

सादरकर्तुं

## इतर फीची अनुसूची

0428533

जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

फाईल फी.

फाईल करपाची फी.

अनुच्छेद अकरा अन्वये.

अनुच्छेद वीस अन्वये.

५. मुखत्यारनामा अनुप्रमाणन.

६. गुह्यफेट फी.

७. सुरक्षित तावा फी.

८. मोहोरबंद पाकिटांचा निक्षेप.

९. मोहोरबंद पाकिटे उघडणे.

१०. मोहोरबंद पाकिटे परत मागे घेणे.

११. अडत.

१२. परित्रारिका किंवा स्त्री परिचाराची सेवा.

१३. न्युन आकारित फीची वसुली.

१४. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.

१५. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.

१६. प्रवास खर्च.

१७. भत्ता.

दस्तऐवज परत केला.

Received

3/11/2007

(Mr. Jagadee Balkrishna, Jr.)

दुय्यम निबंधक

3-10-07

पावती क्र.

नोंदणी ३९ =  
Regn. 39 u

दस्तऐवजाचा अर्जाचा अनुक्रमांक

दिनांक २०-१२-१९८५

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा शापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ )

इतर फी (मागील पानावरील) बाबत रु.

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एकूण

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक ठाणे नं. ६

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकने पाठवावा.

हवाली करावा.

सादरकर्ता

## इतर फीची अनुसूची

0428533

- जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.  
रजदात फी.  
फाईल करण्याची फी.  
अनुच्छेद अकरा अन्वये.  
अनुच्छेद वीस अन्वये.  
५. मुखत्यारनामा अनुप्रमाणन.  
६. गृहभेट फी.  
७. सुरक्षित तावा फी.  
८. मोहोरबंद पाकिटांचा निक्षेप.  
९. मोहोरबंद पाकिटे उघडणे.  
१०. मोहोरबंद पाकिटे परत मागे घेणे.  
११. अडत.  
१२. परिचारिका किंवा स्त्री परिचाराची सेवा.  
१३. न्युन आकारित फीची वसुली.  
१४. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.  
१५. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.  
१६. प्रवास खर्च.  
१७. भत्ता.

दस्तऐवज परत केला.

दुय्यम निबंधक

+

फ्लैट नं. २, ए-२  
बिल्डिंग  
पूर्वीची पार्श्व

(नियम ११२ पहा)

**कौयगाणत / उपकोषगाणत**

गणपत आर्जेत्या येथ त्यागार्जे चलन

১৩৫৩/৫৭

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Shrik

સાહેબજીના આગમનના સમાચાર  
સાહેબજીના આગમનના સમાચાર

STAMP DUTY	3280/-
PENALTY	300/-

**DEB**

**Abstract**

एन० एम० एच०

॥ श्रीगणेशाय नमः ॥

**Find.**

बहु दुग्ध मिश्रण वर्ष २ कार्य दिनांक

... "नमः" जादश दण्ड्या आधकाव्याचा खरो शिक्षा ठसदावा.

(इःपया माग पक्ष)

नवसा. २६-म.  
Gen. 26-N

## The Role of the

गी.भा.प्रा.ने. / र.स.ने.भा.प्रा.ने./भा.सी.य. रि.वर्ग घ.ने.ने./ भा.सी.य. स्टेट बैंक/ने. / ई.ई.ना.द. स्टेट बैंक/ने. भा.व.पा.ने.	र.स.ने.भा.प्रा.ने.	३५४० = ००
	र.स.ने.भा.प्रा.ने.	र.स.ने.भा.प्रा.ने.
	र.स.ने.भा.प्रा.ने.	र.स.ने.भा.प्रा.ने.

लेखापालः  
गोपालः

177  
OCT 2007  
STATE EXHIBIT  
Turbine  
लेखापालः

५. ७

विषयक वर्ष २२

पुस्तक १५७/७५७



1. 100,00,000-90-2003-पिए५-सि(बम)७२०(मिटर)

नॉंदणी महानिरीक्षक व मुद्रांक नियंत्रक,

कार्यालय :-

1. क्र.

ठाणे / कल्याण

क्र. ५७८८/९५

भरणा करणाऱ्याने भरावयाचे

नियमावलीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नांव / पदनाम आणि पत्ता

पट्टमल वेंकटरावराव

चेष्ट

भरणा करण्याबाबतीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश

रस्ताऐवज नोंदणी फी

५४०/-

भरणा केलेली रक्कम

रुपये ५४०/-

अक्षरी) रुपये पाचशे चारशे फी

मोठा

भरणा करणाऱ्याची स्वाक्षरी

५४०/-

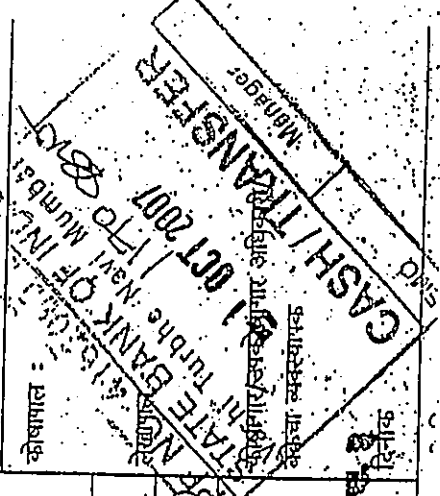
रेनांक



DDO 11075

भारतीय स्टेट बँक ऑफ इंडिया लि. कोलकाता, भारत

विभागीय अधिकार्याने किंवा कोषागाराचे भरावयाचे	भारतीय स्टेट बँक ऑफ इंडिया लि.
लेखाचे वर्गीकरण	रक्कम मिळवली
विभाग : नोंदणी व मुद्रांक विभाग	रुपये (अक्षराने) ५४० = ००
प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी फी	रुपये (अक्षरी) पाचशे चारशे फी
उपप्रधानशीर्ष : ०३ नोंदणी फी	
गौणशीर्ष : १०४ दस्तऐवजाच्या नोंदणीसाठी फी	
सर्वसाधारण वसुली	
संगणक संकेतनांक	
० ० ३ ० ० १ ५ २ ०	
नोटेवर आहे, पैसे स्वीकारले जाणवतील याची	
सह मुख्यमंत्रिनिर्देशक व २ ठाणे	
दिनांक	दिनांक







