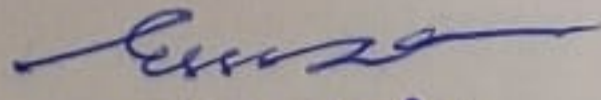




गावाचे नाव : उलवे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,900,000.00  
बा.भा. रु. 2,498,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णना सदनिका क्र.1002, दहावा मजला \*\*लक्ष्मीना औरम\*\* प्लॉट नं 32, सेक्टर 17 उलवे ता पनवेल जि रायगड .
- (3) क्षेत्रफळ (1) क्षेत्र 46.678 चौ.मी कारपेट+सी बी 5.557 चौ.मी.+एफ बी 4.117 चौ.मी.+टेरेस 4.747 चौ.मी.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.लक्ष्मीना वेन्चर्स तर्फे भागीदार वालजी के.सांडा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: 103, वर्धमान मार्केट से 17, वाशी ; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAEFL3415G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रुबी राणी यांचे वतीने अख.म्हणुन मुकुल ठाकुर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: 1603, सी क्वीन हेरीटेज सेक्टर 18, सानपाडा; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACOPR8013L.
- (7) दिनांक करून दिल्याचा 05/09/2012
- (8) नोंदणीचा 05/09/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 8210 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 145000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 29000.00
- (12) शेरा



  
सहदुय्यम निबंधक, वर्ग २  
(पनवेल-२)



दस्तावेज क्रमांक व वर्ष: 8210/2012

Wednesday, September 05, 2012

2:01:47 PM

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : उलवे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,900,000.00  
बा.भा. रु. 2,498,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र.1002, वहावा मजला \*\*लक्ष्मीना औरम\*\* प्लॉट नं 32, सेक्टर 17 उलवे ता पनवेल जि रावगड .
- (3) क्षेत्रफळ (1) क्षेत्र 46.678 चौ.मी कारपेट+सी वी 5.557 चौ.मी.+एफ वी 4.117 चौ.मी.+टेरेस 4.747 चौ.मी.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.लक्ष्मीना वेन्चर्स तर्फे भागीदार वालजी के.सांबा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: 103, वर्धमान मार्केट से 17, वारी ; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAEFL3415G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रुबी राणी यांचे पतीने अख.म्हणुन मुकुल ठाकुर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: 1603, सी क्वीन हॅरीटेज सेक्टर 18, सानपाडा; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACOPR8013L.
- दिनांक करून दिल्याचा 05/09/2012  
नोंदणीचा 05/09/2012
- अनुक्रमांक, खंड व पृष्ठ 8210 /2012
- बाजारभावाप्रमाणे मुद्रांक शुल्क रु 145000.00
- बाजारभावाप्रमाणे नोंदणी रु 29000.00
- शेरा



*(Signature)*  
सहदुय्यम निबंधक, वर्ग २  
(पनवेल-२)



Wednesday, September 05, 2012

2:00:55 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8328

गावाचे नाव उलवे

दिनांक 05/09/2012

दस्तऐवजाचा अनुक्रमांक उरण - 08210 - 2012

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रुबी राणी यांचे वतीने अख. म्हणुन मुकुल ठाकुर - -

नोंदणी फी	:	29000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (43)	:	860.00
एकूण रु.		29860.00

आपणास हा दस्त अंदाजे 2:15PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
सह दु.नि.पनवेल 2

बाजार मुल्य: 2498000 रु. मोबदला: 29000000 रु.

भरलेले मुद्रांक शुल्क: 145000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/घनाकर्ष क्रमांक: -; रक्कम: 29000 रु.; दिनांक: 03/09/2012

मुख्य दस्तऐवज परत मिळाला

पदाकाराची रुबी



सत्यमेव जयते

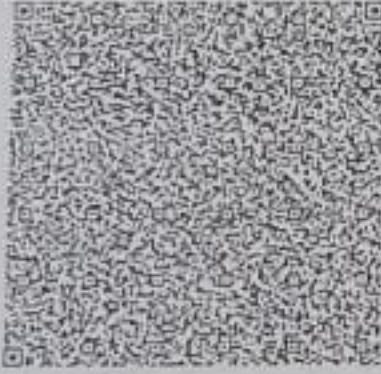
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by :  
Shank Housing Corporation of India Ltd.  
Location : PANVEL  
Signature : *[Signature]*  
Date : 05-Sep-2012 01:06 PM  
www.shcstamp.com

Certificate No. : IN-MH11055460275104K  
 Certificate Issued Date : 05-Sep-2012 01:06 PM  
 Account Reference : SHCIL (FI)/ mhshcil01/ PANVEL/ MH-RAI  
 Unique Doc. Reference : SUBIN-MHMHSKCIL0111845564531167K  
 Purchased by : RUBY RANI  
 Description of Document : Article 25(b)to(d) Conveyance  
 Property Description : FL NO-1002, 10TH FLR, LAXMINA AURUM, PL NO-32, SEC-17, ULWE, PANVEL  
 Consideration Price (Rs.) : 29,00,000  
 (Twenty Nine Lakh only)  
 First Party : LAXMINA VENTURES  
 Second Party : RUBY RANI  
 Stamp Duty Paid By : RUBY RANI  
 Stamp Duty Amount(Rs.) : 1,45,000  
 (One Lakh Forty Five Thousand only)



Please write or type below this line

AGREEMENT FOR SALE

*[Signature]*

*[Signature]*

प व ल - २  
 ०९० २०१२  
 २ / ६३

ZK 0002012085

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcstamp.com"

मूल्यांकन पत्रक (प्रभाव क्षेत्र)

