

Printer 782 8500 * 000310*

Gen 113 म.स.
19/06/96
RECEIPT NO.:
(अव्याजयोग्य)
(NOT TRANSFERABLE)
19/06/96

(रा.मि. नमूना क्र) (Fin R. Form No.1)
CASE NO. :
COUNTER CODE : 1
DATE: 19/06/96

मूळ प्रत
ORIGINAL COPY

शरणास केलेल्या प्रतनाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT
GENERAL STAMP OFFICE
BOMBAY
Date 19/06/96

Received from
MR. P. V. SUNDARAM
74750.00 रुपये / Rupees
Seventy Four Thousand Sev -
en Hundred Fifty Only

On account of
102-(II)
माकरिता मिळाले

Mode of Payment: PO NO: 400039000
SHANGHAI BKG.CO.(HON)
HONGKONG & SHANGHAI BKG.CO. (HON)
ADJUSTED ON: 19/06/96

चेसपल व लेखापल
Cashier or Accountant

(सही / Signature)
शरणास केलेल्या प्रतनाची पावती
BOMBAY

(See rule 5(1)(a))

In respect of a property situated in Municipal Corporation and Council areas)

The particulars of the property involved in the instrument in respect of which opinion as to the duty (if any) with which it is chargeable is sought/presented for registration in the books of the sub-registrar/joint sub-registrar under No. _____ dated _____ are as follows :

Name and address of the Transferor : M/s. Lok Housing & Construction Ltd, 14, Nishat Shopping Centre, Srs M.V. Road, Andheri (W) Mumbai-44.

Name and address of Transferee :

Mr. P.V. Sundaram, Galfar P.O. Box No. 568, Seri Complex P.O. Bandar Seri, Bagawan, Brunei - 2605

Location of property :

- (a) C.T.S.No./Survey Nos. 295 (pt) 274 (pt) 255 (pt) Corresponding to CTS No. 661 (pt)
T2 / Mulund
75582
Jedo Shankar Dosa Marg.
- (b) Ward/Village
- (c) Area in Square Metres
- (d) Nearest road
- (e) Land use Zone
- (f) Gross annual rent (if any)
- (g) Floor Space Index (available)
- Built over area and No. of storeys permissible

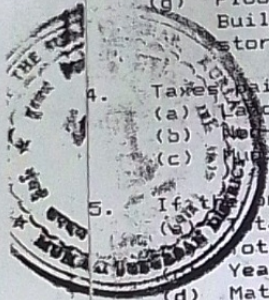
4. Taxes paid

- (a) Land Revenue
- (b) Non-Agricultural Assessment
- (c) Municipal Taxes

5. If the property bears structures, state :

- (a) Total floor area : 725 sq. ft.
- (b) Total Carpet area : 558.25 sq. ft.
- (c) Year of construction : Under Construction.
- (d) Material used for
- | | |
|------------|------------------|
| Plinth : | R.C.C. |
| Floor : | Marble / Ceramic |
| Walls : | Bricks |
| Windows : | Aluminium |
| Doors : | Timbers. |
| Roofs : | R.C.C. |
| Bathroom : | Ceramic |
| W.C. : | Ceramic |

- (e) Carpet area of which vacant possession is transferred.



- (f) Use of building before transfer.
- (g) Corporation in possession of tenant/s
- (h) Rent paid by tenant per annum
- (i) Name of tenant/s
- (j) Deposit paid by tenant/s

6. Consideration for transfer (if the amount of consideration or a property exceeds Rs. 1 lakh in Municipal Corporation a report of authorised valuer is desirable. } Rs. 14 50 000/-

7. Fair market value of property. Rs. 14 50 000/-

8. Remarks for variance, if any, of amount mentioned in items 6 & 7.

Date : 20/7/96

dePshah

Signature of transferor

VERIFICATION

I, Mr. Narendra P Shah

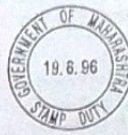
solemnly declare that what is stated above is, true to the best of my knowledge and belief.

Verified to-day, this 20th day of July 1996.

dePshah

Signature of Transferor

General Stamp Office
Bombay
PBIA917
0040

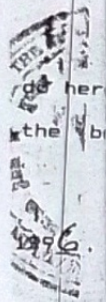


MAHARASHTRA
Rs. 074700
SPECIAL ADHESIVE
PBIA917

(74700)
S. S. Pingalkar
Proper Officer
General Stamp Office, Bombay.

