

Friday, July 12, 2002

12:28:41 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5103

पावाचे माव ऐसली

दिनांक 12/07/2002

दस्तऐवजाचा अनुक्रमांक टनन3 - 06982 - 2002

दस्तऐवजाचा प्रकार कतरनामा

दर करणाराचे माव श्री.दीपक जयाराम वेलोसे

फी :- 3600.00

दल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)),  
बात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (44) :- 880.00

एकूण 4480.00

प्राप्त हा दस्त अंदाजे 12:43PM ह्या वेळेस मिळेल

ग. वि. वि.  
दुय्यम निबंधक  
पान 3

किं शुल्क :- 4540

ट व ज - ३  
 ६६२/२-४४  
 २००२

4363

(वि. नि. नमुना क्र. १) (In. R. Form No. 1)

Gen 113 me.

मूल प्रत  
 ORIGINAL COPY

[ अहस्तांतरणीय ]  
 [ NON TRANSFERABLE ]

ट व ज - ३  
 ६६२/२-४४  
 २००२

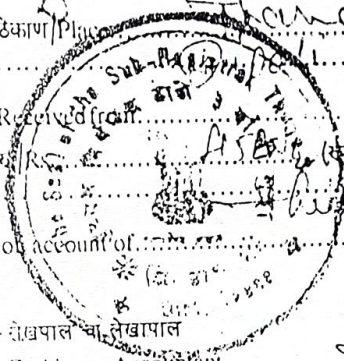
शासनास केलिल्या प्रवासाची पावती  
 RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date.....  
 .....

Received from.....  
 Rs. ६६२०/- (सुटे/Rupess. ६६२०/-) towards.....  
 of account of.....

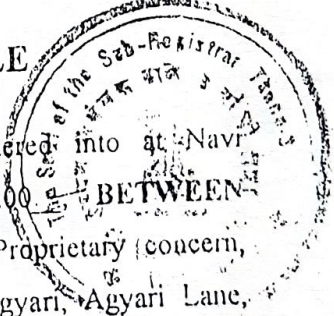
लेखापाल/लेखापाल  
 Cashier or Accountant.

(सही/Signature)  
 (पदनाम/Designation)  
 COLLECTOR OF STAMPS



**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made and entered into at Navr  
 Mumbai, on 12-11 Day of Nov, 2002 BETWEEN  
 M/s.PRATHAMESH CONSTRUCTIONS, a Proprietary concern,  
 having its Office at Indira Smruti, Opp.Parsi Agyari, Agyari Lane,  
 Jambhli Naka, Thane (W) 400601, through its Proprietor  
 SHRI.DATTATRAYA YASHWANT BHAKARE, hereinafter for  
 brevity's sake called and referred to the "PROMOTER" (which  
 expression shall unless it be repugnant to the context or meaning  
 thereof, be deemed, to mean and include his heirs, executors,  
 administrators and permitted assigns) of the One Part;



Rs. Four Thousand Five Hundred Fourty Only  
 (Rs. 4540/-)

*[Signature]*  
 D.D. 10/11/02

*[Signature]*  
 PROPER OFFICER  
 COLLECTOR OF STAMPS  
 THANE

2002-03  
2002

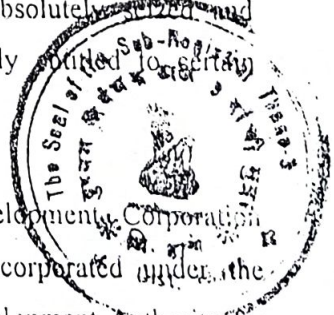
And

M/s. / Ms. / Mr. Deepak. J. Belose  
Deepak D. Belose

having address at E/110 Palm Acres Spt,  
M.F. Road, Mulund (West) B. S.

hereinafter called the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) of the Other Part;

WHEREAS (a) Shri.Nandakumar Vasaudeo Sawant, (b) Shri.Shivram (Datta) Vasudeo Samant, and (c) Smt.Shakuntala Narayan Samant, Shri. Suhash Narayan Samant, Shri.Milind Narayan Samant & Shri. Makarand Narayan Samant, (hereinafter referred to as the "Original Owners"), prior to the acquisition of the lands by the Special land Acquisition Officer, Metro Center (I), Thane, for development and utilisation of the land in Trans-Thane Creek Area for Industrial, Commercial and Residential purposes, were absolutely seized and possessed of or otherwise well and sufficiently bounded agricultural land at Village Dive.



