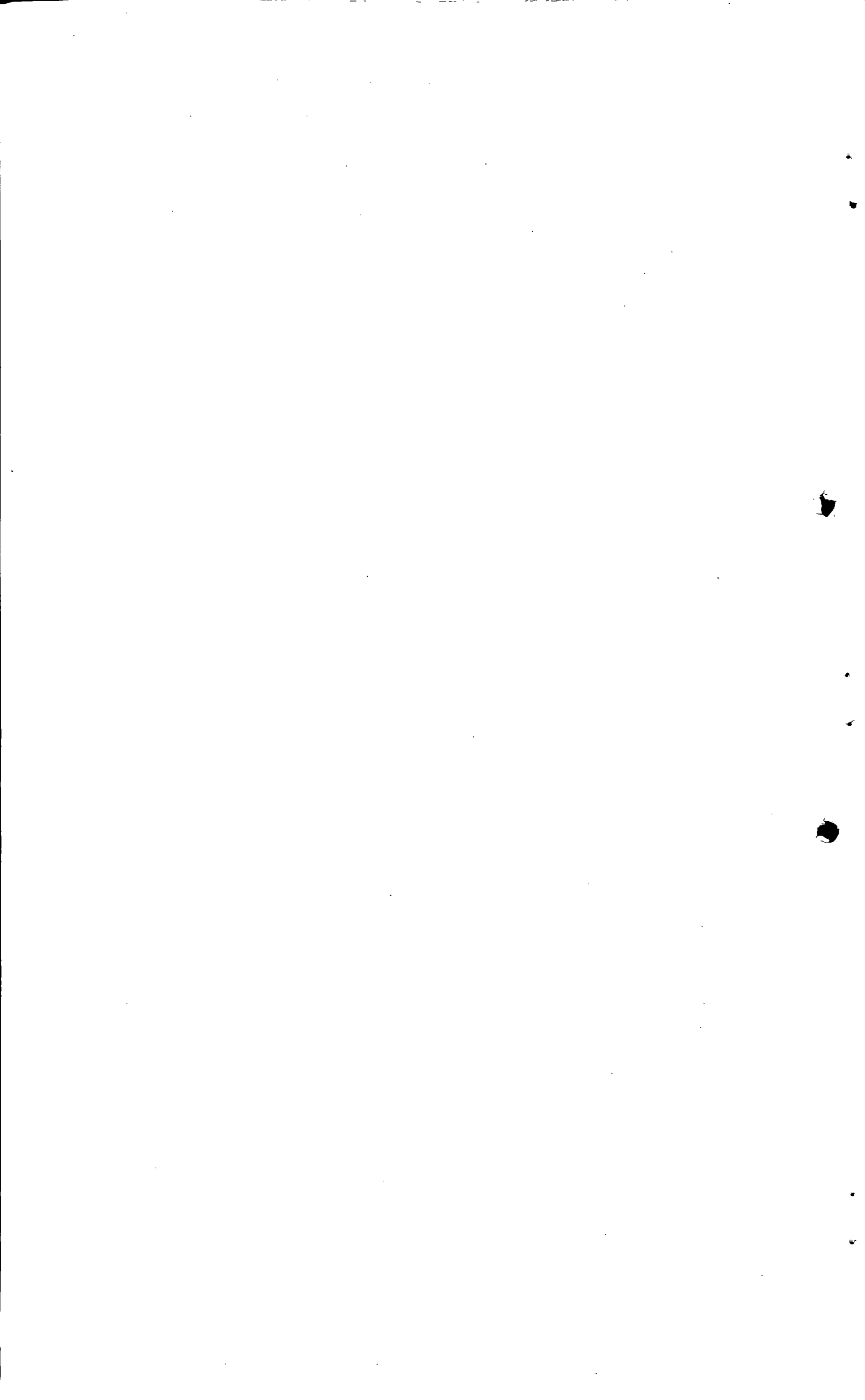
अस्सल वापर करीत नसल्याने, तारीख १२/१/२००६