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एकूण मुद्रांक शुल्क रु- १५.४७०/-

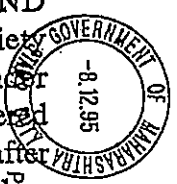
### AGREEMENT TO SALE

ARTICLES OF AGREEMENT made at New Bombay, this 20th day of DECEMBER, One Thousand Nine Hundred And Ninety- Four Five between M/S. MAYURESH DEVELOPERS, a Partnership firm registered under the Indian Partnership ACT, 1932 and having its Registered office at Ground Floor, Plot No. 84, Vardhaman Chambers, Sector 17, Vashi, New Bombay 400705 hereinafter referred to as " THE DEVELOPERS " ( which expression shall unless repugnant to the context or meaning thereof mean and include its Partners or persons for the time being constituting the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partners and his, her or their assigns of ONE PART and Shri/Smt. Pattamal Vaidyanathan

an Indian Inhabitant, residing at  
10, Abhilash, 10th Road, Chembur,  
Bombay 400071. hereinafter

called " THE PURCHASER " ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and permitted assigns ) of the SECOND PART AND M/S. SHREE GANESH CO-OPERATIVE HOUSING SOCIETY, a Society registered under the Maharashtra Co-operative Societies Act, 1960 under registration no. TNA/HSG/TC/5626/92-93 dated 17-2-1993 having its registered office at 227, Arenja Corner, Sector 17, Vashi, New Bombay 400 705 herein after referred to as " THE CONFIRMING PARTY " ( which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns ).

General Stamp Office  
Bombay  
PBIA917  
18008



भारत  
MAHARASHTRA  
Rs. = 15470  
SPECIAL ADHESIVE

x Pattamal  
For Shree Ganesh Co-op. Hsg. Soc. Ltd.  
Constituted Attorney.

OR MAYURESH DEVELOPERS  
Constituted Attorney

मुद्रांक अधिकारी, मुंबई

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. is a Government Company within the meaning of Companies Act, 1956 ( herein after referred to as " The Corporation " ) having its registered office at Nirmal, 2nd. Floor, Nariman Point, Bombay 400 021. The Corporation has been declared as a New Town Development Authority, under the provision of sub.sec (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 ) ( hereinafter referred to as " the said Act " ) for the New Town of New Bombay by the Government of Maharashtra in the exercise of its powers for the area designated as Site for a New Town under sub-section (1) of Section 113 of the said Act;

AND WHEREAS the State Government has acquired land within the delineated area of New Bombay and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 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 Government under the said Act;

AND WHEREAS the Confirming Party by its application through its Association dated the 06-05-1992 applied to the corporation to allot them a plot of land on lease for the purpose of constructing flats for its members;

AND WHEREAS the said Corporation by its Allotment Letter dated 21-04-1993 agreed to allot and grant for 60 years a lease of a piece and parcel of land bearing Plot No. 1 in Sector No. 28 containing by admeasurement an area of 19320.25 Sq. Mtrs. or thereabout situated lying and being at Nerul, Dist. Thane and more particularly described in the schedule hereunder written ( hereinafter referred to as " the said plot " );

AND WHEREAS due to the paucity of resources and lack of the building construction experience and know-how, the Confirming Party on its part requested the Developers herein to develop the said plot of land and construct the building on it as per the plan that may be approved and as per terms and conditions of the commencement certificate that may be issued therewith by the Corporation under section 45 of the said Act;

AND WHEREAS by an Agreement dated 28-2-1993 the Confirming Party has granted the development rights to the Developers herein for the consideration mentioned therein as also the sole and exclusive right to deal with and dispose off the flats to be constructed in the building, to be constructed on the said plot of land to its members as also to receive and appropriate the consideration in respect thereof

...3/-

*J. A. Kamal*

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as contained in the said Agreement and handover the  
to the Confirming Party;

AND WHEREAS on the payment of the lease premium the Corporation entered into an Agreement to Lease dated 22-4-1993 with the Confirming Party and after construction of building/s on the said plot Corporation shall execute the Lease deed in favour of the Confirming Party granting the lease of the said plot to the Confirming Party for a period of 60 years from the date of Agreement to Lease executed;

AND WHEREAS by virtue of the said Agreement to Lease dated the 22-4-1993 the Confirming party is absolutely seized and possessed off and well and sufficiently entitled to the said plot.

AND WHEREAS by virtue of the said Development Agreement dated the 28-2-1993 Developers have sole and exclusive right to alienate, sell and/or dispose off the flats and other units in the proposed new building/s on ownership basis and to enter into agreement/s with the Purchaser of the said flats and other units therein and receive the sale price in respect thereof and appropriate the same towards consideration payable to the Developers under the said Development Agreement;

AND WHEREAS the Developers propose to construct the residential building/s as per the plans sanctioned and the development permission granted by "CORPORATION" including such additions, modifications, revisions, alterations, therein if any, from time to time as may be approved by the "CORPORATION/Planning Authorities";

AND WHEREAS Developers expressed their intention to dispose off the flats in the proposed new building/s to be known as "SHREE GANESH" on OWNERSHIP BASIS to the existing members and thereafter to others with a view ultimately that the owners of all the flats, units and other spaces in the said building/s and of the garages etc. will join as members in the society viz. Confirming Party hereto;

AND WHEREAS the purchaser has requested the Developers to allot a flat bearing No. 2 on the 1st floor in Building No. A-2 having approximate Carpet area of 58.34 Sq.mtr. (628 Sq.ft. approx.) including the area of Balcony and/or loft and or terrace. However, statutory chargeable area would be Super Covered Area of the said flat approximately 83.64 Sq.mtrs. (approx. 900 Sq.ft.) including the facilities and proportionate area of common area, facilities appurtenant to the premises, passages, walls, staircase, lofts, terrace and the recessed space below window cills in the said building as mentioned in Clause No. 3 hereunder written, on ownership

...4/-

*Jallama*

basis as agreed to by and between them which is hereinafter referred to as "the said flat" as per the floor plan annexed hereto and marked as Annexure "A".