AND WHEREAS the City Industrial Development Corporation (hereinafter referred to as the "CIDCO") incorporated under the Companies Act, and declared as the New Development Authority for the area of New Town of Navi Mumbai, by the Government of Maharashtra in exercise of its power under Section (1) and (3A) of Section 113 of the Maharashtra Regional Town Planning Act, 1956, has acquired the lands of the said Original Owners through State of Maharashtra for the purpose of development of Township on Thane Belapur Road;

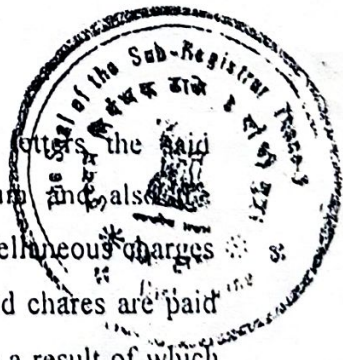
Deepak D. Belose

AND WHEREAS the government of Maharashtra took the decision vide Urban Development Department, Government Resolution No.LQN/1985/1710CR-21/187/NAVI/10 dated 6<sup>th</sup> March 1990, and subsequent Government Decision vide No.CID/1094/2094/PK. 287/NAVI/10 DATED 28<sup>th</sup> October, 1994, to grant 12.5% of the land under Gaothan Expansion Scheme in lieu of the land acquired for the Navi Mumbai City Project to the Said Original Owners for Residential and Commercial purposes.

U 20 74 - 3  
Decision  
Resolution

AND WHEREAS pursuant to the said Government Decision referred to above and in response to the Applications of the said Original Owners, the City & Industrial Development Corporation of Maharashtra Ltd., by its three respective Allotment letters all dated 27th July, 2000, decided to allot three plots of land to the said Original Owners respectively, viz; a plot bearing No.45, admeasuring 1550 sq.mtrs; Plot No.44, admeasuring 1550 square meters and Plot No.46, admeasuring 1550 square meters, all at Sector 8A, of Dive, Airoli, Navi Mumbai, more particularly described in the Schedule I hereinafter appearing at or for the price and on the terms and conditions contained in the said allotment letters dated 27th July, 2000.

AND WHEREAS pursuant to the said allotment letters the said Original Owners were required to pay the premium and also charges for water source development and other miscellaneous charges as mentioned in the said allotment letters and the said chares are paid by the said Original Owners in stipulated time and as a result of which the said Original Owners become entitled for the agreements to lease and the possession of the said plots of land.



AND WHEREAS by three respective Agreements to lease registered with the Office of the Sub-Registrar of Assurances, Thane-III all on

*Deeds to be lease*

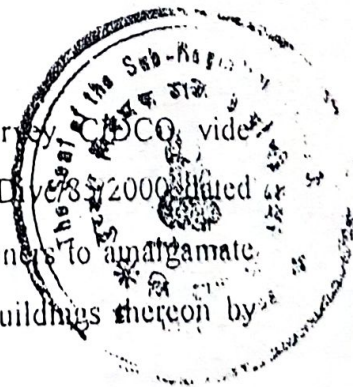
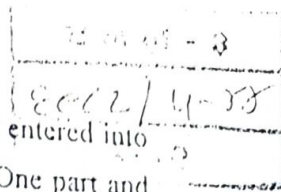
30.08.2000 at Sr.No.10364, 10370 and 10366 respectively, entered into between the CIDCO therein called the Corporation of the One part and the said Original Owners herein, therein called the Licensees of the Other Part, whereby the CIDCO consented to grant to the said Original Owners, a lease of all those pieces of parcels of land bearing Plot No.45, 44 and 46, all in Sector 8A, at Dive, Airoli, Navi Mumbai, and each admeasuring 1550 sq.mtrs. for the purpose of constructing a building or building for residential and commercial use for a period of 60 years and on the other terms and conditions contained in the said respective Lease Agreements;

Simultaneously with the execution of the said Agreements, the CIDCO put the said Original Owners in vacant and peaceful possession of the said Plots of land.