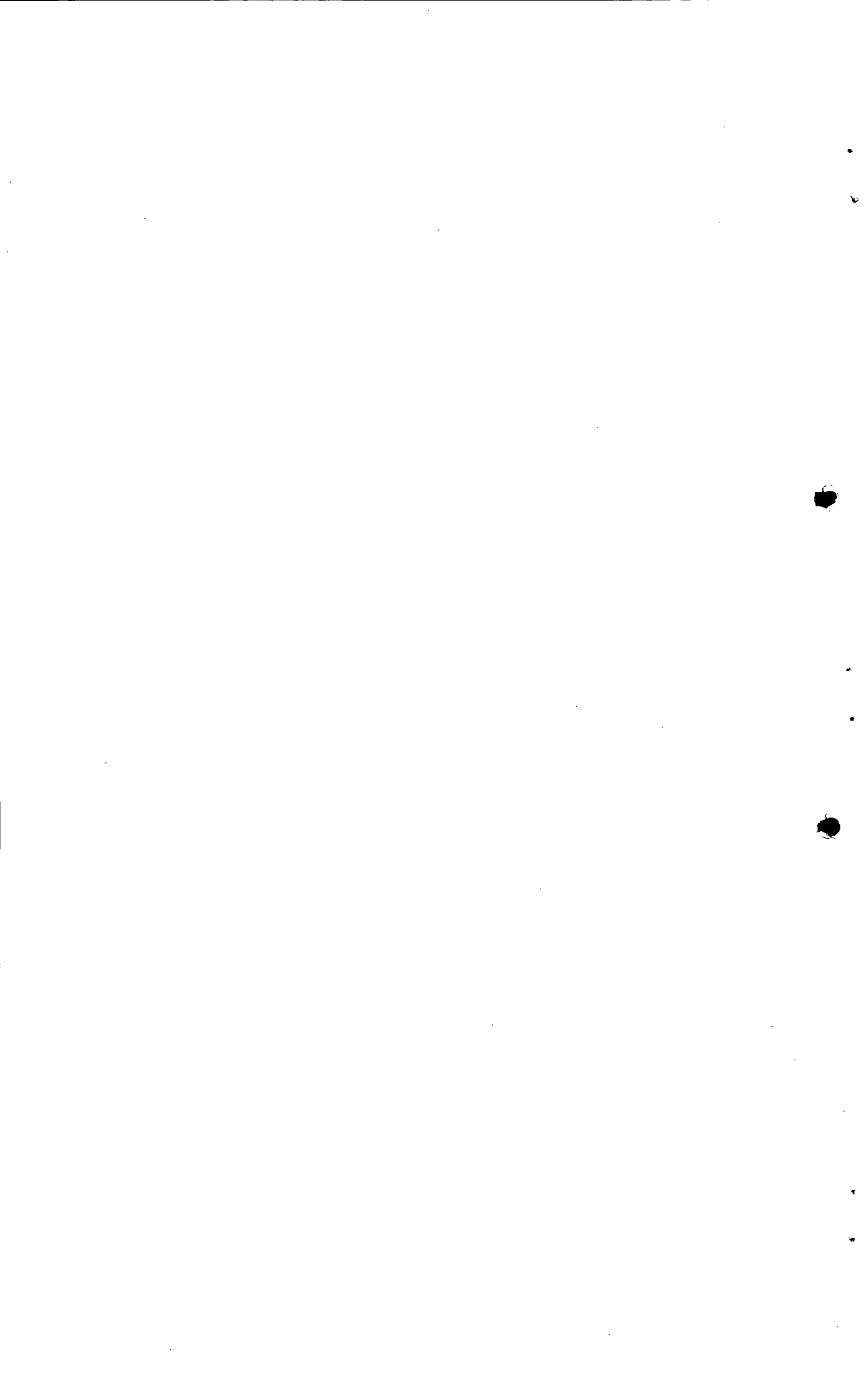
तारीख
१२/१/२००६
तालुका - अंबर



उत्तर २	
८०२३	२००६
१२	२०







STAMP OF APPROVAL OF PLAN 1



अट नं. ३ का अर्धीन पावतुन
पावतुन नकाशो नमुनो
..... रंगाने कुशलसी
दाखलिया प्रगामे य बांधकाम प्रारंभ इजाजतकार
क. कुबदण/नवि/बांध... ५५
दि. ३३/११/०७. मध्ये पावतुन विवेकान्वय अटी प्रकल्प.

श्री. शिरी. ओमप्रकाश रामचंद्रा पान्दे
श्री. उमाकान्त वाराडे

PROFORMA

AREA STATEMENT.		SQ. MTS.
1	AREA OF PLOT (AMALGAMATED PLOT NO 12&13 = 752.51 + 752.51 =	1505.02
2	DEDUCTION FOR	
a	SET-BACK AREA	
b	PROPOSED ROAD.	
c	ANY RESERVATION.	
d	TOTAL (a+b+c)	
3	NET AREA OF PLOT (1 - 2d)	1505.02
4	DEDUCTION FOR	
a	RECREATION GROUND 10%	
b	INTERNAL ROADS.	
c	AMENITY OPEN SPACE 20 % IN LEAU OF F.S.I.	
	TOTAL A+B+C =	
5	BALANCE AREA OF PLOT (3 - 4)	
6	PERM. FL. AREA AS PER SANCTIONED D.C. RULE 85% OF GROSS	
	PLOT AREA. = SQ. FT.	1505.02
7	ADD FOR F.S.I. (SET BACK / D.P. ROAD AREA)	
8	PERMISSIBLE FLOOR AREA	1505.02
9	EXISTING FLOOR AREA.	
10	PROPOSED AREA.	1503.13
11	EXCESS BAL. AREA TAKEN IN TO F.S.I.	1.89
12	TOTAL BUILT-UP AREA (10+11+12)	1505.01
13	F.S.I. CONSUMED	0.89

BALCONY AREA STATEMENT.		SHOWN IN TABLE
a	PERMISSIBLE AREA PER FLOOR.	
b	PROPOSED BAL. AREA PER FLOOR.	
c	EXCESS BALCONY AREA (TOTAL)	

TENEMENT STATEMENT.		
a	NET AREA OF PLOT (7)	1505.02
b	LESS DEDUCTION OF NON RES AREA (SHOPS ECT.)	45.71
c	AREA FOR TENEMENTS (a+b)	1459.31
	TENEMENTS PERMISSIBLE (60/80/100 PER ACRE.)	43 NOS.
	TENEMENTS PROPOSED.	34 NOS.

PARKING STATEMENT		SHOWN IN TABLE
a	PARKING REQUIRED AS PER RULES.	
b	TOTAL PARKING PROVIDED.	
c	GARAGES PERMISSIBLE.	
d	GARAGES PROPOSED.	

LOADING & UNLOADING STATEMENT.	
	LOADING & UNLOADING REQUIRED.
	LOADING & UNLOADING PROVIDED.

DOOR & WINDOW SCHEDULE:	
D	T.W. PANELLED DOOR. 1.06 X 2.13 M.
D1	T.W. FLUSH DOOR. 0.91 X 2.13 M.
D2	T.W. FLUSH DOOR. 0.75 X 1.98 M.
W	T.W. GLAZED WINDOW 1.80 X 1.35 M.
W1	T.W. SHUTTER GLAZED 1.52 X 1.21 M.
W2	T.W. SHUTTERED GLAZED 0.91 X 1.21 M.
W	LOUVERED WINDOW 0.61 X 0.76 M.

NOTES:
BOUNDARY OF THE PLOT. BLACK
PROPOSED STRUCTURES. RED
DRAINAGE LINE. YELLOW
F.B IS ARCHITECTURE PROJECTION 0.75 MT. W.

CERTIFICATE FOR AREA.
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVED BY ME ON DT 22.03.06 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED 1505.02 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

SIGN. OF ARCHITECT
PROPOSED BUILDING ON PROPERTY BEARING S.NO.45,
H.NO.1(PT), PLOT NO.12&13 OF VILL-SHIRGAON,
TAL-AMBERNATH, DIST- THANE.
FOR:- SHRI. OMPRAKASH RAMCHANDRA PANDE