00001

transferor



transferor

A G R E E M E N T

General Stamp Office
Bombay
PBIA919
0011

THIS AGREEMENT FOR SALE made at Bombay this 20th day of July 1996 BETWEEN M/s. LOK HOUSING AND CONSTRUCTIONS LTD., a company incorporated under the Companies Act, 1956 and having their registered office at 14, Vishal Shopping Centre, Sir M.V. Road, Andheri (East), Bombay 400 069, hereinafter called the "DEVELOPERS" (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 A N D Mr./Mrs./Miss/Ms. P.V. SUNDARAM Gafar P.O Box No. 568

X *AK*
C.P.A.

Semi-complex P.O. Bandarseri
Begawan, Bonnai - 2605

X *AK*
C.P.A.

Age 40 Occupation Service
Indian Inhabitant, hereinafter called the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the Other Part :

GOVERNMENT OF MAHARASHTRA
19.6.96
STAMP DUTY
Rs. 0050
SPECIAL ADHESIVE
PBIA919

(501)
S. S. Pingalkar
Proper Officer
General Stamp Office, Bombay.

said Act and the Rules thereunder.

- (a) Certificate of Title issued by Mr. F J Sidhwa, Little & Co., Central Bank Building, M.G.Road, Bombay 400 023, who has investigated the title of the said property and have certified the title of the said property to be clear and marketable - Exhibit 'A'.
- (b) Copy of Property Register Card in respect of the said property - Exhibit 'B'
- (c) Copies of the plan of the flat/shop/garage/car parking space premises agreed to be allotted to the Purchaser(s), which is part of the plans duly approved by the Bombay Municipal Corporation - Exhibit 'C'.

The Purchaser(s) has agreed to purchase a flat/Shop/garage/car parking space bearing No 1/2 on 14th floor in Building No C-1 being constructed in the said complex "LOK EVEREST" with full notice and knowledge of the terms and conditions contained in the aforesaid recited documents including the aforesaid Agreements and also subject to the terms and conditions mentioned hereunder in this Agreement.

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

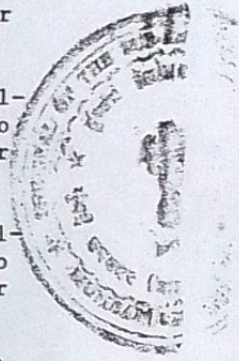
1. The Developers are constructing various buildings in the said complex known as "LOK EVEREST" as per the layout and building plans sanctioned by the Bombay Municipal Corporation. The said plans and specifications have been kept for inspection at the site and also at the office of the Developers, which the Purchaser(s) has seen and approved. It is hereby agreed that the Developers shall be entitled to make such variations or amendments as may be required to be done from time to time by the Bombay Municipal Corporation or any other local authorities or Government body and the Purchaser(s) shall not be entitled to raise any objection on account of such variation or amendment provided that the Developers shall obtain prior consent in writing from the Purchaser(s) in respect of such variations or modification which may adversely affect the premises agreed to be purchased by the Purchaser(s).

2. The Purchaser(s) hereby agrees to purchase from the Developers flat/shop/garage/car parking space bearing No. 402 on 14th floor of Building No. C-1 and hereinafter referred to as 'the said premises' and shown in red coloured boundary lines on the plan annexed hereto and marked as Exhibit 'C' having carpet area of 51.88 sq.mtrs. (558.25 sq.ft.) and built-up area of 62.38 sq.mtrs. (725 sq.ft.) which is inclusive of areas of the balconies for a total consideration of Rs. 14,50,000/- (Rupees Fourteen lakhs fifty thousand only) which includes the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the such common areas and facilities is more particularly described in the Third Schedule hereunder written. Hereto annexed is also list of amenities that will be provided in the flat and marked Exhibit 'D'.