AND WHEREAS the Said Original Owners, in fact, are from the same family and the Said Plots of Land allotted to them are also adjacent to each other and hence, the Said Original Owners had evolved a scheme of development of and construction on the Said Plots of Land and hence, had applied to the CIDCO for amalgamation of the said Plot No.44, 45 and 46 with a view to constructing the buildings on the said Plots by amalgamating the same;

AND WHEREAS the Chief Officer, Land and Survey, CIDCO, vide his Letter dated CIDCO/Bhumi-8/12.5% Scheme/Dive/83/2000 dated 21.12.2000 did grant the permission to the said owners to amalgamate the said Plot Nos.44, 45 and 46 and construct buildings thereon by amalgamating the same;

AND WHEREAS the Said Original Owners also applied for the requisite Certificate from the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and the said authority under



*D. D. B. lease*

the Urban Land (Ceiling and Regulation) Act, 1976, vide its respective Orders U.L.C./TA-T-1/Dive/SR-112 dated 08.01.2001; U.L.C./TA-T-1/Dive/SR-111 dated 08.01.2001; and U.L.C./TA-T-1/Dive/SR-113 dated 08.01.2001, granted the requisite Certificate under the provisions of Urban Land (Ceiling and Regulation) Act, 1976;

08/01/2001 - 3  
U.L.C./TA-T-1

AND WHEREAS, said Original Owners were required to get the development plan duly approved and sanctioned within a period of 6 months from the date of agreement to Lease and complete the development work within a period of four years from the date of Agreement to Lease.

AND WHEREAS the said Original Owners, thereafter, applied to the local authority viz. Navi Mumbai Corporation for sanctioning of the Plans and specifications of the building/s proposed to be constructed on the Said Plots;

AND WHEREAS the local authority viz. Navi Mumbai Municipal Corporation, vide V.P.No.1251/2000 dated 12.02.2001, did sanction the plans and specifications of the proposed building over the said Plots and issued the Commencement Certificate dated 12.02.2001.

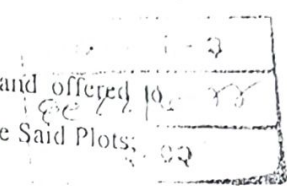
AND WHEREAS vide the Government Resolution NO.CJD-1095/675/C.R.-86/95 NAVI-10 dated 29.09.1998, the said Original Owners have been given the right and authority to sublease, transfer and/or assign the rights of the said Lease Agreement to any third person/s;



AND WHEREAS the Said Original Owners, however, lacked the requisite finance and technical know-how to carry out and complete the development of and construction on the said Plots, within the time so

*Dr. G. D. B. Bose*

stipulated, therefore, approached the Promoter herein, and offered to grant the rights of development of and construction on the Said Plots;

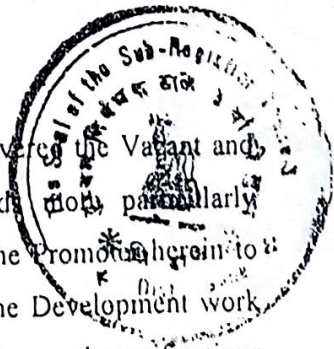


AND WHEREAS after due negotiations and deliberations, the Promoter did accept the offer of the Said Original Owners for getting assigned the rights of development of and construction on the Said Plots, as per the plans and specifications so sanctioned by the local authority viz. Navi Mumbai Municipal Corporation;

AND WHEREAS by and under three respective Agreement for Assignment Cum Sale all dated 26.04.2001, executed by the said Original Owners, in favour of the Promoters herein (therein referred to as the Promoter), the Original Owners did grant and assign the rights of development of and construction on the said Plots, unto and to and in favour of the Promoter herein, on the terms and conditions and for the consideration more specifically mentioned therein;

AND WHEREAS pursuant to the said Developments Agreement dated 26.04.2001, the said Original Owners executed three respective Irrevocable General Power of Attorneys all dated 26.04.2001, in favour of the said Promoter herein, thereby authorising and empowering the Promoter herein to carry out development and construction of/on the said Property and to sell and dispose off the flats and premises of the proposed building to be constructed on the said Plots;

AND WHEREAS the said Original Owners delivered the Vapant and peaceful possession of the said plots of lands, more particularly described in the Schedule hereunder written to the Promoter herein to enable him to carry out, execute and complete the Development work on the said plots of land in accordance with the plans and specifications so approved & sanctioned by the Navi Mumbai Municipal Corporation.