सुधकार, सप्टेंबर 5, 2012  
11:31:02

मूल्यांकनाचे वर्ष 2012  
जिल्हा रायगड  
नामुन्याचे नांव पतवेल  
गांवाचे नांव उत्तरे  
क्षेत्राचे नांव A Class Palika

सल्ले नंबर इतर  
प्रमुख मूल्य विभाग 27  
उप मूल्य विभाग 27.2

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर: Rs. 35200 /-

मिळकतीचा प्रकार बांधीव मिळकतीचा यापर निवारी सदतिका  
बांधकामाचे वर्गीकरण 1-आर सी सी बांधकामाचा दर Rs. 0/- चौ. मीटर  
मिळकतीचे वय 0 TO 2 वर्षे घसा-यानुसार येणारा बांधकामाचा दर 0.00  
मिळकतीचे क्षेत्र 65.69 चौ. मीटर उद्वेगहन सूचिधा आहे मजला : 5th to 10th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (जमिनीचा दर + घसा-यानुसार येणारा बांधकामाचा दर) \* 1.05  
= 36960

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* मिळकतीचे क्षेत्र  
= 36960 \* 65.69  
= 2427813.696

G) लगतच्या गच्चीचे मु = क्षेत्र \* अंतिम मूल्य दर \* ( बिचारात व्यावधानी टोकेवारी /100)  
= 4.75 \* (36960 \* 40 / 100)  
= 70179.648

पतवेल-२  
८२१० २०१२  
१ / १३

एकत्रित अंतिम मूल्य = अंतिम मूल्य + पोटमाळ्याचे मूल्य + तळघराचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त तळाचे मूल्य + वरील गच्चीचे मूल्य + लगतच्या गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य  
= 2427813.696 + 0 + 0 + 0 + 0 + 0 + 70179.648 + 0

= 2497993.34 /-





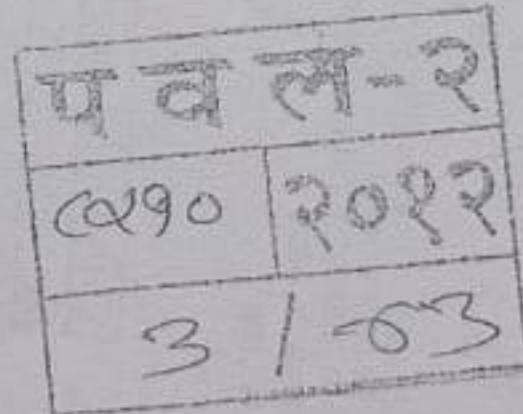
**SHCIL-MAHARASHTRA**

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN  
 CODE - 400012  
 Tel : 022-61778151  
 E-mail :

**Mode of Receipt**

Account Id mhshcil01 Receipt Id RECIN-MHMHSHCIL0110901691798687K  
 Account Name SHCIL-MAHARASHTRA Receipt Date 05-SEP-2012

Received From RUBY RANI	Pay To
Instrument Type DD	Instrument Date 03-SEP-2012
Instrument Number 773928	Instrument Amount 145000 ( One Lakh Forty Five Thousand only )
Drawn Bank Details	
Bank Name SBI BANK	Branch Name MUMBAI
Out of Pocket Expenses 0.0 ( )	



(which expression shall where the context so admits, be deemed to include the partner/Partners for the time being of the said firm, the survivor/survivors of them, the heirs, executors, administrators of the last surviving partner and/or his/her/their/assigns), of the ONE PART.

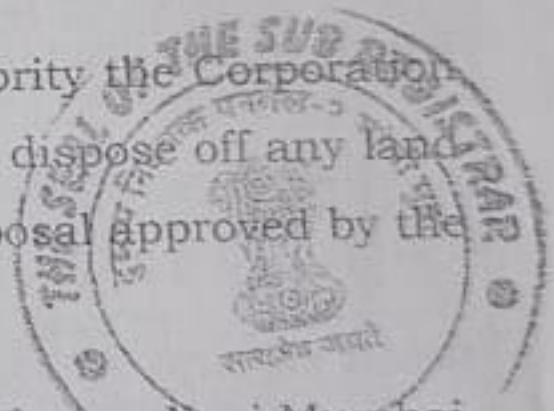
AND

MRS. RUBY RANI age 45 years, (PAN NO.ACOPR8013L) both adults, Indian Inhabitants, residing at FLAT NO-1603, Sea Queen Heritage, Plot No-06, Sector No-18, Sanpada, Navi Mumbai, hereinafter referred to as "PURCHASERS"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the OTHER PART.

प व ल - २  
C-90 २०१२  
Companies Act,  
३

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. Company within the meaning of the Companies Act, 1956,(hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act NO. - xxxviii of 1966) hereinafter referred to as the said Act.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.



AND WHEREAS by Agreement to Lease ,made at CBD , Belapur, Navi Mumbai, Dated 25.10.2011 entered and executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), referred to as "the Corporation" therein and 1) Smt. Nisha Ramchandra Deshmukh 2) Shri. Anil Ramchandra Deshmukh, 3) Smt. Sandhya Ramchandra Deshmukh @ Sandhya Shantaram Tapkire 4) Shri. Jaywant Ramchandra Deshmukh 5) Shri. Balaram Ramchandra Deshmukh 6)Shri.Sanjay Suresh Deshmukh 7)Smt.Seetabai Ramchandra Deshmukh 8) Smt.Heerabai Shashikant Deshmukh,(therein referred as the LESSEES & hereinafter referred to as the "ORIGINAL LICENSEES" for the sake of brevity). The corporation leased Plot No.32, (under 12.5% Erstwhile Gaothan Expansion Scheme) at Sector No.17, admeasuring on or about 1599.97 square meters, situated at Village Ulwe, Taluka Panvel and District Raigad (hereinafter referred to as "THE SAID PLOT").