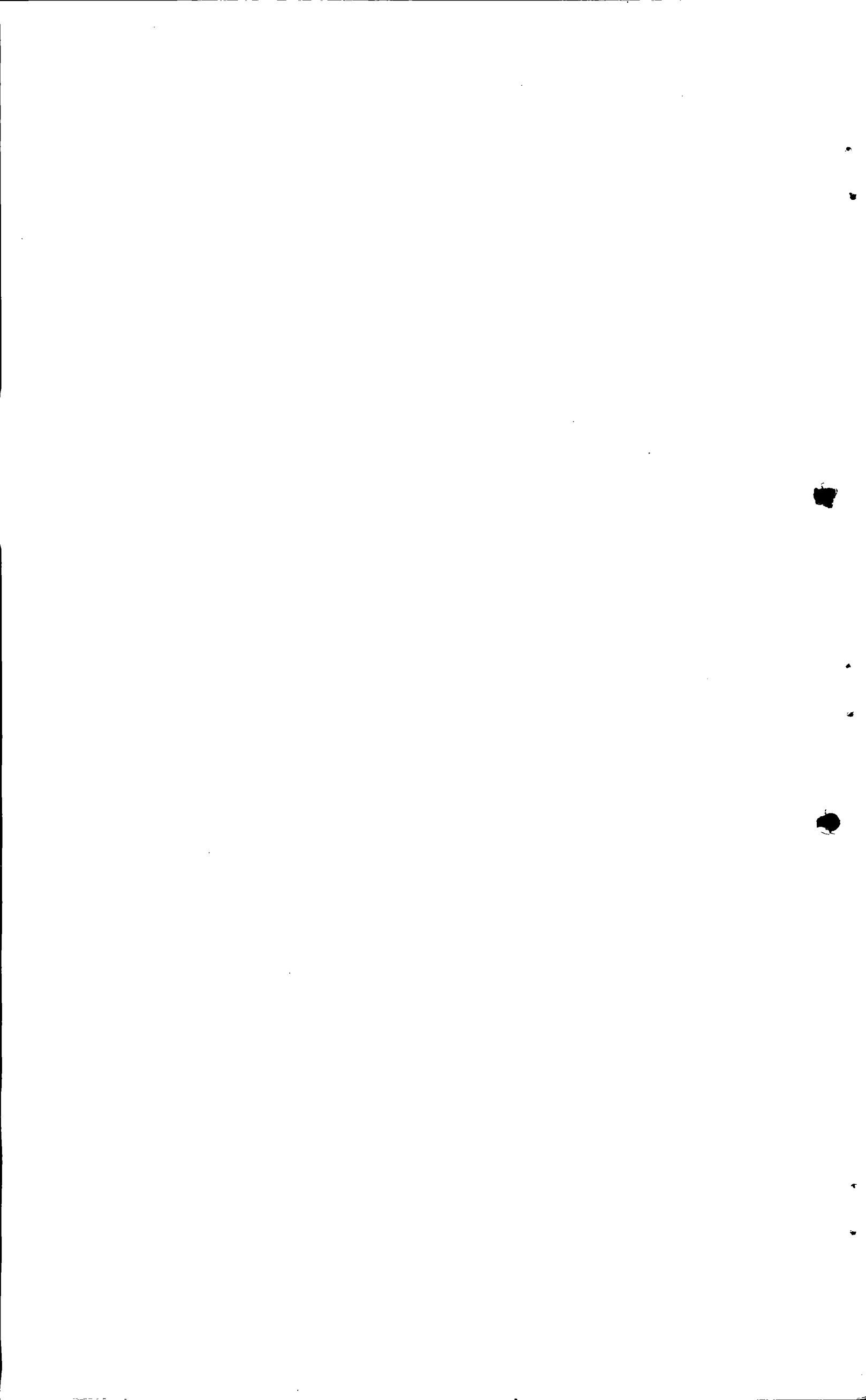
FOR:- SHRI. OMPRAKASH RAMCHANDRA PANDE
C.A. TO SHRI.UMAKANT WARADE
SIGN. OF OWNER/ATTORNEY.

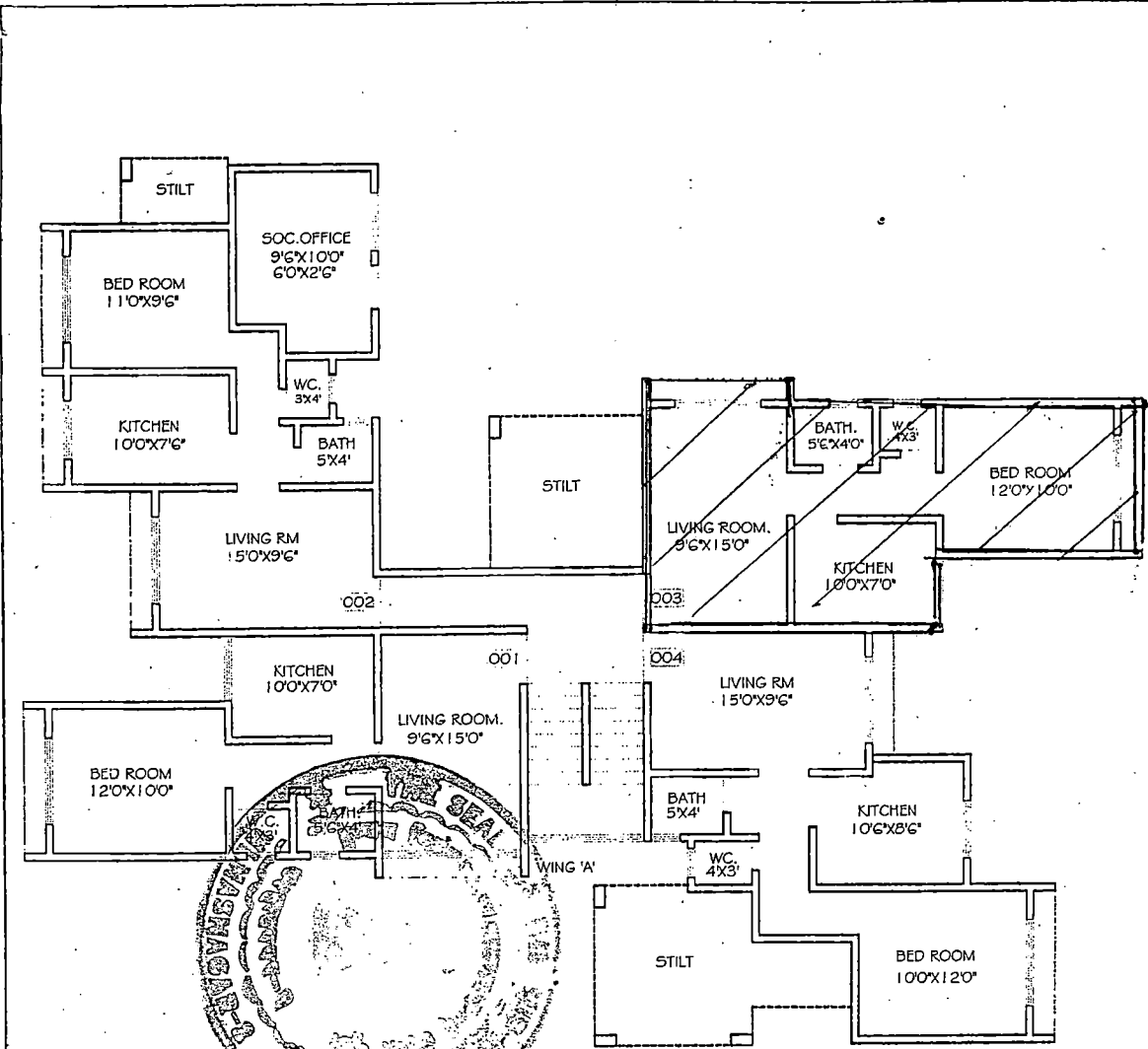
S.D.OAK.
ARCHITECT'S INC.
GROUND FL. ASHIRWAD APT.
OPP. APNA BAZAR,
KULGAON BADLAPUR (E).

DRN BY	CHKD BY	DATE	SCALE	FILE NO
Asmita	S.D.OAK	10.04.07	AS SHOWN	

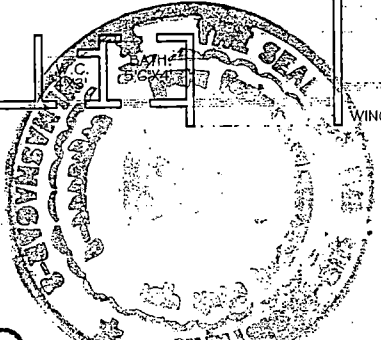


उहरें २
8023 २००८
२२ २०





GROUND FLOOR PLAN



उपलब्ध
५०२३
२००८
०१०

श्री प्रामिला लवाहे
Pawar 10 R
Lavahe

AREA STATEMENT (WING 'A')

FLAT NO.001	555.00 SQ. FT.
FLAT NO.002	550.00 SQ. FT.
FLAT NO.003	555.00 SQ. FT.
FLAT NO.004	555.00 SQ. FT.

