

BETWEEN

M/s. SHASHI DARSHAN ENTERPRISES, A Registered Partnership Firm, having its office at 3/19, Shubhang Darshan, Opp., Kalyan Dombivli Municipal Corporation, Manpada Road, Dombivli (East) 421 201 by its Partner Shri Bipin V. Shah. adult, occupation business, resident of Dombivli, (East), hereinafter referred to as the PROMOTER (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the Partner or the Partners for the time being of the said Firm, survivor or surviving partners of the said Firm and the heirs, executors, administrators and assigns of the surviving Partner of the said Firm) of the ONE PART;

AND

Shri/Smt./Kum. P. S. G. V. Subramaniam Age. 40 yrs. Occupation Service residing at Flat No. 1 Jeevanshakti Apt Anand Nagar Dindhyard R and also working for gain at Office of The Commissioner of central Excise, Wagle Estate Thane W. hereinafter referred to as the PURCHASERS (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their heirs, executors, administrators and assigns) and the Purchaser in capacity as a member of the intended proposed registered or deemed to be registered Co-operative Housing Society of the OTHER PART;

The Purchaser whether singular or plural masculine, or feminine, Body Corporate or otherwise and whether the Purchaser in respect of Flat/Parking Space, for the sake of brevity referred to as the Purchaser as singular masculine;

WHEREAS

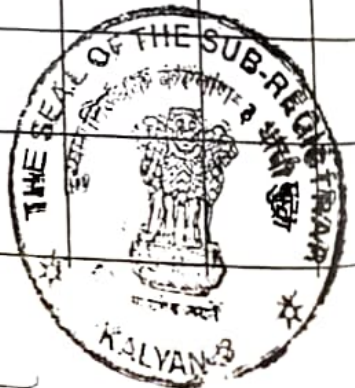
A) One Smt. Fashibai Bhagwan Bhagat and Shri Nana Dunda Mhatre are respectively entitled to as Owner of Plot of land admeasuring 380 sq. meters in (two 7/12) Extracts comprised in Revenue Survey No. 34, Hissa No. 12 Part of Revenue village Kopar, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation of Dombivli Division, within Ulhasnagar Urban Agglomeration of Dombivli area as per Urban Land (Ceiling & Regulations) Act 1976 and also within Registration sub District Kalyan, 3 Registration District Thane, hereinafter for the sake of brevity referred to as Plot No. 1;

B) One Shri Lahu Rama Mhatre and 8 others are absolutely entitled to as owners of plot of land, admeasuring 1060 sq. Meters in Revenue Survey No. 34, Hissa No. 5B of Revenue village Kopar, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation of Dombivli Division, within Ulhasnagar Urban Agglomeration of Dombivli area as per Urban Land (Ceiling & Regulations) Act, 1976 and also within Registration sub district Kalyan 3, Registration District Thane, hereinafter for the sake of brevity referred to as Plot No. 2;



		aforesaid letter in form of consent.				
2	Lahu Rama Mhatre & others	1) ULC order dt 16.12.1996	14,10,000	13,60,000	50,000	1060
		2) Sub Divisional Prant Officer Order dated 31.7.2000 for relaxation of term u/s.43(I) of Tenancy Act.				
		3) Development Agreement dated 30.1.1997 by owners and family members in favour of Promoter				
		4) General Irrevocable Power of Attorney dated 30.1.1997 in pursuance 3 above.				
		5) Owners' letter dated 15.5.2003 to pay price in cash only.				
		6) Promoter' consent letter with reference to 5 above.				
3	Laxman Narayan Bandekar and three others	1) ULC Order dated 24.12.1999.	6,00,000	paid substantially	small part	1510
		2) Development Agreement dated 30.12.1999				
		3) General Power of Attorney dt. 30.12.1999 in pursuance 2 above				

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One Shri Laxman Narayan Bandekar and 3 others are absolutely entitled to as owners of plot of land admeasuring 1510 sq. Meters comprised in Revenue Survey No.34, Hissa No.6 Part of Revenue village Kopar, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation of Dombivli Division, within Ulhasnagar Urban Agglomeration of Dombivli area as per Urban Land (Ceiling & Regulations) Act, 1976 and also within Registration sub District Kalyan 3, Registration District Thane, hereinafter for the sake of brevity referred to as the Plot No.3;

One Shri T. R. Velayudhan is absolutely entitled to as owner of plot of land admeasuring 1030 sq. meters comprised in Revenue Survey No. 34, Hissa No.6 Part of Revenue village Kopar, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation of Dombivli Division and also within Ulhasnagar Urban Agglomeration of Dombivli area as per Urban Land (Ceiling & Regulations) Act, 1976 and also within Registration sub District Kalyan 3, Registration District Thane, hereinafter for the sake of brevity referred to as Plot No.4;

One Shri Barkya Kavlya Mhatre and 4 others are absolutely entitled to as owners of plot of land admeasuring 460 sq.meters comprised in Revenue Survey No. 34, Hissa No. 6 Part of Revenue village Kopar, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation of Dombivli Division within Ulhasnagar Urban Agglomeration of Dombivli area as per Urban Land (Ceiling & Regulations) Act, 1976 within Registration sub District Kalyan 3, Registration District Thane, hereinafter for the sake of brevity referred to as Plot No, 5;

AND WHEREAS all the aforesaid Plot Nos.1to 5 are adjacent to each other and capable of being developed together subject to terms and conditions contained or to be contained in independent Agreements/Deeds/Document/Authorisation, etc. In favour of a common Builder/Developer/Promoter and also under first and common building permission non Agricultural permission of the concerned Authorities ;

AND WHEREAS the Promoter hereinabove for price or consideration and on payment thereof (mostly paid and small part to be paid) under different Development Agreements, Power of Attorneys, Authorizations deeds, writing, letters, etc. acquired development rights of the aforesaid five plots together the particulars of which are given in following tabular forms and the Promoter therefore became absolutely entitled to all the aforesaid five plots of land for the purpose of constructions of buildings thereon containing Ownership Flats for sale as contemplated under the provisions of "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Rules, 1964 there under (hereinafter referred to as the said Act & Rules)



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SECOND SCHEDULE OF THE BUILDINGS
RIDDHI-SIDDHI COMPLEX

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११/१/०२

Ground plus upper floors buildings consisting of self-contained Residential flats/parking space. The Buildings under construction are in accordance with sanctioned Building Non-Agricultural permission as detailed hereinabove for the purpose of sale of flats/parking space therein on ownership basis under the said Act and said Rules.