*D. D. Be-rose*

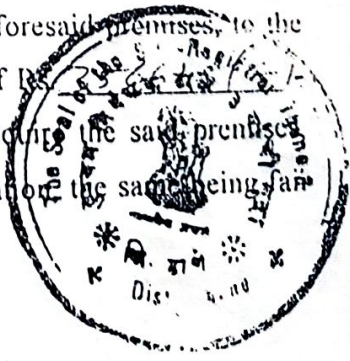
AND WHEREAS by virtue of the said Development Agreements and the Power or Attorneys the Promoter is seized and possessed of otherwise well and sufficiently entitled to the Said Plots and more particularly described in the Schedule hereunder written;

2011-12  
2011-12  
2011-12

AND WHEREAS pursuant to the said Development Plan and the Commencement Certificate vide No.NMMC/TPO/BP/575, dated 12.02.2001 the Promoter has commenced the construction work of the buildings, which buildings are proposed to be known as SHREE GURUDATTA COMPLEX.

AND WHEREAS the purchaser was in a search of suitable residential accommodation in the vicinity of Navi Mumbai area and upon knowledge of the aforesaid intention of the Promoter herein, approached the Promoter and applied for allotment of a residential / commercial premises being Flat / Shop / ~~Gala~~ Terrace Flat / Car Parking Space / Open Terrace / Garage / ~~Stilt~~ Commercial Unit / Mezzanine Unit bearing No. 203, admeasuring 395 sq.ft. saleable (Built-up) area on the 2nd Floor of Wing A of the said SHREE GURUDATTA COMPLEX, being constructed on the Said Plots of Lands more particularly described in the Schedule I hereunder written, for valuable consideration.

AND WHEREAS after due deliberations and negotiations, the Promoter has agreed to sell and transfer the aforesaid premises, to the purchaser, at and for the total consideration of Rs. \_\_\_\_\_ and the Purchaser agreed to purchase and accept the said premises from the Promoter, for the aforesaid consideration of the same being fair and as per the prevailing market rate.

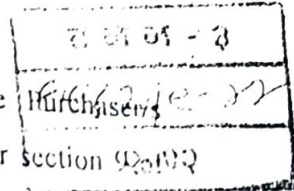


*[Handwritten signature]*

*[Handwritten signature]* D. D. Belase



AND WHEREAS by executing this Agreement the Purchaser/s has/have accorded his/her/their consent as required under section 20(1) of MAHARASHTRA OWNERSHIP FLATS (Regulations of Promotion of construction, Sale, Management and Transfer) Act, 1963, whereby the Promoter will be; entitled to mortgage or create charge on any flat which is not hereby agreed to be sold by the Promoter and continue to be the property of the Promoter;



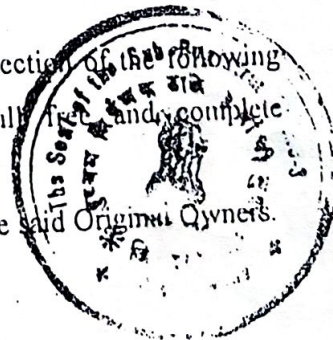
AND WHEREAS by executing this Agreement the Purchaser/s has/have accorded his /her/their consent whereby the Promoter will be entitled to make such alterations in the structures in respect of the said premises agreed to be purchased/acquired by the Purchaser/s in the said complex as may be necessary and expedient in the opinion of their Architect/Engineer provided that such alterations/modifications are approved by the N.M.M.C./Planning Authority,

AND WHEREAS the Promoter expects to complete the construction of the said new buildings on the said land by \_\_\_\_\_ or by such further date as may be necessary in the event of any unforeseen circumstances beyond the control of the Promoter;

AND WHEREAS Purchaser relying upon the said offer and declaration, has agreed to purchase and acquire the said Premises from the Promoter, at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS the Promoter has given inspection of the following documents and the Purchaser has taken full and complete inspection of the same:-

- i. Allotment letters issued by CIDCO to the said Original Owners.