DESCRIPTION

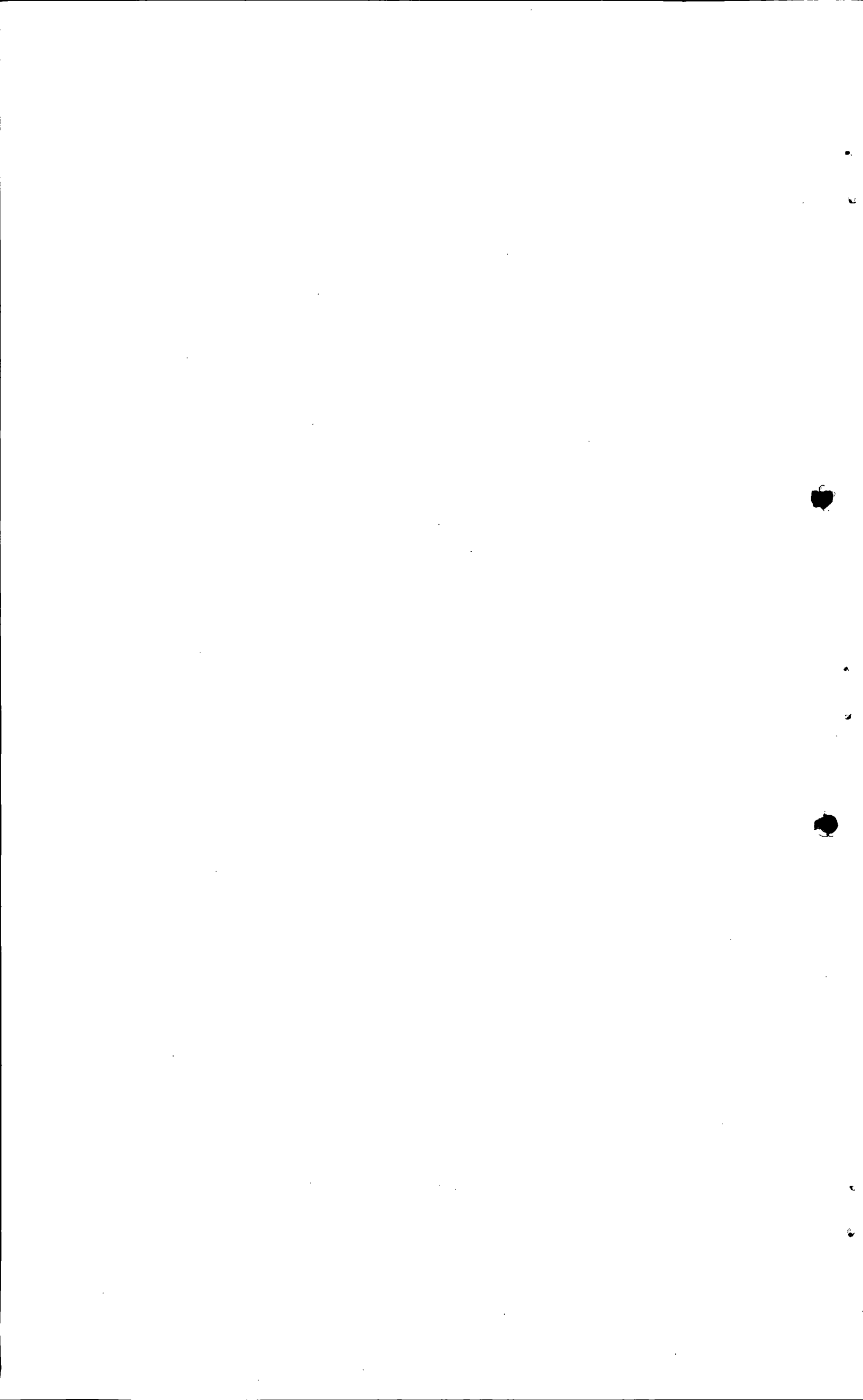
PROPOSED BUILDING ON PROPERTY BEARING PLOT NO. 12&13 OF S.NO.45, H.NO. 1 (PT), VILL-SHIRGAON, TAL AMBERNATH, DIST- THANE.

BUILDERS AND DEVELOPERS


OM CONSTRUCTIONS
SHIRGAON-BADLAPUR (E),
TAL: AMBERNATH, DIST: THANE.

ARCHITECTS

ARCHITECT INC.
KULGAON BADLAPUR (E).



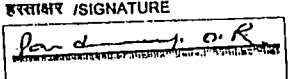
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AADPP7410N



नाम /NAME
OMPRAKASH RAMCHANDRA PANDEY

पिता का नाम /FATHER'S NAME
RAMCHANDRA RAJNARAYAN PANDEY

जन्म तिथि /DATE OF BIRTH
07-11-1962

हस्ताक्षर /SIGNATURE


आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

वेबल

उत्तर ३	
५०२३	२००५
२४	२०

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH0120070305980
Valid Till : 01-01-2027 (NT)

DOI: 09-03-2007

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA


COV	DOI
LMV	09-03-2007

DOB : 02-01-1977 BG : Not

Name : VINOD M LAVAHE
S/D/W of: MADHUKAR LAVAHE
Add: GRD FLR., R/3237 90 NOS TYPE IV QRTS.,
228 C.G.S COLONY ROAD, MUMBAI-37.

PIN : 400037
Signature & ID of Issuing Authority: MH012007#

FORM 7
RULE 18 (2)



वेबल - 1

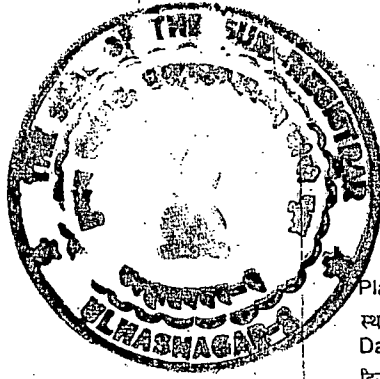
ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
परिचय पत्र MP/30/239/521212