AND WHEREAS the purchaser has agreed to pay price/consideration in respect of the said flat 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 this Agreement is made in accordance with the provisions of MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sales, Management and Transfer) ACT, 1963 and the rules framed thereunder including the model form of Agreement prescribed therein;

AND WHEREAS by executing this agreement the Purchaser has accorded his/her consent as required under section 7 of the MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) ACT 1963, whereby the Developers will be entitled to make such alterations in the structures in respect of the said flat agreed to be purchased/acquired by the purchaser and/or the building as may be necessary and expedient in the opinion of their Architect/Engineer;

AND WHEREAS the Developers have given inspection to the purchaser of the Agreement to Lease dated the 22-04-1993, the Development Agreement dated the 28-02-1993 and the plans sanctioned and commencement certificate issued by " CORPORATION ", designs and specifications, letters, documents and all other papers as required under the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer ) Act, 1963, and the rules framed thereunder;

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

- 1.) The Developers shall construct the said building/s consisting of Stilt and Seven upper floors on the said land in accordance with the plans, designs, specifications which have been approved by the concerned authority and seen and approved by flat purchaser with such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority / the Government, to be made in them or any of them.

...5/-

*[Signature]*

2.) The Purchaser has prior to the execution of this Agreement satisfied him/herself about the title of the Developers to the said plot of land and no requisition or objection shall be raised upon the Developers in any matter relating thereto.

3.) The Purchaser hereby agree to acquire the said flat bearing No. 2 on the 1st floor in the Building No. A:2 having a Carpet area of 58.34 Sq. mt. ( 628 Sq. ft. approx. ) including the area of Balcony, and/or loft and/or terrace and Super Covered area approximately 83.64 Sq.mts. ( Approx. 900 Sq. ft. ) i.e. Carpet area plus the facilities and proportionate area of common area, facilities appurtenant to the premises, passages, walls, staircase, lofts, terrace and the recessed space below window cills in the said building as mentioned in Clause No. 3 hereunder written as shown on the plan hereto attached and marked thereon surrounded by red coloured boundary line at or for the lumpsum price of Rs. 4,50,000/- (Rupees Four lakh fifty thousand only ) which includes the proportionate price for undivided interest in the common area and facilities of the said building as mentioned in Clause (5) hereinbelow, with full notice of the terms and conditions and provisions contained in the documents referred to herein above and subject to the terms and conditions hereinafter contained.

4.) The Purchaser has verified and accepted that the Carpet area of the said flat is 58.34 Sq. mtr. ( 628 Sq. ft. approx.) including the area of Balcony and/or loft and/or terrace and Super Covered area approximately 83.64 Sq. mts. (Approx. 900 Sq.ft. ) as detailed in Clause 3 hereinabove written.

5.) The premises under purchase include the right to use common area and facilities available in the building and also the Purchaser undivided interest in the restricted common area and facilities for the use of the said premises.

6.) The Purchaser agree to pay to the Developers the purchase price of Rs. 4,50,000/- (Rupees Four lakh fifty thousand Only) as per the payment schedule set out hereunder.

#### PAYMENT SCHEDULE FOR THE FLAT.

Rs. 4,27,500/- at time of execution of these presents, the receipt whereof the Developers hereby admit and acknowledge and forever discharge the Purchaser. Balance Rs. 22,500/- payable before the possession of the said flat, as per the details stated in the Schedule annexed hereto and marked as "Annexure B".

*J. L. Datta*

7.) If the flat Purchaser commit default in payment of the dues as aforesaid on the due date (time being the essence of the Contract) the Developers shall be at liberty to terminate this Agreement in which event, 20% of the purchase price of flat shall stand forfeited. On such termination of Agreement under this Clause, the Developers shall have a first lien for unpaid amount and shall be at liberty to sell the said flat to any other person as they may deem fit at such price as the Developers may determine and the flat Purchaser shall not be entitled to question such sale or to claim any amount whatsoever from the Developers. The balance amount after deducting 20% of the amount as aforesaid may be refunded without interest by the Developers to the Purchaser only after the Developers have disposed off/sold the said flat to any other Purchaser.

8.) Without prejudice to the Developers other rights under this Agreement and/or in law, the flat Purchaser shall be liable to pay interest at 24% per annum on all amounts due and payable by the flat Purchaser under this Agreement, if such amount remains unpaid for seven days or more after its due date.

9.) If for any reason whether within or outside Developers control the whole or part of the project is abandoned, no claim will be preferred except that Purchaser's money will be refunded without interest.

10.) The Developers shall not be liable for any loss, damage, injury or delay due to any cause beyond their control, including acts of government, strikes, lockouts, fire, lightning, explosion, flooding, riots, civil commotions, acts of God or war, malicious mischief or theft.

11.) 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 "CORPORATION"/local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the flat.

12.) Possession of the said flat shall be delivered by the Developers to the flat Purchaser by 31st MARCH 1996. The Developers shall not incur any liability if they are unable to deliver possession of the flat by the date aforesaid if the completion of the building is delayed by reason of non-availability of steel or cement or such other building 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, notifications of the Government, Court of law and/or any other public authority or for non-availability of water and/or electricity connection from the concerned authorities or for any reasons unforeseen or beyond the control of the Developers.

*[Handwritten Signature]*

if the Developers are for any reason unable to give possession by the said date by any extended date by consent, Purchaser can give notice of 90 days and terminate the agreement. The Developers will refund amounts received with interest within 90 days. Developers will also pay Rs. 500/- as liquidated damages.

Neither Party shall have any other claim against the other and the developers shall be free to sell and dispose off the said flat to any other person at such price and as such condition as developers may deem fit without any let or hindrance by the purchaser.

14.) Upon possession of the said flat being delivered to the flat Purchaser he/she shall be entitled to the use and occupy the said flat and shall have no claim against the Developers in respect of any items of work in the flat.

It is further hereby agreed and understood by the Purchaser that he/she shall use the said flat or any part thereof or permit the same to be used for the purpose of residence only.

Commencing a week after notice is given by the Developers to the flat Purchaser that the said flat is ready for the use and occupation of the flat, Purchaser shall take possession of the flat and be liable to bear and pay all taxes and charges for electricity and other services and the outgoings payable in respect of the said flat from the date from which the Developers obtain the occupancy certificate from "CORPORATION".