*[Handwritten signature]*

*Mukul Thakur*



प व ल-२	
८२९०	२०१२
५ / ०३	

## AGREEMENT FOR SALE



FLAT NO.1002 TENTH,FLOOR,

BUILDING KNOWN AS "LAXMINA AURUM"

PLOT NO.32, SECTOR-17, AT ULWE NODE,

TALUKA PANVEL, DISTRICT RAIGAD, NAVI MUMBAI.

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 5<sup>th</sup> day of SEP 2012.

### BETWEEN

M/S. LAXMINA VENTURES, A registered partnership firm, duly registered under the provisions of Partnership Act,1932, through its partners 1)SHRI. HARISH L. VASWANI AND 2) SHRI. VALJI K. SANDHA, having Office at # 321, 'C' wing, 1<sup>st</sup> floor, Vashi Plaza, Sector-17, Vashi, Navi Mumbai-400 703, hereinafter referred to as "THE DEVELOPERS"

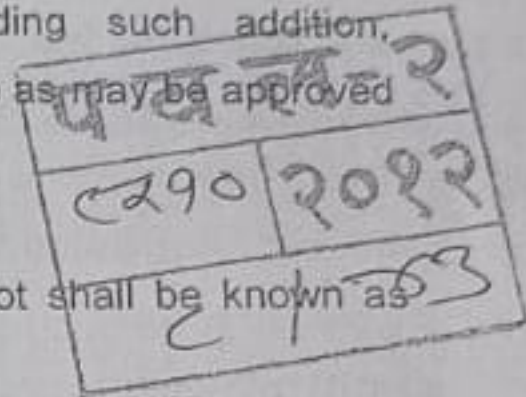
*Shri. Harish L. Vaswani*

*Mangul Thakur*

AND WHEREAS: The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO/ATPO(BP)/ 2012/ 2071, has granted its permission to develop the SAID PLOT and to construct a Residential building on the SAID PLOT subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

AND WHEREAS As per the Plans approved by the Corporation the DEVELOPERS are construction thereon Building as per the Plans and Specifications approved and the development permission granted by the Corporation including such addition, modification, revisions, alterations thereon if any, from time to time as may be approved by the Corporation Planning/Authorities.

AND WHEREAS the Building being constructed on the said Plot shall be known as "Laxmina Aurum".



AND WHEREAS the Purchasers has requested the Developers to allot a FLAT NO 1002, on the 10<sup>th</sup> floor, admeasuring 46.678 Square meters [Carpet Area], +5.557 Sq.Mtrs CB Area +4.117 FB Area+ 4.747 Sq.Mtrs Terrace Area and also an undivided interest in common areas and facilities in the said building constructed on the Plot No.32, (under 12.5% Erstwhile Gaothan Expansion Scheme) at Sector No.17, Admeasuring on or about 1599.97 square meters, situated at Village Ulwe, Taluka Panvel and District Raigad on ownership basis as agreed to by and between them which is hereinafter referred to as "THE SAID FLAT/SHOP", as per the Floor Plan annexed hereto and marked as ANNEXURE "A".

AND WHEREAS the Purchasers agreed to pay price/consideration in respect of the said Flat/Shop in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale Management and Transfer) Act, 1963 and in accordance with the progress of the Construction work of the said new building.



AND WHEREAS by executing this Agreement the Purchasers have accorded their consent as required under the Said Act, 1963 whereby the Developers will be entitled to mortgage or create lien on any Flat/Shop, which is not hereby agreed to be sold.

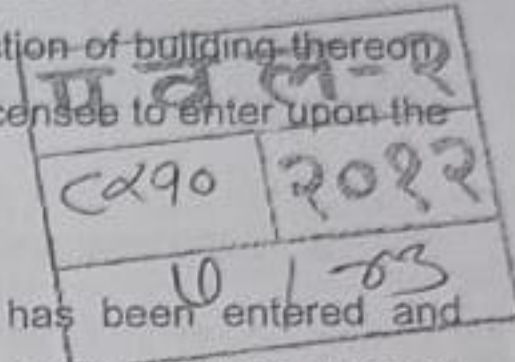
AND WHEREAS by executing this Agreement, Purchasers have accorded their consent as required under Section 7 of the said Act, whereby the Developers will be entitled to make such alterations in the structure in respect of the said Flat/Shop agreed to be Purchased/acquired by the Purchasers and/or the building in the said Society, as may be necessary and expedient in the opinion of their Architect/Engineer.

*Mukul Thakur*

AND WHEREAS the ORIGINAL LICENSEES paid the premium in full as agreed to be paid to the Corporation.

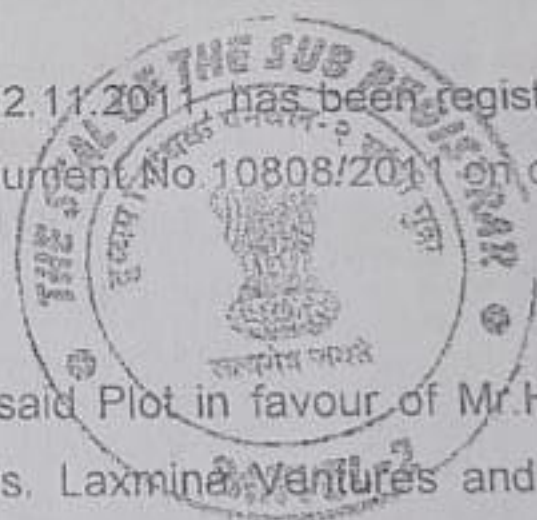
AND WHEREAS the said Agreement to Lease dated 25.10.2011, has been registered at the Office of Sub Registrar Assurance Panvel-2, Document No-9607-2011.