Address : 46-3
Adi. Apart Ment Bhopal
JA.HUZUR
DIST.BHOPAL

पता : 46-3
आदि.आपर्ट मेन्ट भोपाल
त.हुजूर
जिला. भोपाल
Bhikhanole

वेबल - 2

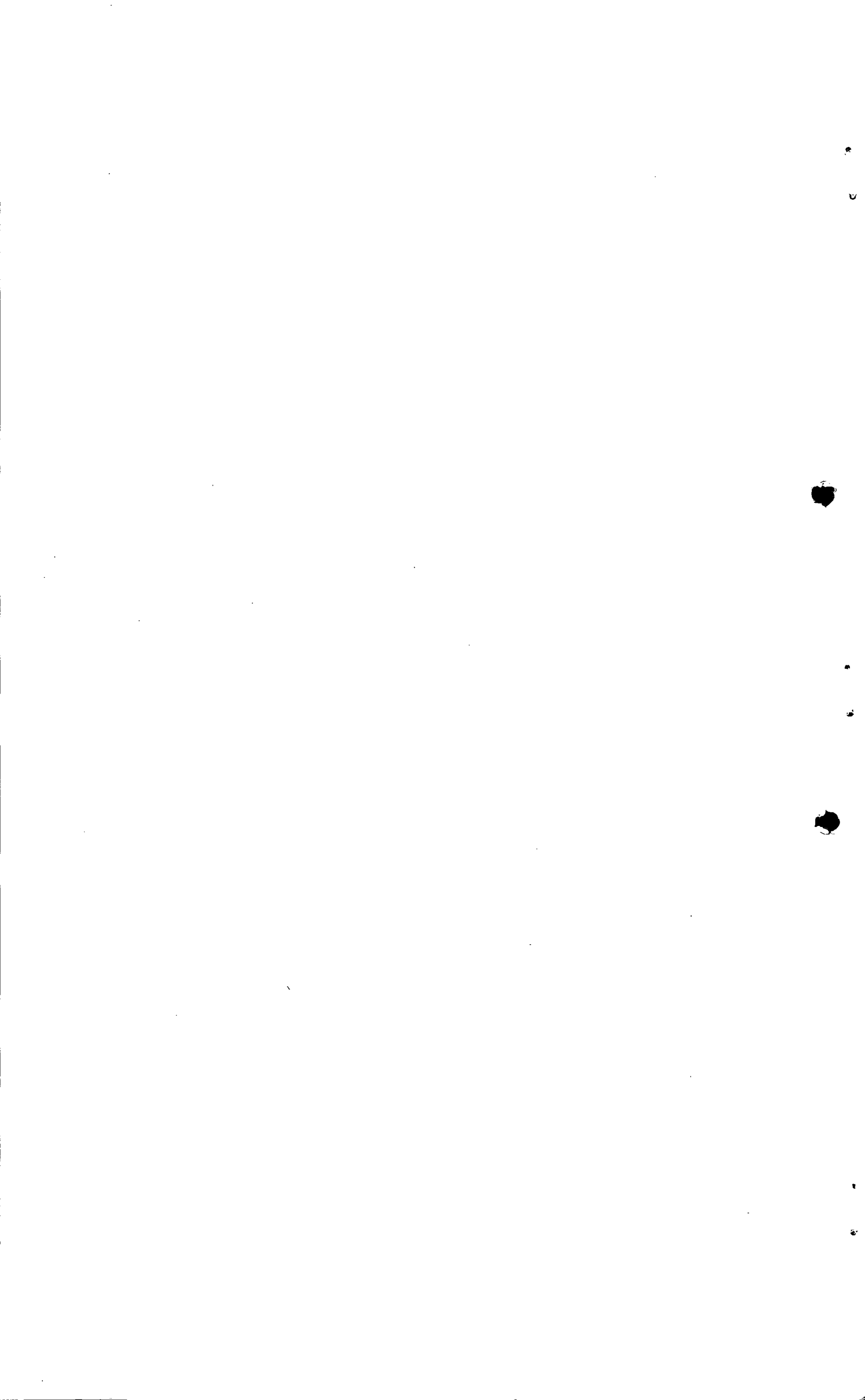
Elector's Name : Pramila
निर्वाचक का नाम : प्रमीला
Father's/Mother's/Husband's Name : Madhukar Lavahe
पिता/माता/पति का नाम : मधुकर लावाहे
Sex / लिंग : FEMALE महिला
Age as on 1.1.1995 : 38 Years
1.1.1995 को आयु : 38 वर्ष



Fascimile Signature of Electoral Registration Officer for
239 BHOPAL SOUTH Constituency
239 भोपाल दक्षिण निर्वाचन क्षेत्र के निर्वाचक रजिस्ट्रार ऑफिसर के हस्ताक्षर की अनुकृति

Place : BHOPAL
स्थान : भोपाल
Date : 14/08/95
दिनांक : 14/08/95

This card may be used as an identity card under different Government schemes.



W-1



भारत सरकार
 GOVERNMENT OF INDIA
 के.लो.नि. वि./Central P.W.D.
 कार्यपालक अभियंता/O/o Executive Engineer
 मुंबई केन्द्रीय मंडल-II Mumbai Central Div.No. II
 2री मंजील, निर्माण सदन, सेक्टर-1, काणे नगर, मुंबई - 37.
 2nd Floor, Nirman Sadan, Sector-I, Kane Nagar,
 Mumbai-400 037. Tel.: 24012613/24011244

Card No.: 80



नाम SHRI MADUKAR LAVAHE
 NAME
 पदनाम EXECUTIVE ENGINEER
 DESIGN.

जारी करने वाले अधिकारी का हस्ताक्षर
 Sign. of Issuing Authority
 SuperIntending Engineer
 MCC-II, Mumbai