15.) If there is any increase in F.S.I. or any other benefits, then such increased F.S.I. or such benefits shall go to the Developers. The Purchaser or the member/s of the Confirming Party shall not raise any objections to the Developers utilising such increased F.S.I. and/or using/appropriating such benefits.

17.) The Purchaser shall make an application to the Confirming Party in the prescribed form for his/her admittance as the member and the Confirming Party shall on the receipt of such application admit the Purchaser its member in accordance with the provisions of Laws, Rules and Regulations in force. Purchaser will abide by the bye laws and regulations of the Confirming Party.

18.) Until all flats are sold, the power and authority of the Confirming Party shall be subject to the overall authority and control of the developers in respect of any matter concerning the building/s construction, completion, amenities and shall have absolute authority and control as regards unsold flats and disposals thereof. For unsold flats he will pay only Corporation/ Municipal Taxes at actuals and a token sum of Rs. 11/- towards their outgoings etc.

...8/-

*S. A. Thomas*

OR

For unsold flats developers will join as members without transfer fee or premium.

19.) The flat Purchaser shall from the date of possession maintain the said flat at his/her own cost in a good and tenantable condition and shall not do or suffer to be done anything in or to the said building or the said flat, staircase and common passages which may be against the rules or bye-laws of CORPORATION or any public authority duly constituted by law or any authority nor shall the flat Purchaser change, alter or make additions in or to the said flat, the Purchaser shall be responsible for any breach of these provisions.

20.) So long as each flat in the said building shall not be separately assessed the flat Purchaser shall pay such proportionate part of the assessment in respect of the entire building as may be provisionally determined by the Developers or the Confirming Party whose decision shall be final upon the flat Purchaser.

21.) The flat Purchaser will not at any time demolish or cause to be demolished the flat or any part thereof agreed to be taken by him/her nor will he/she at any time make or cause to be made any additions or alterations or whatsoever nature to the said flat or any part thereof. The flat Purchaser shall not be permitted the closing of verahnda or lounges or balconies or make any alterations in the elevation and outside colour scheme of the flat to be acquired by him/her.

22.) The flat Purchaser shall not store in the flat goods of hazardous or combustible nature or which tend to affect the construction or structure of the said building.

23.) The flat Purchaser shall not let, sub-let transfer/assign, mortgage or part with possession of the said flat without the consent in writing of the Developers/Confirming Party and until all the dues payable by him/her to the Developers/Confirming Party under this Agreement are paid as per the Schedule annexed.

24.) The developers will be entitled to assign their right to develop the plot or any part thereof without affecting the rights of the Purchaser.

25.) The stamp duty and registration charges and other charges incidental to this Agreement for Sale shall be borne and paid by the flat Purchaser only. Purchaser will present this Agreement for registration and Developers will admit execution.

...9/-

*Jallama*



If at any time, and development and/or betterment charges and/or any other charge is levied or sought to be recovered by " CORPORATION ", Government and/or any other public authority in respect of the said land and/or building, the same shall be the responsibility of the flat Purchaser of the said building and the same shall be borne and paid by all the flat Purchaser in proportionate shares.

27.) The Purchaser shall maintain at his/her own cost the said flat agreed to be purchased by him/her in the same condition, state and order in which it is delivered to him/her and shall abide by all bye-laws rules and regulations of the Government, Maharashtra State Electricity Board, " CORPORATION " and any other authorities and local bodies and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

28.) All notices to be served on the flat Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the flat Purchaser by registered post or under certificate of posting at his/her address specified below :-

To  
Shri/Smt. Pattamal Vaidyanathan  
10, Abhilash,  
10<sup>th</sup> Road, Chembur,  
Bombay 400 071.

29.) This Agreement shall always be subject to the terms of the Agreement to Lease executed in favour of the Confirming Party by " CORPORATION " as also the Development Agreement dated 28-2-1993 as mentioned above and the rules and regulations, if any, made by " CORPORATION " and/or the Government of Maharashtra and/or other authority governing the said transaction.

30.) The Purchaser hereby agree and bind himself/herself to pay to the Developers the stamp duty and registration charges pertaining to this Agreement and also to bear and pay their proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Lease Deed to be executed by " CORPORATION " in favour of the Confirming Party.

*Pattamal*

31.) The Purchaser hereby covenant to keep the premises, walls, sewerages, drainages, pipes and appurtenances thereon in good condition and in particular so as to support shelter and protect the parts of the building other than his/her own.

32.) The Purchaser undertakes to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority.

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

THE SCHEDULE ABOVE REFERRED TO.:

All the piece and parcel of land bearing Plot No. 1 , Sector No. 28 , Nerul, New Bombay containing by admeasurement an area of 19320.25 Sq. mtrs. or thereabout and bounded as follows :-

On or towards the North : 12 Mtrs. wide road.

On or towards the South : —

On or towards the East : 22 Mtrs. wide road.

On or towards the West : —

*Jattama*

:11:

COMMON SEAL OF THE )  
WITHINNAMED DEVELOPERS )  
MAYURESH DEVELOPERS has )  
hereunto affixed by the hands )  
Shri. Yogesh B. Dandekar )  
in the presence of .... )  
Shri. P. S. Parab. )  
Shri. Kum. Ujwala M. Kolkhar. )

FOR MAYURESH DEVELOPERS

*[Signature]*  
Constituted Attorney

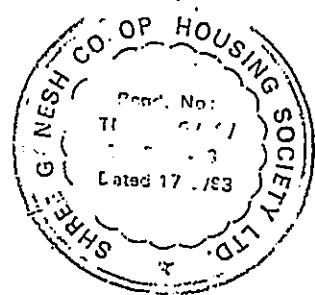
SIGNED SEALED AND DELIVERED )  
BY THE WITHINNAMED PURCHASER )  
Shri. Smt. Pattamal Vaidyanathan. )  
in the presence of .... )  
1) Shri. P. S. Parab. )  
2) Shri. Kum. Ujwala M. Kolkhar. )

*[Signature]*

THE COMMON SEAL OF )  
CONFIRMING PARTY M/S. SHRI )  
GANESH CO-OPERATIVE HOUSING )  
SOCIETY LIMITED has been )  
hereunto affixed by the hands of )  
Shri. Yogesh B. Dandekar )  
in the presence of ... )  
1) Shri. P. S. Parab. )  
2) Shri. Kum. Ujwala M. Kolkhar. )

For Shree Ganesh Co-op. Hsg. Soc. Ltd.