*D. D. Belesse*

- |          |
|----------|
| २००१ -   |
| Original |
| १००२     |
- ii. Agreements to lease executed by CIDCO and the said Owners allotting Plots of land more particularly described in Schedule I hereunder written;
  - iii. Possession Receipts issued by the CIDCO;
  - iv. Set of plans approved by N.M.M.C. sanctioning the plans in respect of the said Plots of Lands;
  - v. Commencement Certificate issued by the Navi Mumbai Municipal Corporation;
  - vi. Copy of specifications
  - vii. Title Certificates issued by Advocate Shri.J.D.Paithankar of Navi Mumbai;
  - viii. All other deeds and documents relating to the title of the said Original owners to the Said Plots of land.

AND WHEREAS the Promoter is entering into separate Agreements in a form similar to this Agreement with such changes and/or alterations as Promoter deem fit with several other persons and parties who may agree to take up and acquire flat or other premises in the said buildings on Ownership basis on the same terms and conditions as are contained herein except and subject to such modifications as may be necessary or considered desirable or proper by the Promoter.

AND WHEREAS the Purchaser/s has/have examined approved floor plan of the building, the nature and quality of construction and fittings, fixtures, facilities and amenities provided or to be provided thereto as per the general specifications.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS;



*D.G. D.D. Release*

दलज - ३  
 ६०१२/३०-४४  
 ०२

THE SCHEDULE -B HEREINBEFORE REFERRED TO

ALL THAT premises being Said Premises No. २०२ measuring ३१९ sq.ft. saleable (Built-up) area on the २<sup>nd</sup> Floor of Wing 1) of the said SHREE GURUDATTA COMPLEX, standing on the plots of land more particularly described in the Schedule -A hercinabove written. [३६.२१ म<sup>२</sup>]

G T + 4

SIGNED SEALED AND DELIVERED ]  
 By the withinnamed the VENDOR ]  
 M/s.PRATHAMESH CONSTRUCTION ]  
 Through its Proprietor ]  
 SHRI.DATTATRAYA Y.BHAKRE ]  
 In the presence of..... ]

*[Handwritten signature]*

1. *[Handwritten signature]*
2. *[Handwritten signature]*

SIGNED SEALED AND DELIVERED ]  
 By the withinnamed the PURCHASER/s ]  
D. S. Bhakase ]  
D. D. Bhakase ]

*[Handwritten signature]*  
 D.D. Bhakase

In the presence of..... ]  
 1. *[Handwritten signature]* ]  
 2. *[Handwritten signature]* ]



RECEIPT

२०१६ - १७
२०१६/१७
२०१६

RECEIVED of and from the withinnamed PURCHASER/S a sum of  
 Rs. २१०००/- (Rupees Twenty One Thousand  
only) in cash / Vide  
 Cheque / Demand Draft / Pay-Order bearing No. २५४५३२ dated  
२१/१२/१६ drawn on Shri. ... Bank  
..., being the earnest money / part  
 payment of consideration, in respect of the sale of the said Premises  
 contemplated in these presents.

I SAY RECEIVED

Rs. २१०००/-

FOR PRATHAMESH CONSTRUCTION

WITNESSES

1. [Signature]

[Signature]

2. [Signature]