W-2

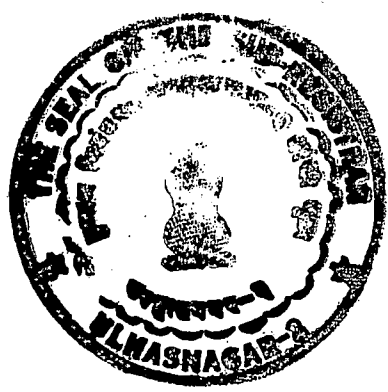


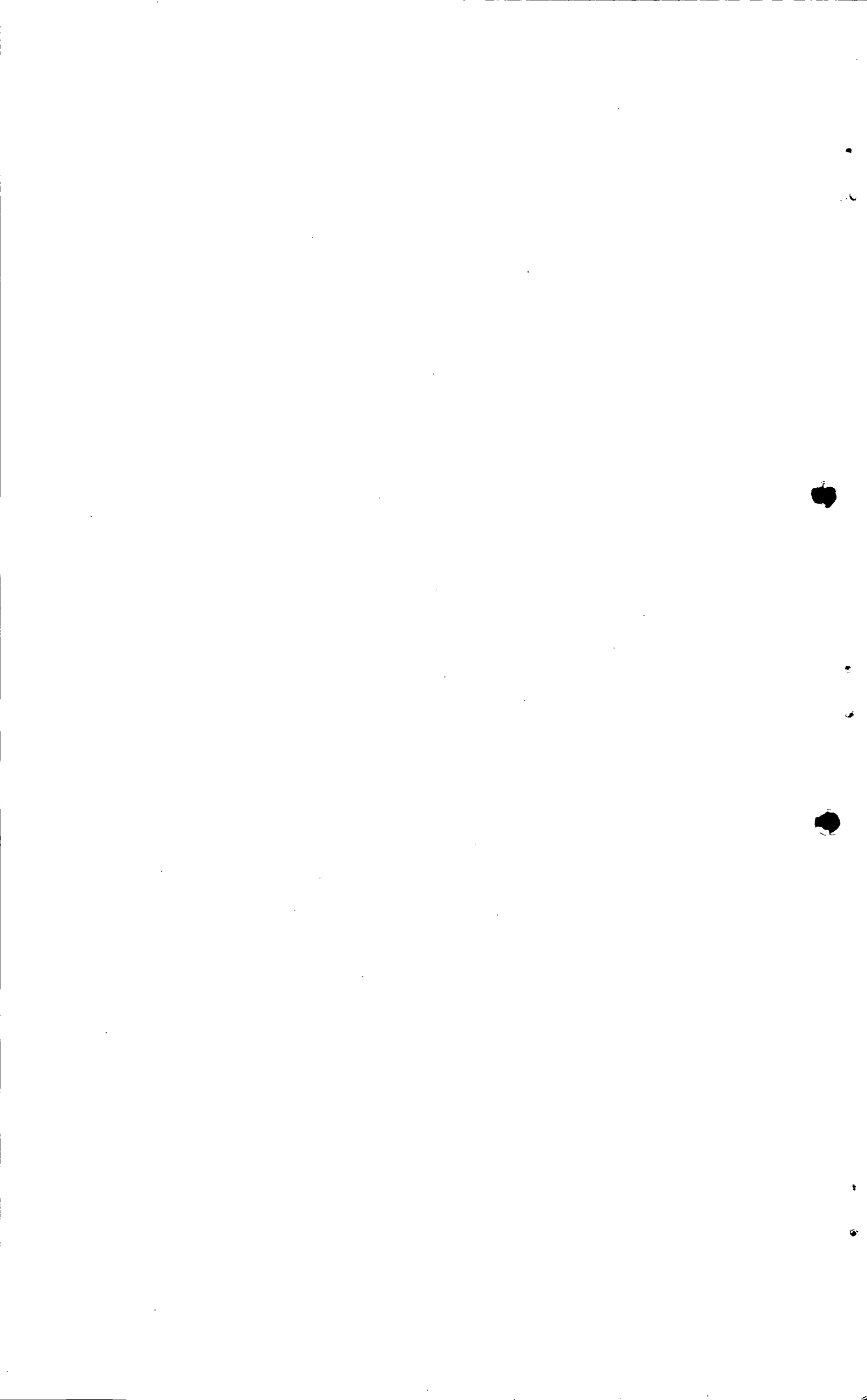
भारत सरकार GOVERNMENT OF INDIA
 गृह मंत्रालय Ministry of Home Affairs
 निदेशक, जनगणना कार्य महाराष्ट्र
 Director of Census Operations, Maharashtra
 एक्सचेंज बिल्डिंग, 2री मंजील, श्री शिवसागर रामगुलाम मार्ग
 Exchange Bldg., 2nd Floor, Shri Shivsagar Ramgulam Marg
 बेलारड इस्टेट, मुंबई - 400 001
 Ballard Estate, Mumbai - 400 001



NDIA MINISTRY OF HOME AFFAIRS GOVERNMENT OF INDIA
 DIRECTOR OF CENSUS OPERATIONS
 SHRI HOBRAJI
 ASST. COMPLER

उह नं २	
२०२३	२००५
२५	२७







10/06/2008

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

5:23:00 pm

उल्हासनगर 2

उहन2

दस्त क्र 4723/2008

२६-२७

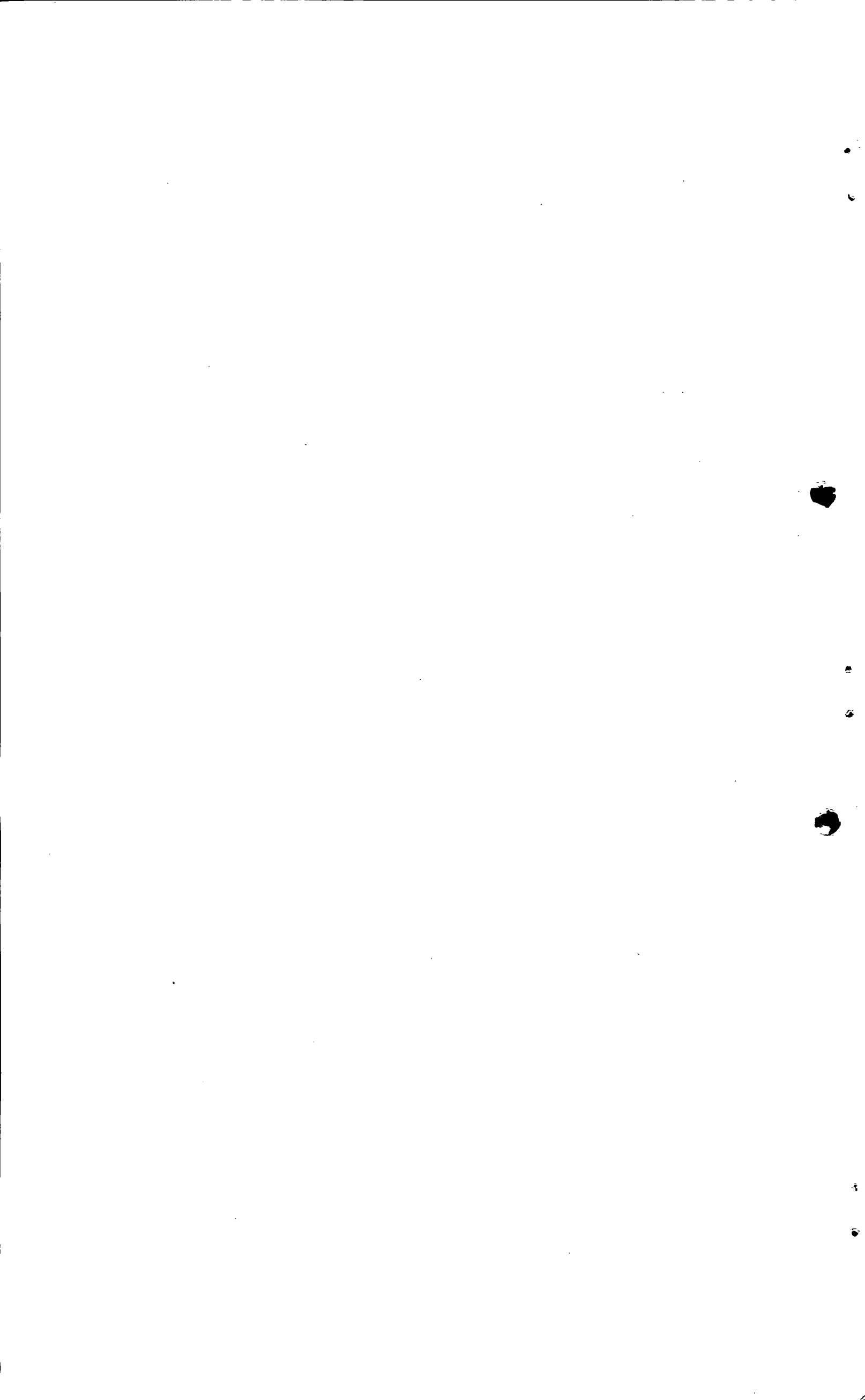
दस्त क्रमांक : 4723/2008

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: - - प्रमिला मधुकर लवाहे पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: ॲन्टॉप हिल शहर/गाव: मुंबई तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 50 सही <i>प्रमिला लवाहे</i>		
2	नाव: - - विनोद मधुकर लवाहे पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: सदर शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही <i>Vinod</i>		
3	नाव: - - मे. ओम कन्व्द्र. तर्फे प्रोप्रा. ओमप्रकाश रामचंद्र पांडे पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: दहिसर शहर/गाव: मुंबई तालुका: - पिन: - पॅन नम्बर	लिहून देणार वय 45 सही <i>Ramchandra</i>		