AND WHEREAS the physical possession of the said plot have been handed over to the Original Licensee for the purpose of development and construction of building thereon. The corporation granted permission or license to the Original Licensee to enter upon the said plot for the purpose of erecting building/s.



AND WHEREAS a Tripartite Agreement dated 02.11.2011 has been entered and executed between Corporation, Original Licensees and M/s. Laxmina Ventures, through its Partners, Mr. Harish L. Vaswani and Mr. Valjibhai K. Sandha, having Office at 103, Vardhaman Market, Opp. Andhra Bank, Sector No.17, Vashi, Navi Mumbai-400703. (therein referred to as "New Licensee"). The said Original Licensees have assigned all their rights and interests in and upon the said plot to the New Licensee therein and executed Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.

AND WHEREAS the said Tripartite Agreement dated 02.11.2011 has been registered at the Office of Sub Registrar Assurance Panvel-3, Document No.10808/2011 on dated 03.11.2011.



AND WHEREAS the CIDCO Ltd has transferred the said Plot in favour of Mr. Harish L. Vaswani and Mr. Valjibhai K. Sandha Partners of M/s. Laxmina Ventures and have recorded the same by letter bearing No. CIDCO/ VASAHAAT/SATYO/ULWE/319/dated 02/11/2011.

AND WHEREAS the physical possession of the said plot have been handed over to the subsequent NEW LICENSEE for the purpose of development and construction of building thereon. The Corporation granted permission or license to the subsequent NEW LICENSEE to enter upon the said plot of land for the purpose of erecting building/s.

AND WHEREAS The Developers has entrusted the architect works to Mr. Satish V. Ahuja, Architect having address at: Ashiana Society, Opp. Mc Donaid's, C Wing, Sector No.17, Vashi, Navi Mumbai (herein after referred to as "the said Architect") to develop, design and lay down specifications for construction of the building on the said plot.

*[Handwritten signature]*

*Mukul Thakur*

balance still area which is not used. This still area is meant for outdoor recreation and shall not at any point of time be encroached upon by the society. Failing which Corporation is liable to take action against the society. This clause shall be binding on the entire society and its members.

AND WHEREAS myself MRS. RUBY RANI, on my behalf I have given the Power of Attorney to MR. MUKUL THAKUR, for registration

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

1. The Developers shall construct a Building on the said Land in accordance with the plans, designs, specifications approved and sanctioned by the Corporation and which have been seen and approved by the Purchasers with only such variations and modifications as the Developers may consider necessary or as may be required by the corporation provided that the Developers shall have to obtain prior permission or consent in writing of the Purchasers in respect of such variations of modifications which may adversely affect the Flat/Shop tenements of the Purchasers

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The Developers have informed the Purchasers and the Purchasers are aware that as per the scheme envisaged by the Developers.

- a) The Developers shall be entitled to consume the entire F.S.I. available in respect of the said property and/or additional F.S.I. Or T.D. R. of any property available in any manner whatsoever as provided for in this Agreement



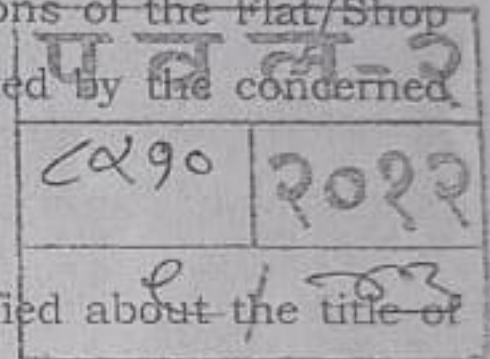
- b) The Society or any other organization or limited company shall be formed and the Conveyance /Lease shall be executed by the Developers in favour of the society or organization or limited company only upon the completion of all the building and development of entire property more particularly described in the schedule hereunder written and Purchasers shall not insist upon the Conveyance/Lease prior to the completion of the entire development of the said property more particularly described in the schedule hereunder written. Aforesaid conditions are of the essence of this Agreement and only upon the Purchasers agreeing to the said conditions, the Developers have agreed to sell the said FLAT/SHOP to the Purchasers.

Mukul Thakur

Ruby Rani

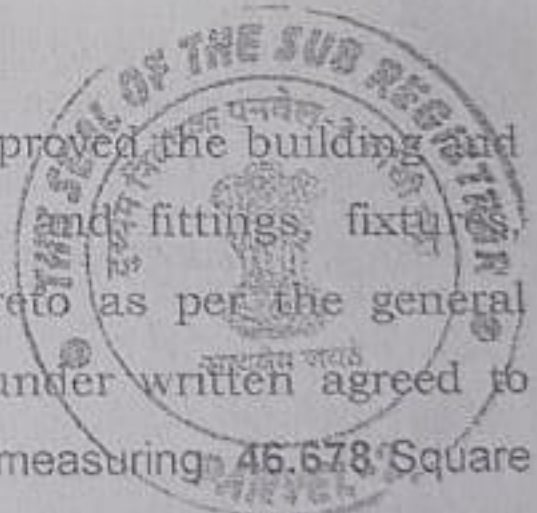
AND WHEREAS While granting the building permission and sanctioning the Plans, the Corporation authorities laid down certain terms and conditions to be performed by the Developers and the Developers accordingly incorporated the same terms and conditions in their Agreement with the Purchasers and upon due observance and performance of which only completion and/or the occupation certificate in respect of the new building shall be granted by the concerned authorities of Corporation and the Developers shall complete the Construction of the said new building known "**Laxmina Aurum**".