*[Signature]*  
Constituted Attorney.



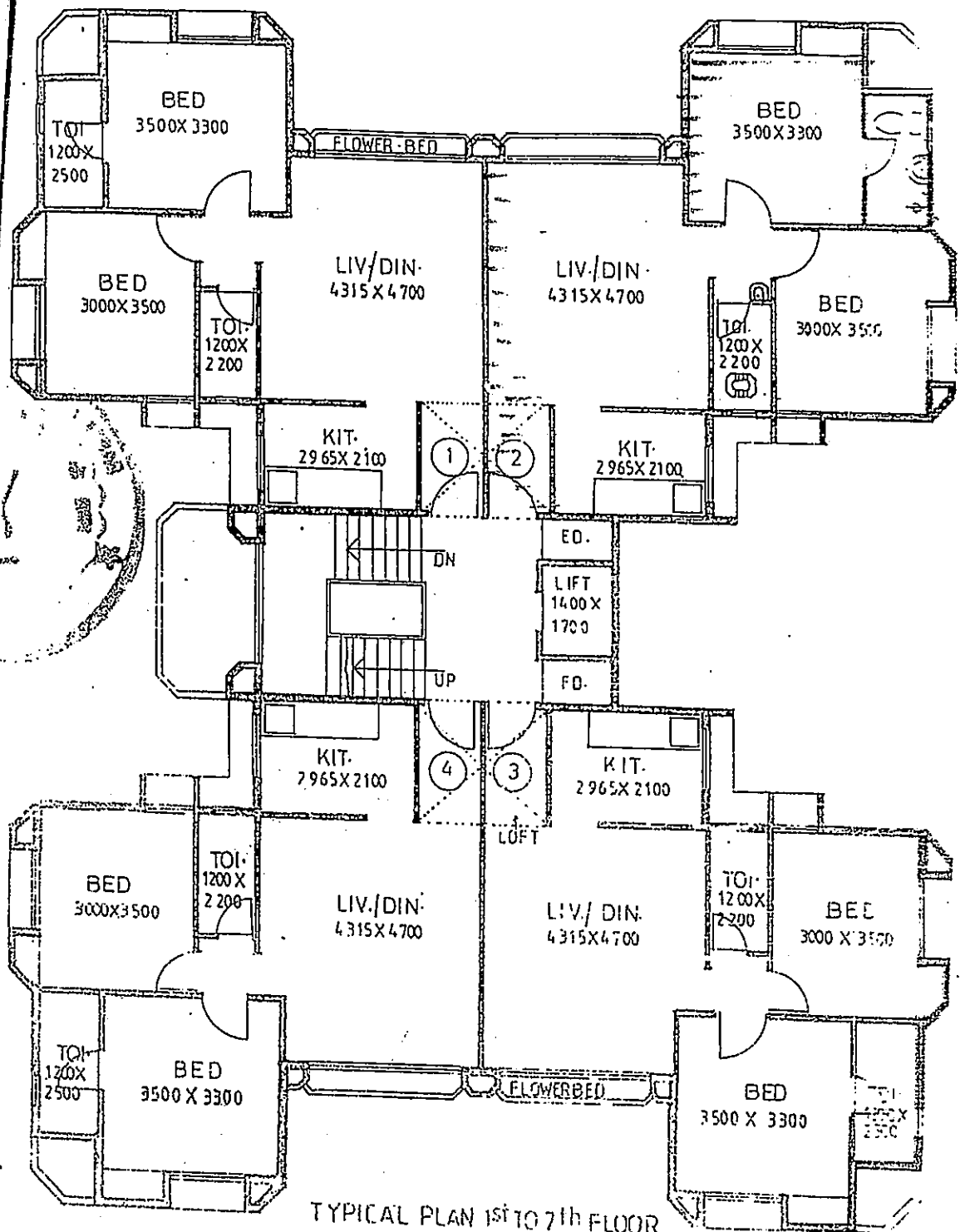
...12/-

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03

SHREE GANESH CO-OP HSG SOCIETY LTD.  
PLOT NO:1, SECTOR-28, NERUL, NEW BOMBAY.

A



TYPICAL PLAN 1ST TO 7TH FLOOR  
SCALE 1:100

DEVELOPERS:

MAYURESH DEVELOPERS

VARDHAMAN CHAMBERS, SECTOR-17,  
VASHI, NEW BOMBAY.

ARCHITECTS:

SRUJAN

ARCHITECTS - PLANNERS  
VASHI, NEW BOMBAY

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April 25, 1994

SHREE GANESH CO-OP. HSG. SOCIETY LTD.  
PLOT NO. 1, SECTOR 28, NERUL, NEW BOMBAY

SPECIFICATIONS:

- 1) STRUCTURE:- R.C.C. framed structure (M-200 for R.C.C. work upto plinth, all other R.C.C. members of superstructure in M-150).
- 2) WALLS:- External walls 150mm. thick solid concrete blocks. internal walls 115 mm. thick brick masonry with R.C.C. patall at 1m level.
- 3) PLASTER:- External-sand faced cement plaster with chicken mesh at joints nearer columns, beams and any other R.C.C. members and internal cement plaster finished with neru with chicken mesh on the joints of R.C.C. & masonry work.
- 4) FLOORING:- LIVING, DINING, BED ROOM, PASSAGE : White cement based marble mosaio tiles. Kitchen ; Bath & toilet; Tandoor stone. W.C. - White glazed tiles. Stilt P.C.C. 1:2:4 broom finished Elect. & Fire Duct, Elec. Meter Room, Terrace - I.P.S.
- 5) STAIRCASE:- Marble mosaio tiles for landings & treads, risers finished with plaster. R.C.C. pardi with wooden handrail. M.S. ralling in midlandings.
- 6) DOORS/WINDOWS:-
  - a) Door frames of treated wood;
  - b) Main entrance door:- Flush shutter with veneered surface, polished on outside and painted inside.
  - c) All other rooms to have flush doors in commercial ply oil painted both sides.
  - d) Panelled doors with marine ply panels for W.C., bath rooms and toilets.