The said Buildings in Riddhi-Siddhi Complex are R.C.C. structure with underground and overhead water tanks with electric pump for ensuring indirect water supply. The said Buildings shall also be provided with necessary plumbing and drainage pipe lines duly connected to the septic tanks, etc. The said buildings shall be painted from outside with cement paint and internal walls with lime wash. Doors, windows and grills shall be suitably painted and the Buildings Riddhi-Siddhi Complex shall be fenced keeping frontage as open.

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 वस्तु क्रमांक २३६
 २११५/०५

Receipt No. 5174886
 Mr./Ms. P. S. J. V. SH
 Rs. 8,100/- Word Rs.
 Eight thousand Only

Four hundred
 paid by e.N. 111
 in S.B-2
 Dombivli II.
 Flat/Parking space

Proper Officer
 Sub-Registrar Kalyan - 4.
 Dist. Thane

Kalyan-3: Ward No. 22-A/1; 22-A/2.

NO. B/101 on first floor

In Building No. Type-A

Village: Kopar, Dombivli (West)

Area 610 sq.ft. built up

S. No. 34, H. No. 5-B, 6 & 12

Govt. Rate Rs. 800 per sq.ft.

Situate at: Kopar Road,
 Dombivli (West)

Stamp Duty Rs. 8400/-

Tal: Kalyan

Agreement Value Rs. 488,000/-

Dist: Thane

Market Value Rs. 488,000/-

Pages: 22

AGREEMENT FOR SALE OF A SELF
 CONTAINED RESIDENTIAL FLAT/PARKING SPACE
 ALONGWITH UNIT IN THE BUILDING
 RIDDHI SIDDHI COMPLEX

(As per Model Form No. V)

THE ARTICLES OF AGREEMENT made at D O M

On this 27 day of November 2003

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MAH-CRRA/100

INDIA

REGISTRATION NO. 00084001/P/1130
 NOV 27 2003

AND WHEREAS the aforesaid offer of the Promoter as regards expenses having been found by the Purchaser as just, reasonable and according to present market rate and thereby the Purchaser accepted the aforesaid offer and agreed not to challenge or question the terms and conditions in this Agreement as the same have been thoroughly inspected by the Purchaser before accepting the offer;

AND WHEREAS prior to the execution of these Presents or on or at the time of execution of these Presents, the Purchaser has paid to the Promoter a sum of Rs. 40,000 (Rupees fourty Thousand only — only) being less than 20% of the total price of the Flat/Parking space as earnest amount or Part of the price or consideration (supersedes and canceling all the earlier payments and receipts made by the Purchaser to the Promoter if any) and thus the Promoter hereby admit and acknowledge receipt of the said payment and in further consideration of the Purchaser agreeing to pay balance price together with other costs, expenses as aforesaid on due date "time being essence of the contract" and further agreeing to abide by the terms and conditions;

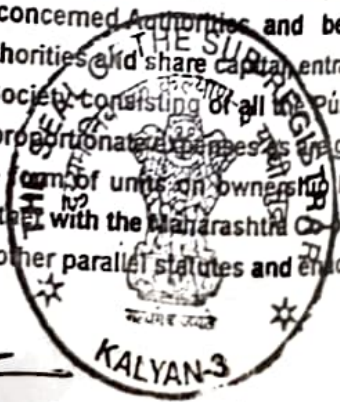
THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

- 1) The Promoter shall construct and complete or cause to be constructed and completed Buildings together named as Riddhi - Siddhi Complex consisting of Self - contained Residential flats / Parking Space therein as per sanctioned plans of Local Authority Kalyan Dombivli Municipal Corporation and the same have been duly seen and verified by the Purchaser subject to variations and modifications as the Promoter may consider necessary or as may be required done by the said Local Authority. However, the Promoter, if such variation and modifications adversely affect self-contained residential flat / parking space shall obtain the requisite approval of the concerned Purchaser.

On account of the Purchaser having seen all the deeds, documents, authorisation of Promoter in respect of all the concerned properties and the Buildings Riddhi - Siddhi complex, the Promoter hereby agreed to sell to the Purchaser Self-contained Residential Flat/Parking Space No 8/101 on floor first in Bldg. North A in Riddhi-Siddhi Complex being constructed on the entire concerned Non Agricultural land and the carpet area of the said parking space admeasuring 452 sq. ft. equal to 42 sq. meters equal to 610 sq. ft. built-up which is inclusive of the area of balconies shown on the Booked Plan hereinafter referred to as the "said unit" and the price thereof is agreed to between the Parties at Rs. 4,88,000/- Rupees four Lakh Eighty Eight Thousand only) which includes proportionate price for the common areas and facilities appertenant to the said flat/parking space and to Buildings Riddhi-Siddhi Complex and the particulars thereof have been shown in the Schedule hereunder written. However, the said price is exclusive of proportionate costs, expenses on account of water, electric meter deposits payable to the concerned Authorities and betterment charges payable to such Local Authorities, Planning Authorities and share capital, entrance fee, promotion and registration of a Co-operative Housing Society consisting of all the Purchasers in the Buildings Riddhi-Siddhi Complex and such other proportionate expenses as are generally paid by the Purchasers of flats / parking space in the form of units on ownership basis contemplated under the said Act and the said Rules together with the Maharashtra Co-operative Societies Act, 1960 and under such other provisions of other parallel statutes and enactments.