मह दुय्यम निबंधक वर्ग-१
उल्हासनगर क्रमांक-१







दस्त क्र. [उहन2-4723-2008] चा गोषवारा
बाजार मुल्य :464040 मोबदला 464000 भरलेले मुद्रांक शुल्क : 11190

पावती क्र.:4723 दिनांक:10/06/2008
पावतीचे वर्णन
नांव: - - प्रमिला मधुकर लवाहे

दस्त हजर केल्याचा दिनांक :10/06/2008 05:15 PM

निष्पादनाचा दिनांक : 10/06/2008

दस्त हजर करणा-याची सही : *प्रमिला लवाहे*

4650 : नोंदणी फी
540 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री

5190: एकूण

दस्ताचा प्रकार :25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/06/2008 05:15 PM

शिक्का क्र. 2 ची वेळ : (फ्री) 10/06/2008 05:21 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 10/06/2008 05:22 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 10/06/2008 05:22 PM

दस्त नोंद केल्याचा दिनांक : 10/06/2008 05:22 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) -- योगेश ज्ञानेश्वर खोब्रागडे , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: कळवा

शहर/गाव: ठाणे

तालुका: -

पिन: -

2) -- मधुकर एन. लवाहे , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: अँटोप हिल

शहर/गाव: मुंबई

तालुका: -

पिन: -

दु. निबंधकाची सही
उल्हासनगर 2



या दस्तास एकूण 20 पाने
असून त्यांना 9 ते 20 पर्यंत
क्रमांक दिले आहेत.

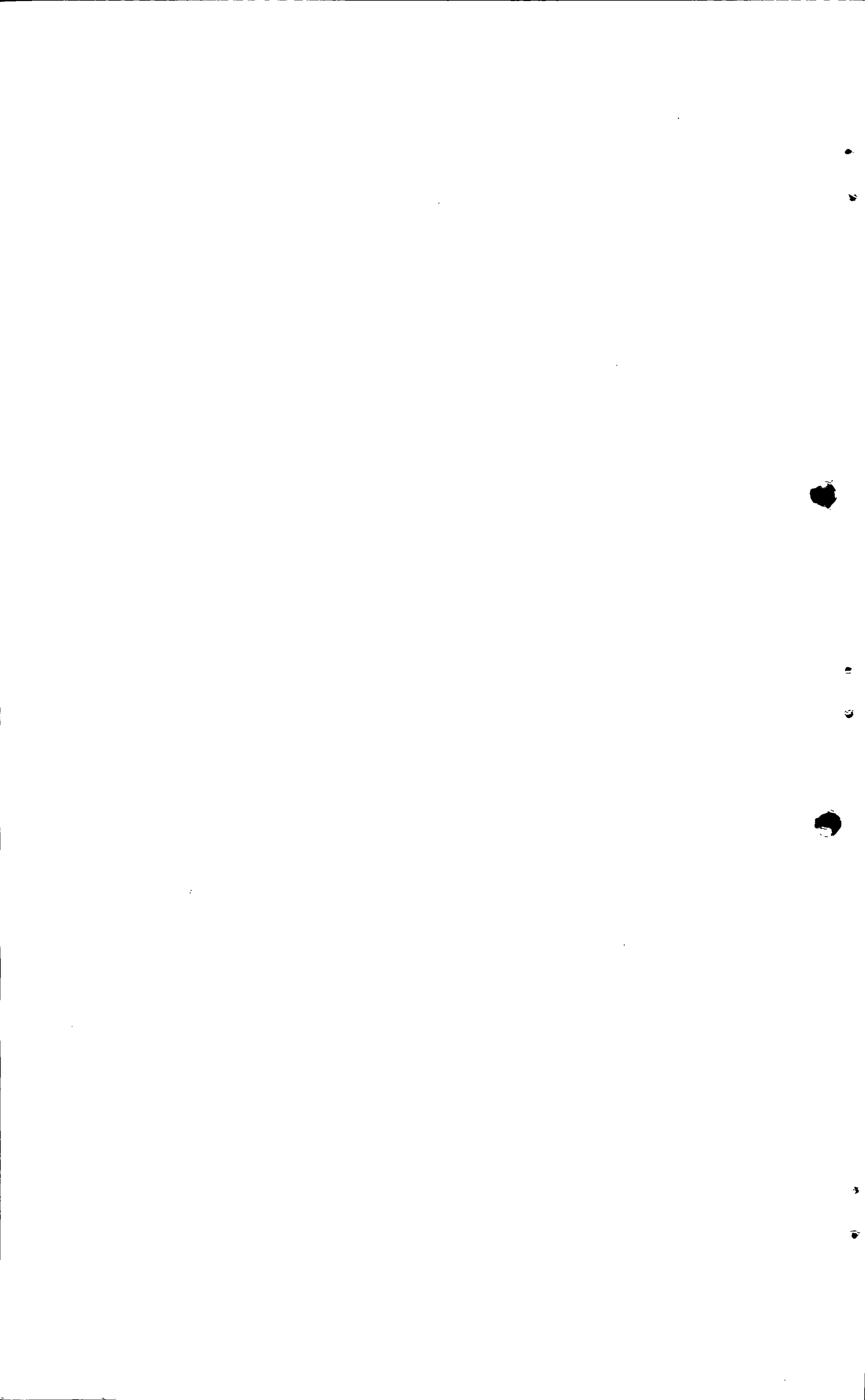
सह दुय्यम निबंधक वर्ग-२

उल्हासनगर क्रमांक-२

पुस्तक क्र. 9

दस्त क्र. 4723 अन्वये नोंदला

दुय्यम निबंधक उल्हासनगर-२





गावाचे नाव : शिरगाव

(1) विलेखाचा प्रकार, मांडल्याचे स्वरूप करारनामा व बाजारभावा (मांडेपटत्याख्या)

बाबतीत पटकाकार आकारणी देता की पट्टेदार ते नमूद करावे) मांडवला रु. 464,000.00 वा.भा. रु. 464,040.00

(2) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)

(1) सवई क्र.: 45 वर्गन: विभागाचे नाव - मौजे [गांव] शिरगाव क्रमांक 10 (कुळागव बंदलापूर नगरपालिका), उपविभागगाचे नाव - 11/29 - एक 2 (2ख) शिरगावातील बरील एक 2(1) व्या पूर्व व एक 2(अ) व्या व पहिले व शिरगावच्या पूर्व हद्द व आमधील नकाशात दाखविल्याप्रमाणे मिळकती. सदर मिळकत सवई. नंबर - 45 मजद आहे. मौजे शिरगाव. स. नं. 45/1. लॉट नं. 12, 13, क्षेत्र 1505.02 चौ. मी. यातील आणि शेडीडिन्सी मधील ए- विंग, गळमजला. सदरनिका क्र. 003, क्षेत्र 555 चौ. फूट बांधीव. विभाग क्र. 11/29.