All doors shutters shall have good quality ironmongery.
- i) Aluminium sliding windows 3/4" series with wooden sub frame.
- 7) SANITARY:- Concealed Sanitary piping work inside the building and Open system externally.
- 8) ELECTRICAL :- Concealed electrical conduits with copper wiring. Adequate number of points inside the apartment and in common areas.
- 9) PAINTING:- Cement based paint for external surface of the walls and lime wash for internal walls and ceilings of all rooms. Oil paints for T.W. door frames/sub frames and M.S. piping.

*J. H. H. H.*

10). DADO & SKIRTING:-

- 1) Dado - W.C. 600mm (2'-0"); bathroom 1200 mm (4'-0"); C platform 600mm (2'-0") combined toilets - upto door height tile (marble mosaic) skirting to all rooms.

- 11) KITCHEN PLATFORM:- Gudappa stone top and built in sink deep platform 700 mm.

- 12) PLINTH PROTECTION:- 4500mm wide for buildings with stilt upper and 1000mm wide for ground + 4 upper storeyed building

AMENITIES:-

- 1) Lift suitable for 5 passengers.
- 2) Storage loft in kitchen 600 mm. deep.
- 3) Adequate water supply (D.H. tank, U.G. tank, pump with required capacity)
- 4) Adequate parking spaces as per CIDCO rules & regulations stilt and open area.
- 5) Provision of telephone connection for individual apartment.
- 6) Common Dish Antenna for T.V.
- 7) Area lighting for roads & common spaces.
- 8) Developed play spaces for children and garden.
- 9) Telescopic magic eye, night latch, safety chain for the main entrance door of the apartment.
- 10) Shopping within plot area.

Discussed, finalised with Mr. K.N. Marathe, Mr. Chandrashekhar  
Saturday 23rd April, 1994.

c.c. Mr. V. Kabnurkar-Shree Ganesh Co.Op.Hsg.Society.  
c.c. M/s. Space Group.  
c.c. Mr. P.S. Parab- M/s. Mayuresh Developers.

*Attama*



नवी मुंबई  
महानगरपालिका

**Navi Mumbai  
Municipal Corporation**

पहिला माळा, बेलापुर भवन सी.बी.डी.  
नवी मुंबई - ४०० ६१४  
दूरधनी क्र.: ७५७ १७ ३३, ७५७ १७ २८  
७५७ २५ ११,  
फैक्स : ७५७ ३७ ८५

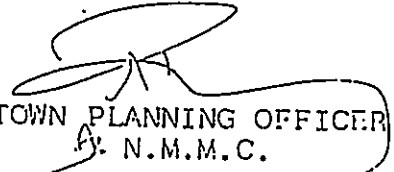
1ST FLOOR, BELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI - 400 614  
TEL NO. : 757 17 33, 757 17 28  
757 25 91  
FAX : 757 37 85

No.NMMC/TPO/OC/६८८३

Date : 26 / 92 / 1996.

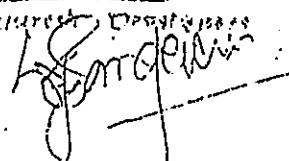
OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-  
Cum-Commercial Building Complex(BUA 19281.019 SQ.M.)completed  
by the owner M/s.Shri Ganesh Co-op.Hsg.Soc.Ltd., on Plot No.1,  
Sector-28, Nerul, Navi Mumbai completed on 8/4/96 under the  
supervision of M/s.SRUJAN ARCHITECTS has been inspected on  
24/4/96 and I declare that the development has been carried  
out in accordance with the General Development Control  
Regulation and condition stipulated in the Commencement  
Certificate dt. 17/6/94 and that the development is fit for  
the Residential use for which it has been carried out.

  
TOWN PLANNING OFFICER,  
N.M.M.C.

TRUE COPY

11/11/96



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85) 1210 / 23 COMMENCEMENT CERTIFICATE-

13-3-97

Permission is hereby granted under Section 43 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXVII of 1966) to M/s. Shri. Ganesh Coop Hsg Society Ltd. (on Unit/Plot No. 1

Factor No. 28 at Nerul, New Bombay as per the approved plans and subject to the following conditions for the development work of the proposed: - Residential Buildings (18,806.017 m<sup>2</sup>) etc.

This Certificate is liable to be revoked by the Corporation if:-

The development work in respect of which permission is granted under this certificate is not carried out of the use thereof is not in accordance with the Sanctioned plans.

Any of the conditions subject to which the same is granted to any of the restriction imposed by the Corporation is contravened. The Managing Director, is satisfied that the same is obtained the applicant through fraud or misrepresentation and the applicant, any every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

The applicant shall be:-

1. Give notice to the Corporation on Completion upto the plinth level and 7 days before the commencement of the further work.

2. Give written notice to the Corporation regarding completion of work.

3. Obtain an occupancy Certificate from the Corporation.

4. Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building Control Regulations and conditions of the Certificate.

The Structural design, building materials, plumbing services fire protection, electrical installation etc shall be in accordance with the Provisions (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.

The Certificate shall remain valid for a period of 1 year from the date of its issue.

The conditions of this certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.

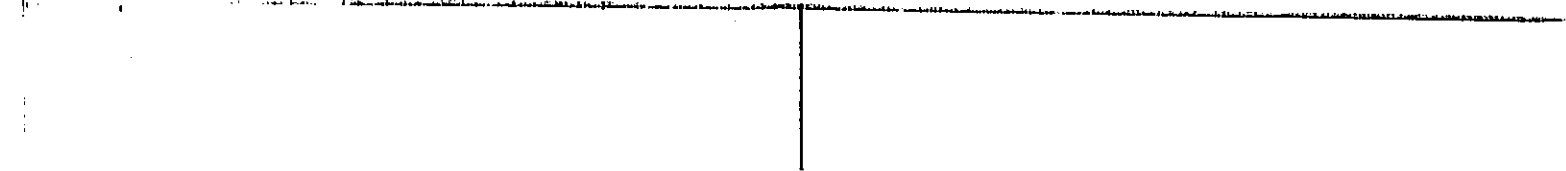
A Certified copy of the approved plan shall be exhibited on site.

The plot boundaries shall be physically demarcated immediately and intimation be given to this section before completion of plinth work.