DH

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RESI : PHONE (0251) 44 86 87

Sushila Niwas, Datar Colony

Near S V Joshi High School

DOMBIVALI (East) 421 301

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बका प्रयोग १२३६

२९/११/१९८३

Date : 21st Aug. 2003

D. G. Tipnis
Advocate High Court

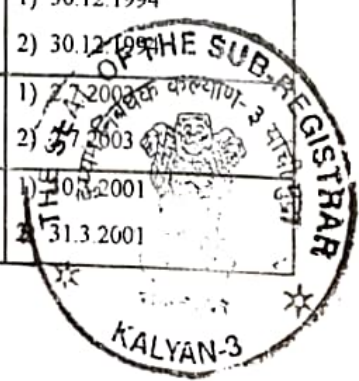
Statutory Title Certificate for sale of Flats, Parking space, units, etc. On ownership basis as contemplated under the provisions Of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 read with Rules of 1964 thereunder (hereinafter Referred to as The said Act & Rules)

TO WHOMSOEVER IT MAY CONCERN

M/s. SHASHIDARSHAN ENTERPRISES, a Registered Partnership Firm, having its office at 3/19, Shubhangi Darshan, Opp. K.D.M.C. Office, Manpada Road, Dombivli (East) acting as Promoter under the said Act & Rules, instructed the undersigned Advocate to investigate and certify clear and marketable title and No Encumbrance in respect of composite plot of land described in the ~~First~~ Schedule ^{below} herein ~~above~~ written consisting of five open adjoining plots being plot Nos I to 5 in different ownership rights as under:-

SCHEDULE

Plot No. & Name of The First Owner	Area in Sq.Mts.	S.No.	H.NO.	Respective Dates of Development Agreements, Power of Attorneys Letters etc between Plot Owner & Promoters
1. Fashibai B.Bhagat and Nana Dunda Mhatre	380	34	12 Part.	1) 28.09.2001 2) 28.09.2001 3) 25.6.2003 4) 10.07.2003
2. Lahu Rama Mhatre	1060	34	5B	1) 30.1.1997 2) 30.1.1997 3) 15.5.2003 4) 01.6.2003
3. Laxman Narayan Bandekar	1510	34	6 part	1) 30.12.1994 2) 30.12.1994
4) T.R. Velayudhan	1030	34	6 part	1) 27.7.2003 2) 27.7.2003
5) Barkya Kavlya Mhatre	460	34	6 part	1) 30.3.2001 2) 31.3.2001



RIDDHI-SIDDHI COMPLEX TYPE "A" CHS LTD
 SURVEY NO.34,HISSA NO.5B,6,11,12&13,MOUJE KOPAR,
 DOMBIVLI (WEST) -421 202
 TNA/KLN/HSG/ (TC)/17710/06-07 OF 04.08.06

MR P S G V SUBRAMANIAN

Bill No. : 25

B101
 for the Period 01/04/2023 to 30/03/2023

Bill Date : 01/04/2023

Due Date : 20/04/2023

No.	Particulars	Amount ₹
	Electricity Charges	440.00
	Education And Training Fund	10.00
	Gettogether Exp [wef Sep 16]	100.00
	Insurance	25.00
	Municipal Tax	331.00
	Parking Charges	110.00
	Repairs & Maint Fund	150.00
	Service Charges	356.00
	Sinking Fund	89.00
	Water Charges	180.00
	Total ₹	1791.00
	Add : Previous Dues	0.00
	Add : Interest on Dues	0.00
	Grand Total ₹	1791.00

Pay on or before DUE DATE in favor of RIDDHI SIDDHI COMPLEX TYPE A
 CHS LTD by crossed cheque ONLY.
 Simple interest @18% p.a. will be charged after DUE DATE.

For RIDDHI-SIDDHI COMPLEX TYPE "A" CHS LTD

E. & O. E.

HON SECRETARY/TREASURER

RIDDHI-SIDDHI COMPLEX TYPE "A" CHS LTD
 RECEIPT

[315]

Flat No. : B101

Date : 17/03/2023

Received with thanks from MR P S G V SUBRAMANIAN an amount of ₹

409.00 (Rupees Three Thousand Six Hundred Nine Only.) By Cheque

drawn on . Chq Dated 17/03/2023. Being amount received against

bill 465 dated 01/03/2023

For RIDDHI-SIDDHI COMPLEX TYPE "A" CHS LTD

RIDDHI-SIDDHI COMPLEX TYPE "A" CHS LTD
 SURVEY NO.34,HISSA NO.5B,6,11,12&13,MOUJE KOPAR,
 DOMBIVLI(WEST)-421 202
 TNA/KLN/HSG/(TC)/17710/06-07 OF 04.08.06

MR P S G V SUBRAMANIAN

Bill No. : 25

No. : B101
 for the Period 01/04/2023 to 30/03/2023

Bill Date : 01/04/2023
 Due Date : 20/04/2023

No.	Particulars	Amount ₹
	Electricity Charges	440.00
	Education And Training Fund	10.00
	Gettogether Exp [wef Sep 16]	100.00
	Insurance	25.00
	Municipal Tax	331.00
	Parking Charges	110.00
	Repairs & Maint Fund	150.00
	Service Charges	356.00
	Sinking Fund	89.00
	Water Charges	180.00
	Total ₹	1791.00
	Add : Previous Dues	0.00
	Add : Interest on Dues	0.00
	Grand Total ₹	1791.00

Pay on or before DUE DATE in favor of RIDDHI SIDDHI COMPLEX TYPE A CHS LTD by crossed cheque ONLY.
 Simple interest @18% p.a. will be charged after DUE DATE.