AND WHEREAS the copies of Certificate of Title issued by the Advocate Mrs. Mayura S. Gadre, B.Com., LLB Advocate, having address at: 907, 9<sup>th</sup> floor, Prabhat Center Annex, Sector No.1A, C B D., Belapur, Navi Mumbai - 400 614 of the Developers, copies of the said Agreements showing the nature of the title of the Developers to the said property on which the building are to be constructed and the copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Purchasers to be approved by the concerned local authority have been inspected by the Purchasers.



AND WHEREAS the Purchasers have become fully satisfied about the title of the Developers to the said property and the Purchasers shall not be entitled to further investigate the title of the Developers or to raise any objection with regards to any other matter relating thereto.

AND WHEREAS the Purchasers have examined and approved the building and floor plan. The nature and quality of Construction and fittings, fixtures, facilities and amenities provided to be provided thereto as per the general specifications stated in the Seconded Schedule hereunder written agreed to purchase the said FLAT NO 1002, on the 10<sup>th</sup> floor, admeasuring 46.678 Square meters [Carpet Area], +5.557 Sq.Mtrs CB Area +4.117 FB Area+ 4.747 Sq.Mtrs Terrace Area and the parties hereto have hereunder recorded in writing the terms and conditions of the Agreement between them as under.



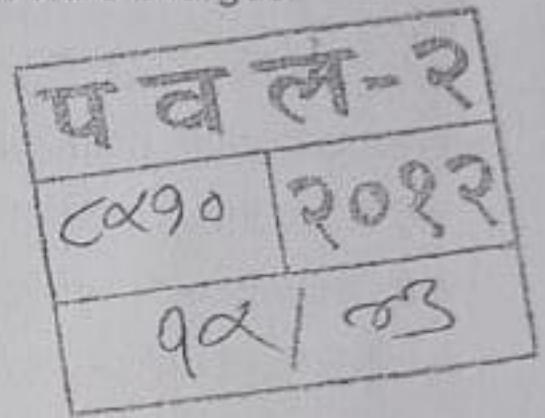
AND WHEREAS the Developers have agreed to sell to the Purchasers the said Flat/Shop at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS the Developers has provided the society office which will be approved by Corporation. This society office shall be handed over to the society at the time of conveyance free of cost to the society. After accommodating the society office there is a

*Pravin R. Patil*

*Mukul Thakur*

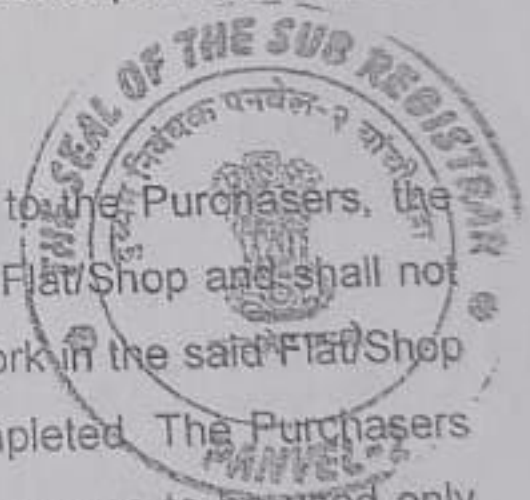
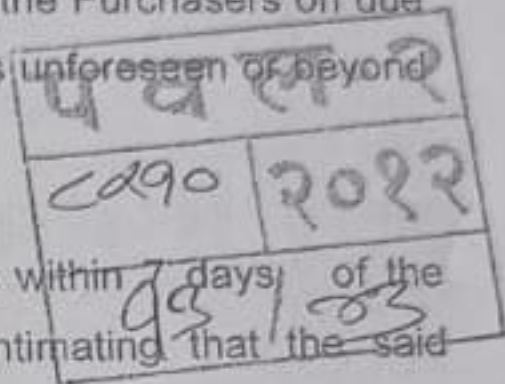
4. In case the Purchasers fails to make the balance payment, then an interest of 24% per annum shall be charged for the remaining payment and in continuation of the default.
5. It is clearly mentioned herein that non-availability of loan from the financial institution shall not be a condition for making default the installment or payment towards the sale price
6. The above purchase does not include the following charges:-
  - a) Stamp Duty, Registration and other charges payable to the concerned authorities.
  - b) Water connection charges and electricity connection charges.
  - c) Electric cable laying charges.
  - d) Development charges for Land and Building and infrastructure charges.
  - e) Legal charges for documentation.
  - f) Transfer fees.
  - g) Water Resources Development charges.
  - h) Any other taxes, cess that shall be levied in become leviable by CIDCO or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
  - i) Proportionate share of Property taxes.
  - J) Share money; entrance Fee of the society or limited Company.
  - k) Service Tax and other taxes as applicable.
  - l) Club amenities charges as applicable.



7. The Developers hereby agree to observe, perform and comply with all the terms, condition, stipulations and restrictions, if any which may have been imposed by the concerned competent authority at the time of sanction in the said plans and thereafter and shall, before handing over possession of the said Flat/Shop to the Purchasers, obtain Occupation and/or Completion Certificate.
8. Without prejudice to the Developers, other rights under this Agreement and/or in law the Purchasers shall be liable and shall at the option of the Developers, pay to the Developers interest at the rate of 24% per annum on all amounts due and payable by the Purchasers under this Agreement.