The amount of Rs. 2,65,463/- deposited with CIDCO as Security Deposit shall be forfeited either in whole or in part at the absolute direction of the Corporation for breach of any other building Control Regulations and the Conditions attached to the permission covered by the Commencement Certificate such a forfeiture shall be covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy of the Corporation.

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3



.....2.....

You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation standards. You should approach Executive Engineer, M.C.C. for the power requirements, locations of transformer if any etc. For all buildings of non residential occupancies and residential buildings with more than 15 M. Height following additional conditions shall apply;

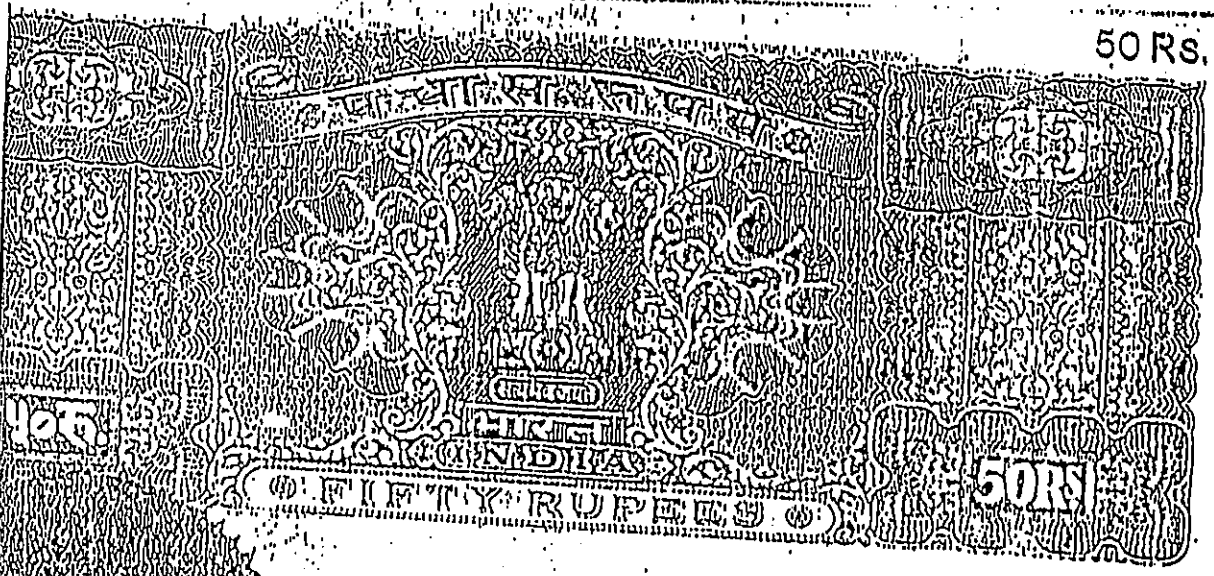
- a) The staircase shall be separately be fire resistance walls and doors from rest of the buildings:-
- b) Exit from lift lobby shall be through a self closing smoke stop door.
- c) There shall be not other machinery in the lift machinery room.
- d) Electrical cables etc, shall in separate ducts:-
- e) Alternate source of electric supply or a diesel generator set shall be arranged.
- f) Hazardous material shall not be stored.
- g) Fire fighting appliances shall be distributed over the building.
- h) Refuse dumps or storage places shall be not permitted in the staircase wells.
- k) For building upto 24 M. Height capacity of underground storage tank and overhead storage tank shall be 50,000 ltrs and 10,000 ltr. respectively. Wet risers shall be provided. Pump capacity shall be 1000 liters/min. and 250 ltrs/min. respectively. For building wit. height above 24 mts. the pump capacity shall be 1350 liters per minute and 400 ltrs. respectively.



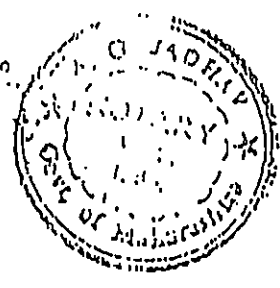
**RECEIVED**  
**EXECUTIVE ENGINEER (BUILDING PERMISSION)**  
**AND PLANNING OFFICER**  
**BOMBAY MUYURESH DEVELOPERS**  
**OF CONSTRUCTION AND DEV**



50 RS.



महाराष्ट्र सरकार  
मुंबई  
२२ मार्च १९९४



22 MAR 1994  
GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, the partners  
MAYURESH DEVELOPERS having office at Vardhaman Chambers,  
No. 84, Gr. floor, Sector 17, Vashi, New Bombay,  
MUMBAI, INDIA.

We, Shri. B.D. Jadhav and Shri. K.N. Marathe are partners of  
M/s. Mayuresh Developers, and we are busy and occupied in  
various business activities, and hence, we are desirous of  
appointing Shri. Yogesh B. Dandekar, aged 38 years, residing at  
Madhu Malti Co-operative Housing Society, 5th floor, Nanpada,  
as our true and lawful attorney.

WE KNOW YE ALL AND THESE PRESENTS WITNESSETH

THAT we, Shri. B.D. Jadhav and Shri. K.N. Marathe are  
partners of M/s. MAYURESH DEVELOPERS.

For Mayuresh Developers

Partner

*Handwritten signatures and initials*

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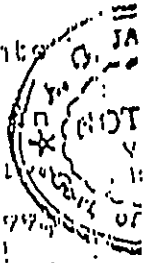
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By virtue of the fact  
that the said  
development has been  
taken up by M/s. Mayuresh Developers

14/11/93

-2-



THAT M/s. MAYURESH DEVELOPERS has taken the development  
in respect of Plot No.1, in Sector 20, and Plot No.8,  
22, Nerul, New Bombay from Shree Ganesh Co-operative  
Housing Society Limited, vide agreement dated 28th February, 1993.  
Plot No.1-1B and Plot No.111-C, in Sector 21, Nerul, New Bombay  
from Vighnahar Co-operative Housing Society Limited, vide  
agreement dated 28th February, 1993. Plot No.8 & 9, 47/1 and  
47/2 in Sector 19-A Nerul, New Bombay from Lenyadri Co-operative  
Housing Society Limited, vide agreement dated 28th February, 1993.

THAT it is necessary to register the agreement with the  
office of the Sub-Registrar Thane between the proposed buyer and  
M/s. MAYURESH DEVELOPERS.