For RIDDHI-SIDDHI COMPLEX TYPE "A" CHS LTD

E. & O. E.

HON SECRETARY/TREASURER

RIDDHI-SIDDHI COMPLEX TYPE "A" CHS LTD
 RECEIPT

No. : [315]

Flat No. : B101

Date : 17/03/2023

Received with thanks from MR P S G V SUBRAMANIAN an amount of ₹ 1791.00 (Rupees Three Thousand Six Hundred Nine Only.) By Cheque drawn on . Chq Dated 17/03/2023. Being amount received against Bill 465 dated 01/03/2023

For RIDDHI-SIDDHI COMPLEX TYPE "A" CHS LTD

महाराष्ट्र



शासन

★ नोंदणी प्रमाणपत्र ★

नोंदणी क्रमांक : टीएनए/केएलएन/एचएसजी/[टीसी]/१७७१० /२००६-०७ सज २००६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

"रिघ्दो सिघ्दो कॉम्प्लेक्स टाईब "ए" को-ऑपरेटिव्ह होसिंग सोसायटी लि.,

स.नं. ३४, हि.नं. ५ बी, ६, ११, १२ व १३, मोजेकोबर,

डोंबिवली [पश्चिम]. ता.कल्याण, जि.ठाणे

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील [सज १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४] कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था आहे.

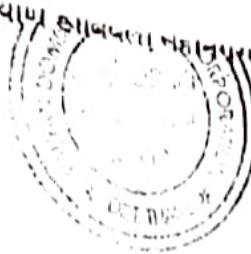
असून उप वर्गीकरण भाडेकरू सहभागिदारी गृहनिर्माण संस्था आहे.



१७/११/१४
[एच.बी. कोतवाल]
उपनिबंधक,

१७/११/१४ /२००६. सहकारी संस्था, कल्याण तालुका,
कल्याण

कल्याण डोंबिवली महानगरपालिका, कल्याण



जा.क्र./कडोमप/नरवि/सीसी/३००४-३०७०/३०११/१४६१
कल्याण महानगरपालिका
कार्यालय कल्याण

दिनांक :- २४ - JUN - २००५
२० -

विषय :- बांधकाम पूर्णतेचा दाखला (२)अ

LAXMAN NARAYAN BANDREKAR & OTHERS
ASHOK BHANU JOSHI
PRAVIN S. SHETE (ENGG.)
DOMBIVLI (E)

LAXMAN NARAYAN BANDREKAR & OTHERS

दिनांक 20-JUN-2004, 12/5/05 चे अर्जाद्वारे दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत
खं.न. 34
फ्लॉट नं. 5F, 6, 11, 12, 6, 11
सिटी सर्वे नं. _____
प्लॉट नं. _____
अर्जदार MOPAR

वरील महानगरपालिका यांचे कडोम बांधकाम परवानगी जा.क्र./कडोमप/नरवि/बाप/2005/३०/46-15 दिनांक 27-12-2004
अर्जदार महानगरपालिका नकाशा प्रमाणे अर्जाद्वारे / कृत्रिम / ऑटोमॅटिक बांधकाम पूर्ण केले आहे. सर्व स्थानां बांधकाम प्रमाणे
दिलेला माने दुसऱ्या दाखविल्या प्रमाणे नसून खालील अटीवर बांधकामाची बांधकामाची देण्यात येत आहे.

(COMPLETION FOR BUILDING TYPE "A")

- GF. FLOOR :- 8 TENAMENTS, 26 ROOMS RESIDENTIAL.
- 1ST FLOOR :- 8 TENAMENTS, 26 ROOMS RESIDENTIAL.
- 2ND FLOOR :- 8 TENAMENTS, 26 ROOMS RESIDENTIAL.
- 3RD FLOOR :- 8 TENAMENTS, 26 ROOMS RESIDENTIAL.
- 4TH FLOOR :- 8 TENAMENTS, 26 ROOMS RESIDENTIAL.

- अटी :-
- 1) भविष्यात रस्ता रुंदीकरणामार्फत जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कल्याण डोंबिवली महानगरपालिकेकडून घेव्यात हस्तांतरित करावी लागेल.
 - 2) मजुरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळल्यास ते बांधकाम पूर्ण मूल्यातून देता तारुन दाखव्यात असे.
 - 3) पाणी पुरवठा सुचलेल्या करून देणेची जबाबदारी बांधकाम पूर्ण होण्यापूर्वी घ्यावी.

कार्यवाहीक व सकलक,

कल्याण डोंबिवली महानगरपालिका, कल्याण
७) भुखंडातून जाणाऱ्या १५.५ मी. विस्तार क्षेत्राच्या
दरम्यान ताका प्राप्त झालेले भुखंडात आणणे
विनासक केल्याशिवाय अंतिम बांधकाम
परवाना प्रदान करणेची बांधकाम मंडळी.

सहायक संचालक, कल्याण डोंबिवली महानगरपालिका, कल्याण

LAYOUT PLAN

STAMP OF APPROVAL OF PLANS

नाम: श्री. अशोक
 पत्ता: ३३/अ सुखीयान चस/रामनगर/डोमबिवली
 दिनांक: २९-९-०३
 विभाग: कल्याण



(Signature)
 सहायक नगरपालिका अधिकारी
 कल्याण

कलम ३
 क्रमांक १२३
 २९/०९/०३

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S. No. 34,
 H. No. 5B, 6, 11, 12 & 13 OF MOUJE: KOPAR, TALUKA: KALYAN,
 DIST.: THANE. FOR:-
 Shri. LAXMAN NARAYAN BANDHEKAR & OTHERS.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT
 THE DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLANS ARE AS
 MEASURED ON 11/04/03 THE G.P.L. AND THE AREA SO WORKED OUT IS 6125.98 SQ. METER
 AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING
 SCHEME RECORDS.