(3) क्षेत्रकळ

(1) 51.56

(4) आकारणी किंवा जुडी देण्यात

असेल तेव्हा

(1)-

(5) दरनदेवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा विवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(6) दरनदेवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा विवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

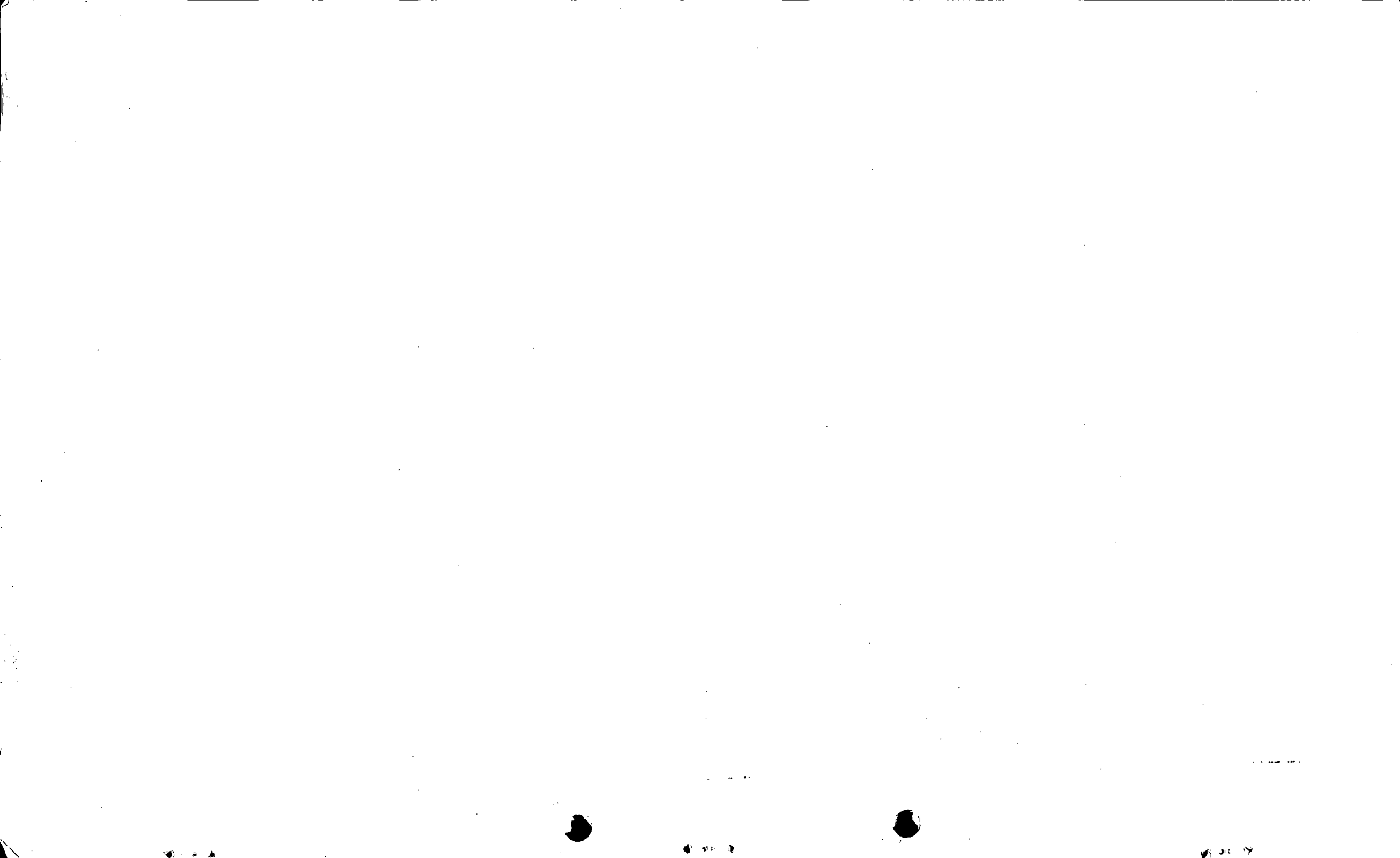
(1) - - प्रतिमा मयुकर लवाडे ; घर/प्लॉट नं. :- गल्ली/रस्ता :- ; ईमारतीचे नाव :- ; ईमारत नं. :- ; पट/वसाहत: अर्चिप हिल ; शहर/गाव: मुंबई ; गाळिका: :-; पिन नं: :-

(2) - - विनाद मयुकर लवाडे ; घर/प्लॉट नं. :- ; गल्ली/रस्ता: :- ; ईमारतीचे नाव :- ; ईमारत नं. :- ; पट/वसाहत: सदाव ; शहर/गाव: :-; गाळिका: :-; पिन नं: :-

Table with 2 columns: Description and Amount. Rows include items (7) through (12) with details like 'किराने दिल्यावा' and amounts in Rupees.

सह दुय्यम निबंधक यांना देणे उल्हासनगर क्रमांक-२





बिस्किट अथवा अन्य फॉन्ट

70/11/158

14/03/21

On Residency Co-op. Hsg. Soc. Ltd. **CO-OP. HSG. SOC. LTD.**

No. 21-21# 133 Date: 14/03/21

Received from Shri/Shrimati Pranali & Vinod Lavake

Flat No. A-003 On account of the particulars stated below.

Sr. No.	PARTICULARS	AMOUNT	
		Rs.	P.
1	Repairs & Maintenance Fund		
2	Sinking Fund		
3	Service Charges <u>Jan 21 & Feb 21</u>	1000	00
4	Water Charges		
5	Electricity Charges		
6	Parking Charges	300	00
7	Non Occupancy Charges		
8	Interest on defaulted dues		
9	Municipal Taxes		
10	Insurance		
11	Loan Installment		
12	Interest on Loan		
13	Miscellaneous		
14	Emergency Fund		
15	Entrance Fees		
16	Shares		
17	Deposits		
18	Contribution towards Construction <u>B.R.P. Jan 21 & Feb 21</u>	1000	00
19	Lease Rent		
20	Suspense towards Share Capital & Entrance Fees		
21	Donations		
TOTAL		2300	00

Cash/Cheque No. * 415081 Date 27/01/21

Bank Two thousand three hundred

RS. (in words) Two thousand three hundred
E. & O. E.
N. B. : Receipt is valid subject to Realisation of the cheque

Hon. Secretary / Treasurer
Chairman Secretary Treasurer

Handwritten signature