THAT we, Shri. D.B. Jadhav and Shri. K.N. Marathe Partners

...3/-

For Mayuresh Developers

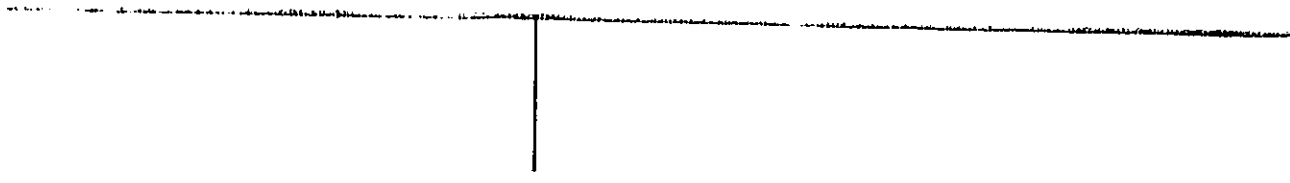
*De Gaudelucos*

*[Signature]*  
Partner

*[Signature]*  
*[Signature]*

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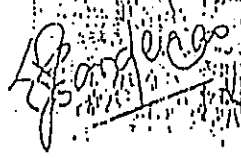



of M/s. MAYURESH DEVELOPERS hereby nominate, constitute and appoint said SHRI YOGESH CHIKASIPANDUR of Bombay as our True and Lawful attorney for us to do the following Acts, Deeds, things and matters that is to say:

To sign the documents, papers, agreements and Register in the office of the Sub-Registrar-Thane in connection with the agreement between proposed buyers and M/s. MAYURESH DEVELOPERS in respect of Flats in Shree Ganesh, Vighnagar and Genyadri Co-operative Housing Society Ltd.

To pay the necessary Stamp duty, Registration Fees and to incur other incidental expenses required for the purpose of registration of agreement with the Sub-Registrar-Thane.

GENERALLY to do, all Acts, Deeds, Matters and Things whatever and about all our affairs relating to the CIDCO, Registration Documents and agreements with Sub-Registrar and effectually as we ourselves could do in our capacity as partners of the firm which we hereby ratify and confirm and agree to ratify and confirm and give effect to every act, Deeds, Matters and Things which said attorney shall lawfully do or execute by virtue of this presents with express intention that the authority is delegated to him to attend to the business of ours and in our name and we hereby declare that every such deed, matter or thing lawfully done or execute by our said attorney in or about the premises thereof be valid, effectual and binding on us.

 For Mayuresh Developers  
Partner 



अनुक्रम नंबर छा. ५३९३  
 मन १९९५ चे डिसेंबर  
 दि. २० तारखेस ११ व १२  
 ये दरम्यान ठाणे-३ ये  
 दुय्यम निबंधक रावि कचेरीस  
 साधून दिला.

*Salama*

श्री बंतली खालीलप्रमाणे रूप	
बौद्धी फी	६१२०१-
फाईलींग	११-
रफ. फाईली	२१-
वेर	१२१-
	१५१-
एकूण फी	६१५०१-

*Salama*  
 दुय्यम निबंधक ठाणे नं.

*Salama*  
 दुय्यम निबंधक ठाणे नं. ३

श्री. गंगाधरन नायर  
 नोकरी रा. वाशी. नवी मुंबई  
 मैथिल दुय्यम निबंधकास माहीत असलेले  
 इसम असे निबंधक करून त. ते दस्तऐवज  
 करून देण न्या उरलेले. स व्यक्तिशः  
 जानत.त आणें त्यादी ओळख पटवितात.

*Genyellara* near  
*Dee*

श्रीमती. पद्मल वैद्यनाथन  
 सज्जान. धंदा. नोकरी  
 रा. चेन्नूर  
 मुंबई - ७१

दि. २०/१२/९५

*Salama*  
 दुय्यम निबंधक ठाणे नं. ३

दस्तऐवज करून देणार

.....  
 / .....

वपारनामा करारनामा दस्तऐवज  
 करून दिल्यास कबूल करतात

*Salama*



मे. मयुरेश उठ्ठपर्स व  
भी. गणेश को. ऑप. टी. सो. डि.  
नेफे कुलमुखव्यार म्हणून

श्री. योगेशा बी. दांडेकर

सज्जन. धंधा व्यापार

रा. सेक्टर-१०, वाडी

सस्ताएवज करून देणार

बाकथित अक्षरनामा इत्यादी  
करून दिल्याचे दस्तक करता

*[Signature]*

श्री. उदय जोशी  
नोकरी रा. वाडी

दुय्यम निबंधक माहीत असलेले  
दुय्यम निबंधक माहीत असलेले  
दुय्यम निबंधक माहीत असलेले  
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दुय्यम निबंधक माहीत असलेले

*[Signature]*

दि. २०/१२/०५

*[Signature]*  
दुय्यम निबंधक ट. नं. ३

कमी पडलेली नोंदणी अर्जांक ५४०/-

चलन क्रमांक ११७० दि. ११/१०/२००७

नोदणी चलनाचे वेळेचे अर्ज

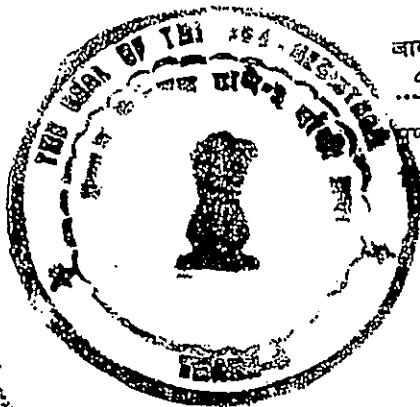
सह दुय्यम निबंधक वर २ ठामे क. ३

कमी पडलेले सु. सु. क. ३२४०५-

अधिक रंद क. ३००/- चलन क्र. ११७५

दि. ११/१०/०५ मन्गळे वया केले.

दुय्यम निबंधक ठामे क. ३



बादा पुस्तक क्रमांक एक चे

१०३८ वालमाचे ५५ ते ७५

पक्षांवर ४६५० मंदी. नोंदला.

नांक ०३ दि. ११/१०/०५

दुय्यम निबंधक ठामे क. ३