(Signature)

SIGNATURE OF LICENSED ARCHITECT

NAME OF THE P.A. HOLDER	SIGNATURE	Signature of Architect/Engineer
SHRI. ASHOK B. JOSHI. 25, RATNA NIWAS, NEHRU ROAD, DOMBIVLI(E).	<i>(Signature)</i>	<i>(Signature)</i>

SHETE ASSOCIATES

ARCHITECTS & DESIGN ENGINEERS
 33/A SUKHJIYAN CHS, RAMNAGAR, DOMBIVLI(E)
 TEL: 911/44 30 94

PLAN SCALE As Shown	Title: Municipal Submission Drawing	
PROFILE SCALE HORIZONTAL VERTICAL	Client:	
	Contents: As above.	



DESIGNED	PRAVIN SHETE	JOB NO.	DWG NO: 1
DRAWN		DATE September 7 th 2003	SHEET 1
CHECKED			KALYAN-3

19

THIRD SCHEDULE OF AMENITIES AND FACILITIES IN THE
SELF-CONTAINED RESIDENTIAL FLATS / PARKING SPACE
IN THE BUILDINGS RIDDHI-SIDDHI COMPLEX.

कल न
दस्ता नमो
4/74

- A) Building With R.C.C. Frame structure with Ground and upper floors.
B) All external and Internal walls will be brick work with sand faced plaster coat

C) FLOORING

1. Spartex tiles flooring in Living Rooms, Kitchen, Bed Room & Balconies, passages.
2. Spartex flooring in Bath Room.

D) DADO (TILES)

1. Half tiles skirting, in Living Room. Bed Room Passage and kitchen.
2. Tiles upto 6' - 0" height in Bath Room and 3'-0" height in W.C. Blocks.

E) LOFT : R.C.C. LOFT

1. Over Bath Room & Kitchen.
2. Over Toilet Blocks.

F) KITCHEN

1. Cooking Platform will be furnished on top side, one piece Marble stone with steel sink.
2. Glazed tiles dado of 3'-0" high over platform.
3. One indirect water connection from overhead tank.

G) DOORS

1. Main door will be of flush door with front side french polished or sunmica and inside oil painted.
2. Internal doors shutters of flush door with commercial ply on both sides with oil paint on both sides.
3. All doors shall have Aluminium fitting with oxidised hinges.
4. Main door shall have 1 (one) peep hole & 1 (one) safty chain & 1 (one) night latch.

H) WINDOW

1. Aluminium / U.P.V.C. sliding in Living Room.
2. Aluminium / U.P.V.C. sliding in Bed Room & Kitchen with Exposed iron provision.
3. Aluminium / U.P.V.C. louver glazed window for Toilet/Bath/W.C.

I) WATER SUPPLY / SANITARY

- Necessary plumbing concilled fittings for water arrangement in Bath Room, kitchen.



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k) Till Conveyance of the Building, in which the flat/parking space is executed, the Purchaser shall permit the Promoter and their surveyors and agents with or without workmen and others at all reasonable times, to enter into and upon the concerned land and Building thereon or any part thereof to view and examine the state and condition thereof.

15) The Promoter shall maintain a separate account in respect of the sum received under sub clause 11 above and clause No.10 of the Fourth Schedule hereinbelow.

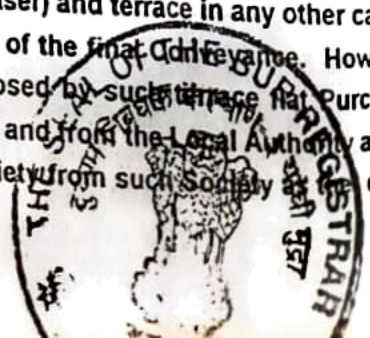
16) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat/parking space or of the said land and building Riddhi-Siddhi Complex or any part thereof. The Purchaser shall have no claim save and except in respect of flat/parking space hereby agreed to be sold to him and all open space, parking space, lobbies, staircases, terrace, recreation space, etc. which shall remain the property of the Promoter until the said land and the buildings Riddhi-Siddhi Complex transferred to the Society as hereinabove mentioned.

17) Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or forbearance or giving of time to the Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter or any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same, in any manner, prejudice the rights of the Promoter.

18) The Purchaser and/or the Promoter shall present this Agreement as well as the Conveyance and/or instrument of transfer at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and attend to the execution thereof.

19) All notices to be served on the Purchaser as contemplated under this Agreement and under the said Act and the said Rules including the notices for and on behalf of the proposed registered or deemed to be registered Co-operative Housing Society of the Purchasers of the buildings Riddhi-Siddhi Complex shall be sent to the Purchaser Under Certificate of Postage at his address given in the Agreement viz Flat No. 1 Jeevan Shanti Apt.
Aanaud Nagar Dindoyar Road Dombivali (W)
and the notices so sent shall be deemed to have been effectively served on the Purchaser.

20) It is also understood and agreed by and between the Parties hereto that save and except the common space, common right of way in the concerned land (terrace of the building, if adjacent to the terrace flat shall be that of the terrace Flat Purchaser) and terrace in any other case, shall be that of the Promoter till execution and registration of the final Conveyance. However, the terrace adjoining to the terrace flat shall not be enclosed by such terrace Flat Purchaser without permission in writing is so obtained from the Promoter and from the Local Authority, and in the event of execution of Conveyance in favour of the Society from such Society, the terrace shall be.



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and precaution for promoting and registering one Cooperative Housing Society comprising the purchasers of shops, flats, units in all such buildings (buildings 'A', 'B' and proposed additional building/s as stated hereinabove) and shall also comply with the provisions of the said Act & Rules and other parallel statutes for completion of the entire including execution and registration of Deed of Conveyance in its entirety at appropriate time decided by and between the executing parties thereto.