PROPRIETOR  
PROMOTER



ANNEXURE "A"  
LIST OF AMENITIES

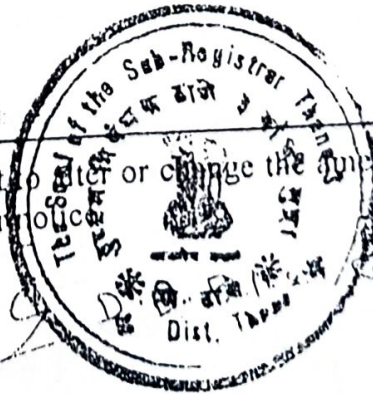
ट न न - ३
२०११/३०५१
२००२

1. R.C.C. frame structure with internal and external brick / concrete block walls.
2. External sand-faced plaster with cement paint.
3. Internal Neeru Finished Plastering.
4. All Salwood door frame with flush door, and W.C. and bath with sintex door.
5. Aluminium Sliding Window for all rooms.
6. Louvered Glass windows for W.C. and Bath.
7. White Mosaic Flooring of passage living, bed rooms.
8. Kota/ Tandoor Flooring in Kitchen.
9. Kota/ Tandoor flooring in Bathroom.
10. Glazed Tiles dado upto door level (approx.6 ft.) height in bathroom.
11. W.C with glazed tiles flooring and dado upto window level.
12. Marble Kitchen Platform with glazed tiles upto 3'0" above platform.
13. Decorative main door with safety chain, peep hole and night latch.
14. One Wash Basin per flat.
15. Concealed plumbing in bathroom and W.C.
16. Loft above bathroom.
17. Concealed electrical fittings.
18. Watchman's Cabins.
19. Concealed telephone and cable point in every flat.
20. Compound wall with Iron Gate.

AMENITIES FOR THE SHOP

1. Flooring of Kota Stone
2. Front Door Rolling Shutter
3. Concealed wiring.
4. Common Toilet

N.B. : The Developers reserve the right to alter or change the amenities mentioned in this list, without any prior notice.



NAVI MUMBAI MUNICIPAL CORPORATION  
COMMENCEMENT CERTIFICATE

NO. N/MC/TPC/BPI/575

2015-3  
88/11/34-80  
2009  
DATE: 12/12/2001

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949 Shri Shivram V. Samant & Others (5), Plot No. 44, 45 & 46, Sector-8A, Dive, GES, Airoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = R-6242.83 m<sup>2</sup> + C-646.51 m<sup>2</sup> = 6888.34 m<sup>2</sup> F.S.I. = 1.50  
(Residential-cum-Commercial)

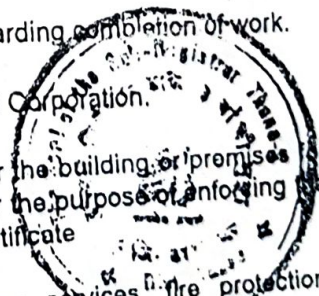
- 1) The Certificate is liable to be revoked by the Corporation if:
  - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate

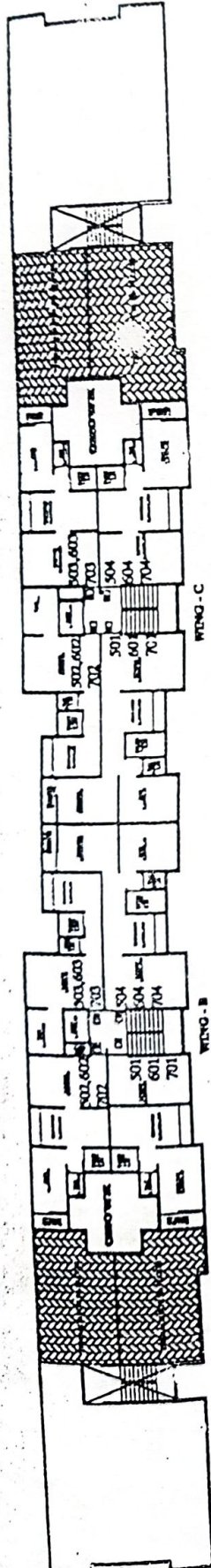
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