Mukul Thakur

9. The Developers agree that the possession of the said Flat/Shop shall be delivered to the Purchasers after the completion of the project. The Developers shall give the possession as aforesaid on or before 13.12.2014
10. The Developers shall not incur any liability if they are unable to deliver possession of the Flat/Shop by the date aforesaid, if the completion of the building is delayed on account of non-availability of materials or by reason of war, civil commotion or any act of God or if non-delivery of possession is a result of any notice, order rules notification of the Government Court of law and/or other public authority or for non-availability of water and/or electric connection from the concerned authorities or non-payment of the amounts by the Purchasers on due dates and as per schedule of payment or for any reasons unforeseen or beyond the control of the Developers.
11. The Purchasers shall take possession of the Flat/Shop within 7 days of the Developers giving written notice to the Purchasers intimating that the said Flat/Shop is ready for use and occupation. Provided that if within a period of Six Months from the date of handing over the Flat/Shop to the Purchasers, the Purchasers brings to the notice of the Developers any defect in the Flat/Shop is detected or the material used in the construction of the said building, then wherever possible such defects shall be rectified by the Developers at their own cost.
12. Upon possession of the said Flat/Shop being delivered to the Purchasers, the Purchasers shall be entitled to use and occupy the said Flat/Shop and shall not claim against the Developers in respect of any item of work in the said Flat/Shop which may be utilized not have been carried out or completed. The Purchasers shall use the Flat/Shop or any part there of or permit the same to be used only for the purpose to which it is allotted. The Purchasers agreed not to change use of the Flat/Shop or Cover the open space without prior consent in writing of the Developers.
13. The Developers have No Objection whatever in mortgaging the said Flat/Shop of the Purchasers with any Financial Institution including the employer of the Purchasers.
- In case the Purchasers are not qualified for the loan facility or fails to pay the said amount on or before their respective due dates, then in that event, this Agreement shall automatically be cancelled without any further Deed or Document in this behalf, subject to what is stated in Para 4 and 5 herein above.

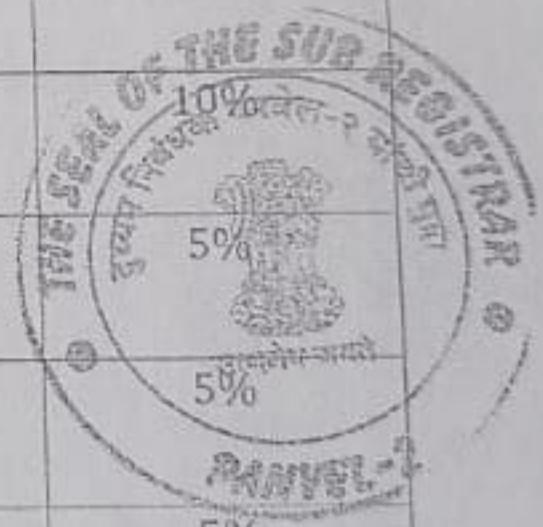


Mukul Thakur

2. The Purchasers hereby agree that they have satisfied themselves about the title of the Developers to the said Property and declares that they shall not be entitled to raise any objection in matter relating to the title or otherwise whatsoever.
3. The Purchasers hereby agrees to Purchase from the Developers and the Developers hereby agrees to sell to the Flat/Shop Purchasers one Flat bearing No.1002 on the 10<sup>th</sup> Floor, admeasuring 46.678 square meters [Carpet Area] +5.557 Sq.Mtrs CB Area +4.117 FB Area+ 4.747 Sq.Mtrs Terrace Area more or less for the Price or Consideration of Rs.29,000,00/- (Rupees Twenty Nine Lakh Only) Developers doth hereby and hereunder acknowledge) the receipt of Rs.15,000,00/-(Rupees Fifteen Lakh Only), and the Flat/Shop Purchasers hereby agrees to pay to the Developers the balance of Purchase price of Rs.14,000,00/-(Rupees Fourteen Lakh Only) in the manner following.

Sr. No	Particulars	Percentage of Total Sale
1	On Booking	20%
2	On Plinth	15%
3	On or before Commencement of work. 1 <sup>st</sup> Slab	10%
4	On or before Commencement of work. 2 <sup>nd</sup> , 3 <sup>rd</sup> Slab	10%
5	On or before Commencement of work. 4 <sup>th</sup> , 5 <sup>th</sup> Slab	10%
6	On or before Commencement of work. 6 <sup>th</sup> , 7 <sup>th</sup> Slab	10%
7	On or before Commencement of work. 8 <sup>th</sup> , 9 <sup>th</sup> Slab	5%
8	On or before Commencement of work. 10 <sup>th</sup> , 11 <sup>th</sup> Slab	5%
9	On or before Commencement of work. 12 <sup>th</sup> Slab	5%
10	On or before Commencement of work. 13 <sup>th</sup> Slab	3%
11	On or before Commencement of work 14 <sup>th</sup> Slab	3%
12	On or before Commencement of Brick work Plastering & Painting	2%
13	On Possession.....	2%
	TOTAL	100%

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TIME BEING ESSENCE OF CONTRACT The Agreement will stand automatically cancelled if the Purchasers fails to make the payment within time.