25) This Agreement is subject to the Provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964 together with the Provisions of rules, regulation and bye-laws of the said

FIRST SCHEDULE OF FIVE PLOTS OF LAND

All that piece or parcel of land admeasuring 4440.00 sq. meters comprised in Survey No. 34, 5 B, 6 & 12 of Revenue village Kopar Dombivli (W), in Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation of Dombivli Division and also within Ulhasnagar Urban Area of Dombivli area as per Urban Land (Ceiling & Regulations) Act, 1976 and also within Registration District Kalyan-3, Registration District Thane and bounded by :-

On or towards East	Partly by Property of Kabir Patil and partly by property of Bhaskar Sukrya Joshi & Survey No.35
On or towards West	By Survey No.46.
On or towards North	Partly by property of Nilima N. Mhatre bearing Revenue Survey No.34, Hissa No. 13 of which Development rights have been acquired by M/s. Shashidarshan Enterprises and partly by property of Om Jai Shivalaya Co-op. Housing Society.
On or towards South	Partly by property of Smt. Gunabai Eknath Pawas and Others bearing S.No. 34 H.No.11 of which development rights have been acquired By M/s.Shashidarshan Enterprises and partly by property of Dattu Sitaram of Survey No.34, Hissa No.7.

LAND FOR CONVEYANCE

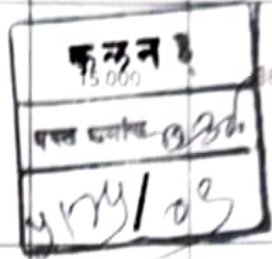
NA Plot of Land admeasuring 4290.50 sq. mts. of above S.No. and H.No. 11 of above site Plan Annexed with duly completed Buildings Riddhi-Siddhi Complex

TM

OF Co Co



Plot No	Name of Owner	Particulars of Documents	Total Price of Plot Rs	Paid so far Rs	Payable (At the Time of conveyance) Rs	Total Area of plot sq mt
	Fasibai B Bhagat & Nana Dunda Mhatre	1) ULC Order dt 08.12.2000 of Smt Fasibai B Bhagat	8,00,000	7,85,000	15,000	880
		2) ULC Order Dt. 01.03.2001 of Nama Dunda Mhatre				
		3) Development Agreement dt. 28.09.2001 by owners & their family member in favour of the Promoter				
		4) Irrecoverable Power of attorney Dt. 28.9.01 in pursuance of Development Agreement in favour of the Promoter				
		5) Letter Dt. 25.06.2003 of landowner & family Members requesting to pay price of land in cash only				
		6) Promtor's letter dt. 10.02.2003 to owners to aforesaid letter				



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१२. बांधकाम घालू करण्यापूर्वी नगर प्रमाणन अधिकारी / भूमी अभिलेख खात्याकडून जागची आखणी करून घ्यावी.

१३. नकाशात दाखविलेल्या गाळ्यांच्या संप्रत्येमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये.

१४. नवीन इमारतीस मंजूर नकाशे प्रमाणे सेप्टिक टँक पाहिजे व संडस भविष्य काळात जवळच्या मलनिस्सर्जनासाठी फूट अंतरावर असणे आवश्यक आहे.

१५. सांडपाण्याचे व पागोळ्याचे पाणी महानगरपालिकेच्या गटरांत स्वखर्चाने नगर अभियंता यांच्या पसंती प्रमाणे सोडवे लागेल; सांड पाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्या शिवाय वापर परवाना देण्यात येणार नाही.

१६. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास महानगरपालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्या करिता नियमाप्रमाणे लागणारी रक्कम (व दंड झाल्यास त्या रक्कमेसाठी) भरावी लागेल.

१७. बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल) महानगरपालिकेकडे सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहिजे. (५) पिंपळास विकासासाठी नगर प्रमाणन अधिकारी / भूमी अभिलेख खात्याकडून जागची आखणी करावी.

१८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक, २) गुलमोहर, ३) चिंच, ४) निलगिरी, ५) करंज पेकी एकूण दहा झाडे लावून त्यांची जोपासना केली पाहिजे तसेच सद्या अस्तीत्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.

कलम ३

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१०

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✓ १९.

१९. नकाशात दाखविलेल्या प्रमाणे बांधकामाचा फक्त राहणेसाठी / ~~खुर्ची~~ / सैद्धान्तिक / औद्योगिक उपयोग करावा.
२०. नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बांधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
२१. जागेतून किंवा जागेजवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे.
२२. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे.
२३. बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्यते प्रमाणे केले जाईल व तसा रस्ता होई पावेतो इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
२४. जागेत जुने भाडेकरू असल्यास त्यांच्या बाबत योग्य ती ध्येवस्था करावची जबाबदारी मालकाची राहिल व मालक - भाडेकरू यामध्ये कांही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निकारण मालकाने करणे आवश्यक राहिल व त्याबाबतीत महानगरपालिका जबाबदार राहणार नाही.
२५. सदर जागेतून पाण्याच्या नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
२६. सदर प्रकरणी चुकीची त्रसंपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.
२७. सदर जागेत विहीर असल्यास ती इकडील परवानगी शिवाय बुजवू नये.
२८. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता महानगरपालिकेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पिण्यासाठी महानगरपालिका हमी घेणार नाही.
२९. सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर ती या द्वारे रद्द झाला असे समजण्यात यावे.
३०. गटराचे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेचा गटरास जोडणेसाठी पक्क्या स्वरूपाची गटरे बांधावीत. (५) जवळपास विनाशकारी दिवसे १०-७-०१ च्या पत्रातील भेदी व शर्ती प्रमाणे व दंडाने राहिले.
३१. बांधकामासाठी व पिण्याच्या पाण्यासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी बोअरवेलचे काम करावे लागेल.
३२. भूखंडासमोरील रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.

३३.