3. The Purchaser(s) shall pay to the Developers the said total consideration of Rs. 14,50,000 - (Rupees Fourteen Lacs Fifty thousand only) as under :

1. 20% i.e. Rs. 2,90,000 Earnest Money Deposit *on or before execution of agmt.*
2. 10% i.e. Rs. 1,60,000 On commencement of Work
3. 7% i.e. Rs. _____ On casting of 1st to 4th slabs or on or before _____
4. 7% i.e. Rs. _____ On casting of 5th to 8th slabs or on or before _____
5. 7% i.e. Rs. _____ On casting of 9th to 12th slabs or on or before _____
6. 7% i.e. Rs. _____ On casting of 13th to 17th slabs or on or before _____
7. 4% i.e. Rs. _____ On completion of external-internal masonry 1st to 4th floors or on or before _____
8. 4% i.e. Rs. _____ On completion of external internal masonry 5th to 8th floors or on or before _____
9. 4% i.e. Rs. _____ On completion of external-internal masonry 9th to 12th floors or on or before _____
10. 4% i.e. Rs. _____ On completion of external-internal masonry 13th to 16th floors or on or before _____
11. 5% i.e. Rs. _____ On completion of internal plaster 1st to 8th floors or on or before _____
12. 5% i.e. Rs. _____ On completion of internal plaster plaster 9th to 16th floors or on or before _____
13. 5% i.e. Rs. _____ On completion of external plaster plaster or on or before _____
14. 3% i.e. Rs. _____ On completion of 1st to 8th floors flooring or on or before _____
15. 3% i.e. Rs. _____ On completion of 9th to 16th floors flooring or on or before _____
16. 5% i.e. Rs. _____ Being the balance amount at the time of possession



4. The Purchaser(s) agrees to pay to the Developers interest at the prevailing market rate as charged by the financial institutions on all the amounts which become due and payable from the date the said amount is payable by the Purchaser(s) to the Developers.

5. On the Purchaser(s) committing default in payment on due date of any amount due and payable by the Purchaser(s) to the Developers under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and/or on the Purchaser(s) committing breach of any of the terms and conditions herein contained, the Developers shall be entitled at their own option to terminate this agreement:

Provided always that the power of termination hereinabove contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchaser(s) 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 have been made by the Purchaser(s) in remedying such breach or breaches within a reasonable time after giving of such notice.

Provided further that upon termination of this Agreement as aforesaid, the Developers shall be entitled to forfeit an amount upto 10% of the cost of the flat from the amount paid by the Purchasers and the balance amount shall be refunded to the Purchaser(s) after such time as the Developers may deem fit but the Developers shall not be liable to pay to the Purchaser(s) any interest on the amount so refunded and upon termination of this agreement, the Developers shall be at liberty to dispose of and sell the premises to such person and at such price as the Developers may in their absolute discretion think fit.


6. If the Purchaser is not able to pay the consideration as aforesaid or for any other reason whatsoever does not desire to purchase the said premises, the purchaser may request the Developers to cancel/terminate this Agreement upon which the Developers at their option may cancel/terminate this Agreement upon such terms and conditions as may be deemed fit by the Developers. And the Developers shall be entitled to forfeit an amount upto 10% of the cost of the said flat as may be decided by the Developers.

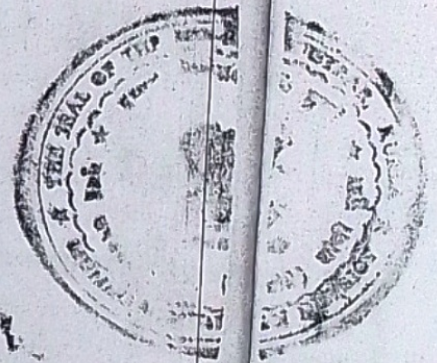
7. The Developers shall give possession of the premises to the Purchaser(s) on or before 31st day of December 1997. If the Developers fail or neglect to give possession of the premises to the Purchaser(s) on account of reasons beyond their control and of their agents as per the provisions of Section 8 of the Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in section of the said Act, then the developers shall be liable on demand to refund to the Purchaser(s) the amounts already received by them in respect of the premises with simple interest at nine percent per annum from the date the Developers received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that the dispute, whether the stipulations specified in section



LIST OF AMENITIES

1. Marble flooring in living, Kitchen, Passage & ceramic flooring in all other rooms.
2. Granite Kitchen Platform with Matching ceramic tile dado (upto door height) above the Platform and stainless steel sink.
3. Granite Flooring and ceramic dado (upto door height) in master toilet with matching colour sanitary wares and storage type water heater.
4. Ceramic flooring and matching tile dado with white sanitary fixtures in other toilets/bath.
5. Concealed copper Plumbing in toilet with superior quality C.P. Fittings.
6. Concealed copper wiring.
7. Timber door frames with Pannelled/flush door shutters.
8. Sliding/openable high class Powder coated aluminium windows.
9. Majestic and well decorated entrance hall and lift Lobbies.
10. Electronic Lock in the main door (Digital Code Lock)


(C.P.A.)
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अनुक्रम नंबर पीएचए 3/9294

सन १९९६ च्या महिन्याच्या १२ ताच्या ११ व १२ वाचण्याच्या दर यान सह दुय्यम निबंधक, यांच्या कार्यालयात हजर करा.