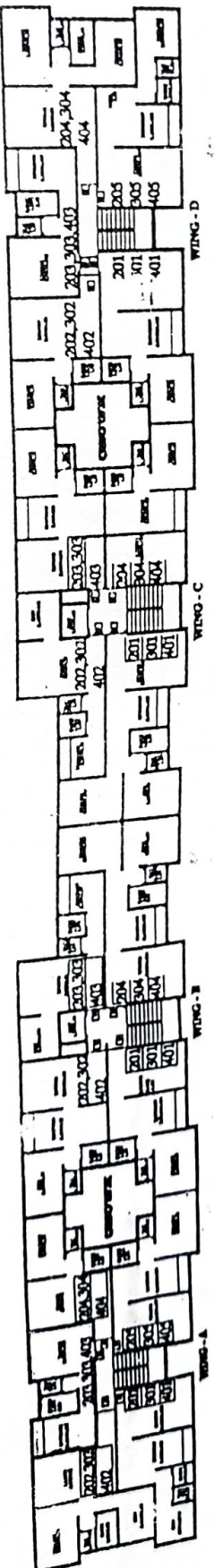


*Dray D.D. Palace*

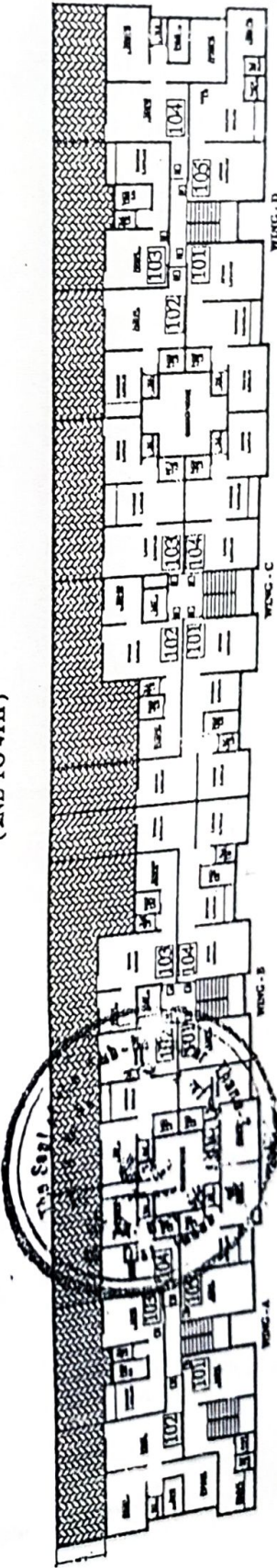
84-28/2233  
2002



TYPICAL FLOOR PLAN  
(5TH TO 7TH)



TYPICAL FLOOR PLAN  
(2ND TO 4TH)



FIRST FLOOR PLAN

शहर व औद्योगिक विकास महामंडळ [महाराष्ट्र] मर्यादित.

सिडको भवन, भूमि विभाग,  
पाहिला मजला, सिस. जी. डी.,  
वैलापूर, नवी मुंबई, ४००६१४.  
दिनांक :

२६ जून - ३  
१०/६/१९ १०/२९  
२०००

ताबे पावती.

मा. मुख्य भूमि व भूमापन अधिकारी, सिडको. यांचेकडील देवकपत्र  
क्र. सिडको/भूमि/८-१२३/२-गो/खि/८५ दिनांक ६/८/२००० प्रमाणे मीचे -  
जि. ता. ठाणे जि. ठाणे नवी मुंबई येथील १२.५ टक्के  
जोडनेनुसार श्री. बाबूराव व्ही. स्याजत यांना  
क्षेपात आलेल्या खालील वर्णनाच्या भूखंडाचा ताबा या भूखंडाच्या अनुषंगाने  
क्षेपात करारनाम्यातील सर्व अटी व शर्तीस अधिन राहून तसेच १२.५ टक्के  
जोडनेच्या सर्व अटीचे आणि वेळोवेळी करण्यांत येणा-या नियमाचे पालन  
करण्याच्या शर्तीवर खाली नमूद केलेल्या भूखंडाचे ठिकाण चतुः सिमा व क्षेत्रफळ  
जागेवर प्रत्यक्ष जावून आज दि. २२/८/२००० रोजी भूमापक यांना दाखविले  
व प्रत्यक्ष पाहिले व सदर भूखंडाचा ताबा घेतला. ताब्याबाबत कोणत्याही  
प्रकारची तक्रार नाही.

भूखंडाचा तपशिल.

जिल्हा	तालुका	गांव	सेक्टर क्र.	उपसेक्टर क्र.	भूखंड क्र.	भूखंडाचे क्षेत्रफळ चौ. मी.
ठाणे	ठाणे	दिवे	८९		०१५	१२५००० चौ. मी.