३३. ~~महानगरपालिका विकासासाठी विनाशकारी द्यावी जागेतून बांधकाम परवानगी घ्यावी~~ ~~महानगरपालिका विकासासाठी विनाशकारी द्यावी जागेतून बांधकाम परवानगी घ्यावी~~ ~~महानगरपालिका विकासासाठी विनाशकारी द्यावी जागेतून बांधकाम परवानगी घ्यावी~~

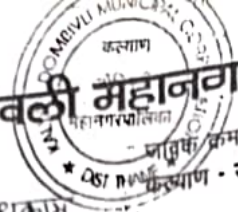
प्रत: १) उप - आयुक्त, अनधिकृत बांधकाम विभाग.

२) कर निधारक व संकलक.

त्याच - उंबिवली, महानगरपालिका



कल्याण - डोंबिवली महानगरपालिका, कल्याण



कडोमपा / नरवि / बाप 32
 महानगरपालिका कार्यालय, कल्याण
 दिनांक: 22-08-03

[सुभाषी व वाढीव बांधकाम परवानगी]

श्री. श्रीमती लक्ष्मण नारायण बांदेकर व इतर यांचे पुत्राधारक - श्री. आशोक
 वी. जोशी.
 कारा - श्री प्रविण सुरेश शेट्टे (वास्तु शिल्पकार) डोंबिवली
 विषय: स. नं. / 38 सि. स. नं. - हि. नं. 5, 6, 7, 12 व 13
 प्लॉट नं. - माजे कोपर या 813
 संदर्भ: आपला दि. 16-10-02

श्री. प्र. सु. शेट्टे. इमारत 5 - जोशी - तळ + चार मजले
 वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज. -11- वी - स्टील + दोंग मजले
 -11- डी - तळ + चार मजले + पत्तवा

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 84 अन्वये
 स. नं. 38 माजे - कोपर मध्ये - 1960 मध्ये

पु. व. 6, 7, 9, 12 व 13 प्लॉट नं. -
 वी. मि. भूखंडाच्या विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम 1989 चे कलम 243 अन्वये बांधकाम करण्यासाठी
 केलेल्या दि. 16-10-03 च्या अर्जास अनुरारून पुढील शर्तीस अधिन राहून तुमच्या

मातकीच्या जागेत हिरव्या रंगाने दुसऱ्या दाखविल्याप्रमाणे तळमर / स्टील, तळमजला, पहिलो मजला व दुसरो मजला, तिसरा मजला, चौथो मजला, रंगाने दाखविलेले दुकाने / ऑफिस / दवाखाना / हॉस्पिटल / शॉपिंग मॉल / मॅग्नेट वाडे भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम परवाना / प्रारंभ पत्र देण्यात येत आहे. (अ) संपूर्ण भूखंडाच्या देवर रेवरीवरील प्रस्तावित बांधकामास भारतीय मानक संस्थेच्या प्रमाणे अर्ज देणे, कल्याण नगरपालिका वस्तु शिल्पकार यांच्याकडून अर्ज स्वीकारून घ्यावे. (ब) अर्जास सादर करणे बांधकामाबाबतची सर्व सुचना पूर्वी व बांधकामाबाबतची वारवणी घेताना सादर करणे बांधकामाबाबतची वस्तु शिल्पकार यांच्याकडून अर्ज स्वीकारून घ्यावे. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण ही बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण नुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखड्याच्या अनुषंगाने धननी करण्यात येईल.

- नकारात - रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- जे जिल्हाधिकारी ठाणे, यांजकभूत बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिन शेतीच्या परवानगीची एक सत्य प्रत काम सुरू करावयाचे पधरा (95) दिवस अगोदर महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (7) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकाच्या कक्षातील जमीनी स्थितीरीक जमीनीवर बांधकाम अपूर विकास करण्यास हक्क देत नाही. (अ) नगरपालिका व जिल्हाच्या मानक संस्थांना कळविणे व त्यांच्याकडून बांधकामाबाबतची सुचना घ्यावी. (ब) जबाबदारी आपली राहिल.
- बांधकाम या सादरच्या मंजूर केलेल्या नकाशा प्रमाणे घालून दिलेल्या अटीप्रमाणे करता येईल.
- जो त्या पर्यंत बांधकाम झाल्यानंतर वास्तु शिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकाम केलेल्या बाबतचे प्रमाणपत्र, महानगरपालिकेस सादर करण्यात यावे. नंतरचे जो त्यावेळील बांधकाम करावे.
- प्लॉट व इटीत इमारती मोवती मोकळ्या सोबावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळल्यास सदरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षितेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपल्या वास्तु शिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- बांधकाम पूर्ण तिच्या दाखला वापर परवानगी घेतल्यानंतर इमारतीचा वापर करू नये. त्यासाठी आगदर ज्या प्रमाणे बांधकाम पूर्ण झाले आहे, त्याचा नकाशा वास्तु शिल्पकार व स्थापत्य विशारद यांच्या विहित मनुष्यातील दाखल्यात (3 प्रतीत) इतर आवश्यक कागद पत्रासह सादर करण्यात यावा.

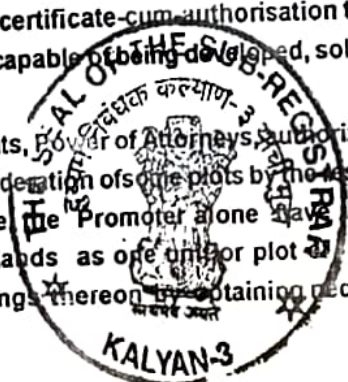


		30.12.1994				
4	T.R. Velayudhan	1) ULC Order dated 11.12.1996.	50,000	45,000	5,000	1030
		2) Development Agreement dated 2.7.2003 by plot owner and his family members	plus allotment of 4 flats Nos. A/102 A/103 A/202 A/203			
		3) General Irrevocable Power of Attorney dated 2.7.2003 in pursuance to 2 above.	of 600 sq. ft. each built up in Building 'A'			
5)	Barkya Kaviya Mhatre & others	1) Sub Divisional Officer, Thane dated 23.6.2001 relaxing 43(1) of Tenancy Act.	2,50,000	2,50,000	Nil	460
		2) ULC Order dated 29.12.2000				
		3) Development Agreement dated 30.3.2001				
		4) Power of Attorney dated 31.3.2001 in pursuance of 4 above.				