वर्गीकरण	फी मिळाला
र. वेसे	
पुरे	१०,०००-
नाशाल	२-
फौलजो.	१-
दखवात	१२-
फाईलिंग	२५-
टपाल	
एकूण	<u>१०,०६०-</u>

C. P. A of SUNDARAM
P. V.

सह दुय्यम निबंधक कल्लो
मुंबई उपनगर जिल्हा

सह दुय्यम निबंधक कल्लो
मुंबई उपनगर जिल्हा

सी-२ पी. व्ही. राममंत्रन वय वर्षे- ३६ नोडरी
राहणार- नं-२ गोपी कुण्ठा नवधर रोड
मुहुंड (५) डि- ८७ हे सी- पी. व्ही. सुंदरम.
ध्यांमे मुख्यालय हे आपली आख्य भाका
पासपोर्ट क्र- ५५-५२९२९९. त्याचा
दि- १५ जुलै १९९४ ते दि- १४ जुलै २००४
पर्यंत त्या अख्ये.



..... दस्तावेज करून देणारा
व्याकथित शिंदेंच्या दस्तावेज
करून दिल्याचे कबूल करतात.

P. V. Ramamran

दि- १५ एप्रिल सह दुय्यम निबंधक कल्लो
मुंबई उपनगर जिल्हा

- 1-Revenue Village Mulund
- 2-Municipal Ward No. T4
- 3-Construction 14,50,000/-
- 4-Flat No 1402 Builtup area 785 Sq. Ft.
- 5-Year of Construction New
- 6-No. of Story of Bldg. I.C. Colony,
- 7-Stamp duty paid _____ on _____
- 8 Date of execution _____
- 9 I.....undertake to pay the deficit Stamp duty & Penalty according to the Market Value determined by the Valuation Department

श्री. नरेंद्र पी. शाह वय ५० वर्षे मोदी
 रा. २७, मांजळ विमान, विंग अ इन्डियन रोड
 सातारा (पुणे) ४१०००१
 पिन कोड ४१०००१
 सचोराजि दिग्ने टरी
 १८/११/९७
 Date of Expiry: 11-11-2000 from MUMBAI.

Signature With Date

.....दस्तावेज करून देणाऱ्या
 व्याकथित त्वाह ध्यान दस्तावेज
 करून दिल्याचे कबूल करतात.
 १ जेफरी

सह दुय्यम निबंधक कुर्ला
 मुंबई उपनगर जिल्हा

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Registered at No. 1215/96
 Additional of Bk. No. 208
 Joint Sub-Registrar IV
 Bombay (Bandra)
 21/11/97
 24/11/97

20-7-96
 2172
 58030
 74750
 5000



बाजार मूल्य रु. 9,46,000/-
 निरुचीत करून कमी
 पडलेले मुद्रांक शुल्क रु. 2.00 + दंड रु. 100.00
 नों. फी. रु. चलन कमांक. १५३/९७
 स्वयं बगुल केले आहे.

दि २०/११/९७

सह. दुय्यम निबंधक, कुर्ला
 मुंबई उपनगर जिल्हा

फिचर 3192941e

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DATED THIS 20th DAY OF July 1996

375
cb

LOK HOUSING AND CONSTRUCTIONS LTD.

TO

Mr. P. V. Sundaram.

AGREEMENT

FOR SALE OF FLAT NO. 1402 ON 14th FLOOR IN

BLDG. NO. 1 TYPE C



Site Office: Jata Shankar Dosa Marg,
Mulund (W), Bombay-400 080.

Little & Co.
Central Bank Building,
M.G. Road, Bombay - 400 023.

LOK HOUSING AND CONSTRUCTIONS LTD.

Head Office: 14, Vishal Shopping Centre, Sir M.V. Road,
Andheri (E), Bombay-400 069. Tel: 8341163. Fax: (022) 8366179.