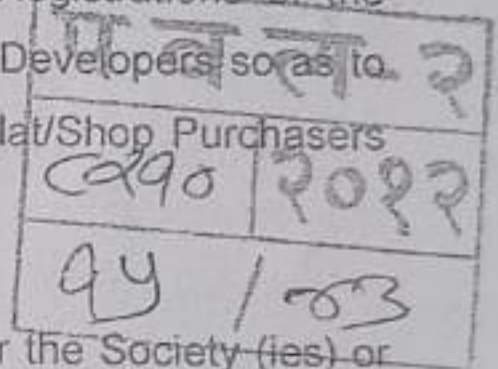
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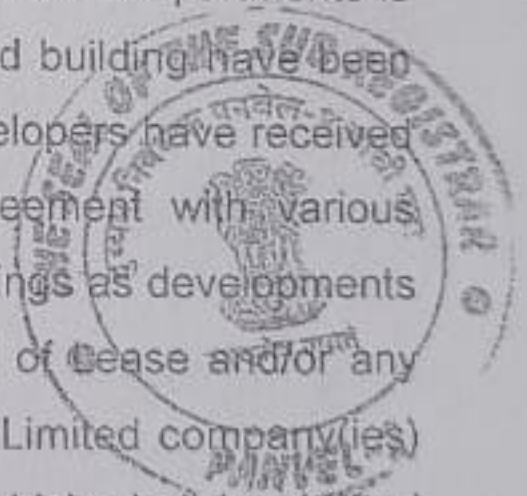


Purchasers all the detailed particulars in respect of such utilization of said Floor Space Index by them. In case while developing the said property the Developers have utilized any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the Developers to the Purchasers. The residual F.A.R. (F.S.I.) in the plot or the layout not consumed will be available to the Developers alone till said property is conveyed to society or Incorporate Body of the Purchasers or till the completion of the project whichever is later. Whereas only after the said conveyance is executed or the project is completed the residual F.A.R. (F.S.I.) shall be available to the Purchasers.

20. The Purchasers along with other Purchasers in the said building shall join in forming and registering Apartment Owners/Co-Operative Housing Society/Private Limited Company as the case may be and for this purpose also from time to time sign and execute the application for registration and/or membership and/or other papers and registration of the Company/Society as the case may be and for becoming a member including the bye-laws, Rules and Registrations of the Proposed Association and duly fill in sign and return to the Developers so as to enable the Developers to register the Organization of the Flat/Shop Purchasers under the said Act and Rules made there under.



21. After the building is complete and fit for occupation and after the Society (ies) or Limited Company (ies) incorporated Body(ies) or condominium of Apartments is registered and only after all the said Flat/Shops in the said building have been sold and disposed off by the Developers and after the Developers have received all dues payable to them under the terms of the Agreement with various Flat/Shops holders etc. and after the completion of all buildings as developments of the entire property the Developers will execute a Deed of Cease and/or any other documents in favour of a Co-operative society (ies) Limited company(ies) Incorporated Body (ies) or condominium of Apartments, which shall be drafted and registered by Advocate Mrs. Mayura S. Gadre, B.Com, LLB Advocate having address at 907, 9<sup>th</sup> floor, Prabhat Center Annex, Sector No. 1A, CBD, Belapur, Navi Mumbai - 400 614 shall prepare the Conveyance and all other documents to be executed in connection with the Co-operative Society or Limited Company or Incorporated body and all the costs, charges and expenses including stamp duty, registration fees and other expense in connection with preparation of the execution of the Lease Deed and other documents and formation or registration incorporation of the Co-operative Society or Limited Company or Incorporated Body or condominium of Apartments or other corporate body shall be borne and paid by the Purchasers.



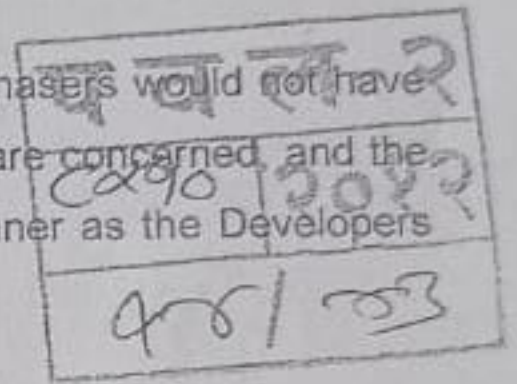
Mukund Thakur

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14. If the Purchasers commits default in payment on due date of any amount due and payable by the Purchasers to the Developers under this Agreement (including their proportionate share of taxes levied by the Corporation and other outgoings) and committing breach of any of the terms and conditions herein contained the Developers shall be entitled to their own option to terminate this Agreement.

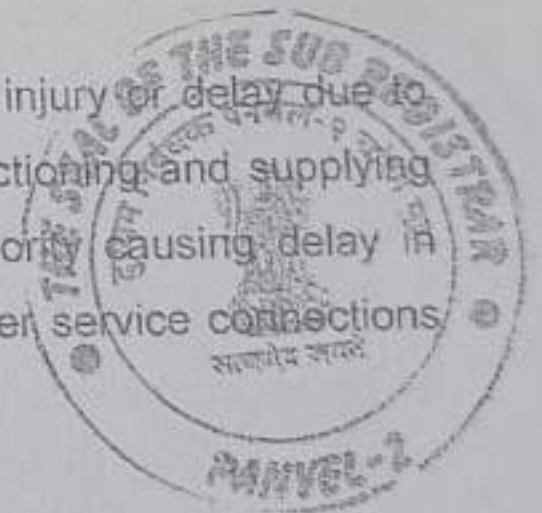
Provided always that the power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchasers TEN days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and/or default shall have been made by the Purchasers in remedying such breach or breaches, within the period of ten days after giving of such notice

15. It is further understood between the parties that the Purchasers would not have any right whatsoever as far as the remaining Flat/Shops are concerned, and the same would be disposed off by the Developers in a manner as the Developers would deem fit.



16. If, for any reason outside the control of the Developers and/or the society the whole or part of the project is abandoned, no claim will be preferred by either party to the contract.

17. The Developers shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to the Corporation, of the Local Authority causing delay in giving/supplying permanent water connection or such other service connections necessary for using/ occupying the said Flat/Shops.



18. The Purchasers shall in respect of any amount unpaid by the Purchasers under the terms and conditions of this Agreement have a first lien and charge on the said Flat/Shop agreed to be acquired by the Purchasers.