AND WHEREAS all the plot owners are the holders of their land below the prescribed ceiling limits and all of them have independently obtained a certificate-cum-authorisation to the effect that the aforesaid plots are retainable and as such are capable of being developed, sold, assigned and transferred;

AND WHEREAS on account of Development Agreements, Power of Attorneys, authorizations, including changes effected in payment of price or consideration of some plots by the respective plot owners, etc. as detailed in the foregoing table, the Promoter alone have become entitled to amalgamate all the aforesaid plot of lands as one unit for plot of land for development that is construction of Building/Buildings thereon by obtaining necessary



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valid permissions such as building permission, Non Agricultural permission, measurement, survey, commencement certificate, plinth certificate and to complete such work for themselves and also in the name of all the aforesaid owners, appointed their Associates, registered Architect of Council of Architect of Delhi, having Registration No. 373;



AND WHEREAS the Promoter under the joint name of all the plot owners in respect of Plot Nos. 1 to 5 obtained following sanctions, permissions, etc.:-

- a) Building permissions No. KDMC/NRV/BP/DOM/181-48 dated 19.07.2001 and 328-76 dated 29.09.2003 of Kalyan Dombivli Municipal Corporation, Local Authority, Planning Authority.
- b) Non Agricultural permission No.Revenue/K-1/Table-7/NAP/SR-103/2001 from the District Collector, Thane dated 16.12.2002.
- c) Commencement and or Plinth Certificate KDMC/NRV/2003-DOM/01453 dated 05.07.2003 of Kalyan Dombivli Municipal Corporation.
- d) Measurement Survey Report dated 11.4.2001 from Shete Associates.Dombivli.

AND WHEREAS in accordance with the sanctioned building plans, the Promoter is entitled to construct and complete buildings containing Ownership Residential Flats from and out of which only four Residential Flats are to be allotted (with cash consideration) to the Plot Owner Shri T.R.Velayudhan (plot No 4) and his family members and the details of such flats are also shown in the table above and as regards other plot owners, (plot no 1,2,3& 5) the entire consideration of their plots is in the form of cash. Thus the Promoter alone have become absolutely entitled to free sale of flats ownership under the said Act & Rules;

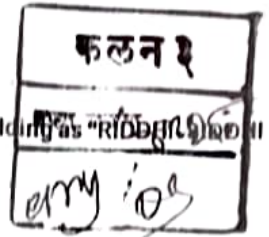
AND WHEREAS for the purpose of sale of ownership flats in the Buildings the Promoter is also obliged to obtain statutory title and No Encumbrance Certificate Of the entire concerned land i.e. Plot Nos.1 to5 together from the Competent Advocate as required under the said Act & Rules and accordingly the Promoter for themselves and also on behalf of all the plot owners appointed Advocate Shri D.G. TIPNIS, having address at Sushila Niwas, Saraswat Colony, Near S.V. JOSHI High School, Dombivli (East), who in his turn on going through the relevant deeds, documents, Development Agreements, Power of Attorneys, Revenue Records, etc. and on obtaining a search from the office of concerned Sub Registrar from Advocate Shri D. K. Gandhi of Dombivli and on the basis thereof issued certificate of title dated 21-08-2003 and a duly signed Xerox copy is annexed to this Agreement as one of the statutory Annexure.



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AND WHEREAS the Promoter have decided to name the building as "RIDDHI SIDDHI COMPLEX";



AND WHEREAS for the purpose of convenience and easy reference, the entire land (Plot Nos. 1 to 5 together) is described in the First Schedule hereunder written; Particulars of Buildings 'A', 'B' and "C" i.e. Riddhi - Sidhhi Complex are described in the Second Schedule hereunder written, Amenities and facilities to be provided in all the Buildings are described in the Third Schedule hereunder written. Schedule of payments to be made by the Flat Purchaser/Parking place purchaser to the Promoter is described in the Fourth Schedule hereunder written;

AND WHEREAS in the manner described hereinabove, the Promoter have complied with all the statutory requirements and formalities under the said Act & Rules for sale of residential flats before entering into this Agreement;

AND WHEREAS the Purchaser demanded from the Promoter and the Promoter on such demand, have given full and complete inspection to the Purchaser of all the relevant deeds, documents, plans, certificates in respect of the concerned land and buildings thereon including Revenue records, sanctioned plans, specifications, building permission, Certificate of Architect and of Advocate, etc. and have also agreed to supply whenever necessary Xerox copies of the relevant original deeds, documents to the Purchaser and the Purchaser in token of having received such copies, has signed this Agreement and thereby the Purchaser admits that the Promoter have supplied relevant copies and have complied with all the formalities before of execution of these Presents;

AND WHEREAS at the request of the Purchaser, the Promoter offered to sell a Flat/Parking space alongwith unit No. 8/10 on first floor, in Bldg. No. 7/11 measuring 610 sq. ft. built up in the Buildings of Riddhi - Siddhi Complex at a lumpsum price or consideration in the sum of Rs. 488,000 (Rupees Four Lakh Eighty Eight Thousand only) which includes the proportionate price for common areas and facilities appurtenant to the said flat/parking space and or common or limited areas, facilities available to all the Purchasers in RIDDHI - SIDDHI COMPLEX however, the said price is exclusive of all the proportionate costs, expenses such as water, electric meter deposits, laying of electrical transformer as compelled and required to be done and performed by the Maharashtra State Electricity Board, Share capital, entrance fee, charges for formation of the Society and other legal expenses and such other cost and expenses as are not envisaged at this date but as are paid by the Purchasers of Flats/Parking space on ownership basis together with proportionate betterment charges as may be charged and recovered by the Local Authority;



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