ही ताबेपावती दिनांक. २६/८/२००० रोजी लिहून दिली.

*S. W. Mahajan*  
Asstt. Lands & Survey Officer,  
शहर आणि औद्योगिक विकास महामंडळ

ताबा घेणार

[महाराष्ट्र] मर्यादित यांचेकीरता.







N.V.S.G. गाव



दस्त गोषवारा भाग-1

6982/2002

प्रकार : Agreement

पक्षकाराचे नाव	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठरसा
1. श्री. राजेंद्र जयराज बेतोसे 1. 122 जयराज सोसायटी, मा.पुले रोड, मुलुंड मुंबई राही	Executant		
2. श्री. राजेंद्र जयराज बेतोसे 2. 122 जयराज सोसायटी, मा.पुले रोड, मुलुंड मुंबई राही	Executant		
3. श्री. राजेंद्र जयराज भावरे 3. 122 जयराज सोसायटी, वरुंडे लोणे (प.)	Executor राही		

6982/2002



दस्त गोपवारा भाग - 2

दस्तावेज क्र. 12] धा गोपवारा  
 क्र. 366500 नमबदला : 356645 भरतसे मुद्रांक शुल्क : 4540

दिनांक : 12/07/2002 12:25 PM  
 दिनांक : 12/07/2002

दिनांक : 12/07/2002 12:25 PM  
 दिनांक : 12/07/2002 12:28 PM  
 दिनांक : 12/07/2002 12:29 PM  
 दिनांक : 12/07/2002 12:31 PM  
 दिनांक : 12/07/2002 12:31 PM

दस्तावेज दस्त तथा कथित [ करारनामा ] दस्तऐवज करुन दिल्याचे कवूल करतात.

दस्तावेज अज निवदीत करतात की, ते दस्तऐवज करुन देणाऱ्या व्यक्तीस ओळखतात, व  
 दस्तावेज बदलत.

दस्तावेज नमूना, सी-6 / 3 / 3 सेक्टर 10 ओमकार सोसायटी, ऐरेली  
 नमूना नमूना कदम, मुलुड मुंबई

पावती क्र. 5103 दिनांक: 12/07/2002  
 पावतीचे वर्णन  
 नांव: श्री. पीपक जयाराम वेलामे

3600 : गोदणी फी  
 880 : न्यकल (अ. 11(1)), पूर्वाकनामी न्यकल  
 (अ. 11(2)),  
 रुजवात (अ. 12) व छायाचित्रण (अ. 13) व  
 एकत्रित फी

4480: एकूण

दु. निबंधकाची सहा. ताण 3

ज = 3  
 ६६२/११-४  
 २००२



६६२२  
 १२ जूनी ६ २००२

this Agreement and also bear and pay his/her/their contribution toward Stamp Duty and Registration Charges that may have to be paid in respect of the Lease Deed/Deed of Assignment to be executed by CIDCO in favor of the proposed Co-operative society or limited company or any other Corporate Body as may be formed by the purchaser/s herein and other Purchaser/s of the Premises in the said building. In case, CIDCO shall execute the Lease Deed in favour of the Promoter, then the said Promoter shall execute the Deed of Assignment in favour of the Society/Limited Company or any other Corporate Body as aforesaid. In that event the Purchaser/s shall also be liable to pay the Proportionate stamp duty and registration charges in respect of both the Lease Deed and the Deed of Assignment/Transfer.

8-6(2)/37/88  
Proportionate  
Charges that

48. The Promoter shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building. The Promoter shall, however, bear and pay the Municipal Taxes and the dues of CIDCO/NMMC for the same.

**THE SCHEDULE -A HEREINBEFORE REFERRED TO:**

ALL THAT piece or parcels of Land bearing Plot No.44, 45 and 46, each admeasuring 1550 square meters, Sector 8-A, Village Dive, Navi Mumbai, or thereabout and respectively bounded as follows:

- Plot No.44
- On or towards the North : 15 M Wide Road
- On or towards the South : Plot No.43
- On or towards the East : Plot No.45
- On or towards the West : 20 M Wide Road

D.D. Bejose