19. The Developers hereby declare that they entire Floor Space Index available in respect of the said property has been consumed in this project only and that no part of the Floor Space Index has been utilized by the Developers elsewhere for any other purpose whatsoever. In case said Floor Space Index has been utilized by the Developers elsewhere, then the Developers shall furnish to the

*Signature*

*Mukund Thakur*

26. Commencing a week after the notice in writing is given by the Developers to the Purchasers that the said Flat/Shop is ready for use and occupation, the Purchasers shall pay on or before the 5<sup>th</sup> day of every month to the Developers until the said property together with the building constructed thereon is transferred to the proposed Society/Association as provided herein, a provisional monthly contribution as decided by the Developers and shall be paid for one year in advance towards the proportionate share that may be ascertained by the Developers (a) Insurance premium for Insuring the said building against fire, not and civil commotion etc. (b) The municipal rates charges, and taxes including collector's charges and all other outgoing that may from time to time be levied on or incurred in respect of the said property (c) the charges for the maintenance and Management of the said building including wages and salaries of watchmen, sweeper bill collector and accountant (d) Electricity charges of common lights, meter pump etc. The said payment shall be on the ad-hoc basis and the Purchasers shall be liable to pay actual proportionate taxes and outgoing. On such lease Deed/ Conveyance Deed being executed the aforesaid deposits shall be transferred by the Developers to the proposed Association/Society as the case may be. However the Developers shall be entitled to deduct there from and appropriated to them any amount that may be due and payable by the Purchasers to the Developers. The Purchasers undertakes to pay such proportionate share of outgoing regularly on the 5<sup>th</sup> day of each and every month in advance.

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27. After the said society/limited company/association the case may be is formed/registered incorporated, the Purchasers will pay their share of the aforesaid outgoings directly to the society/limited company/association.

28. The Purchasers of themselves with the intention to bring all persons into whomsoever hands the said Flat/Shop may come (in accordance with terms of presents) do the hereby covenant with the Developers as follows:

a) To maintain the said Flat/Shop by the Purchasers at their own cost in good tenantable repair and condition from the date of taking possession of the said Flat/Shop 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 said Flat/Shop is situated and in the said Flat/Shop itself any part thereof.

*Shri R. R. R.*

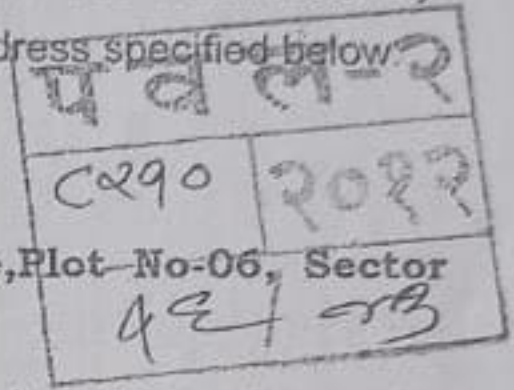
*Mukund Thakur*

22. The Developers shall get a Deed of Lease/conveyance to be executed by the said Corporation in favour of the Company/ Association/Society as the case may be in respect of the said property and the building erected thereon within the prescribed time from the formation and registration of the Association/Society or from the date on which the Developers have sold and received payment for all the Flat/Shops and sold handed over possession of the Flat/Shops to the respective Purchasers whichever is later PROVIDED THAT the Developers have been paid and have received full consideration amount payable by all the Flat/Shops Holders.

23. All notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered Post of Under Certificate of posting at their address specified below:

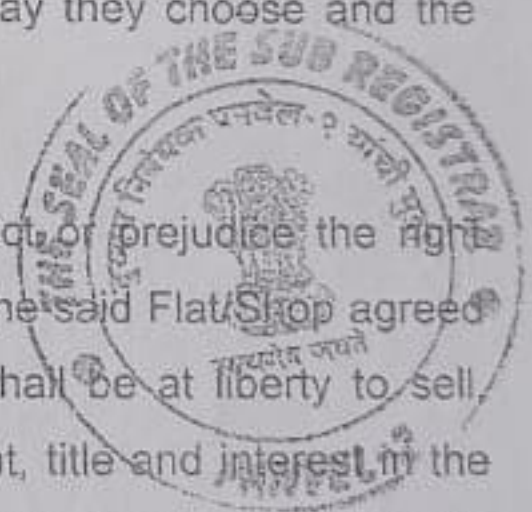
NAME: 1) MRS. RUBY RANI

ADD- FLAT NO-1603, Sea Queen Heritage, Plot No-06, Sector No-18, Sanpada, Navi Mumbai,



24. The Developers shall have the right to make additions, alterations, raise stories or put additional structures at any time as may be permitted by the Corporation and other Competent Authorities, such additional alterations, structures and stories and remaining unused F.S.I. will be the sole property of the Developers who will be entitled to use and dispose it off in any way they choose and the Purchasers hereby consents to the same.

Provided that the Developers do not, in any way affect or prejudice the right hereby granted in favour of the Purchase in respect of the said Flat/Shop agreed to be Purchased by the Purchasers the Developers shall be at liberty to sell, mortgage or otherwise deal with or dispose or their right, title and interest in the said land, hereditaments and the building construction/s and hereafter to be constructed thereon.



25. All costs, charges and expenses in connection with formation registration of the said Association/Society as the case may be shall be borne and paid by the members of the said Association/Society and all costs, charges and expenses including Advocate's and Solicitor's fee for preparing and engrossing this agreement and the Lease Deed and Conveyance Deed in respect of this property and stamp duty and registration charges in respect of the said Lease Deed and Conveyance Deed thereto, shall be borne and paid by the members of the said Association /Society/Private Ltd. Company as the case may be.

*[Handwritten signature]*

*Mulraj Thakur*