

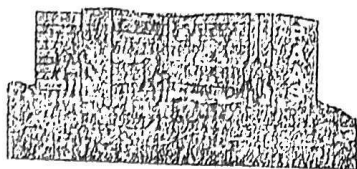
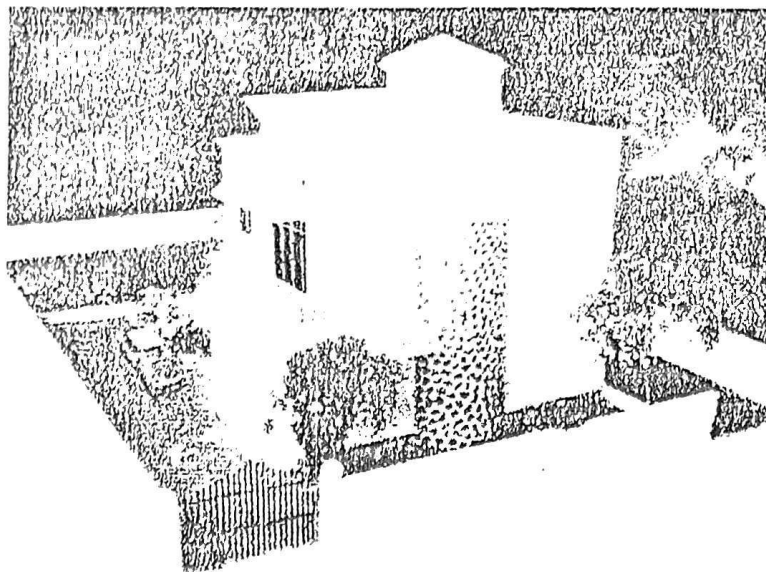
Om Sai Ram



HARMONY VILLAS

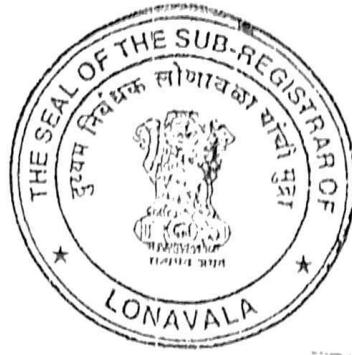
THE VILLAS IN HARMONY WITH THE MOTHER NATURE

AGREEMENT FOR SALE



*P*aas Constructions Private Limited

15-D, Rakhee, Vasant Utsav, Thakur Village, Kandivali (East), Mumbai -- 400 101. Tel : 28877039



म. व. ल.		
८३६	१	२५
२००६		

ICICI Bank

Customer Copy

Deposit Br. _____ Date: ०१/३/०६

Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	32000
Service Charges	Rs.	10
Total	Rs.	32010

Name of Stamp duty paying party :
M/S Global (Ind) Hospitality Services Pvt Ltd.

DD / Cheque No. 091160

Drawn on Bank STATE BANK of Hyderabad

Received With Thanks
Rs. 32,010 Towards
Payment of Stamp Duty

(For Bank's Use only)

an ID _____
inking Sr. No. _____
cer _____

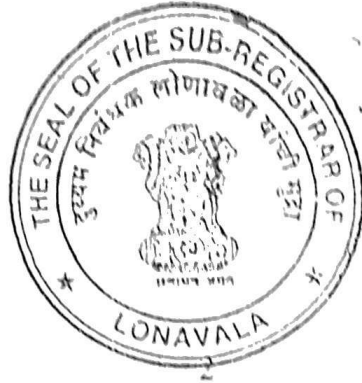
SHRI GAJANAN PRASANNA

ICICI Bank Ltd. Crystal Building
Mumbai
Saurabh Bhauwala
Officer
ICICI Bank Ltd.

AGREEMENT TO SALE

THIS AGREEMENT TO SALE is made and executed at Lonavala on
this 1st day of MARCH, 2006.

Global (Ind) Hospitality Services Pvt Ltd



ल. व. ल.		
136	2	25
२००६		

BETWEEN

M/s. PAAS CONSTRUCTION PRIVATE LTD.
Through its Director,

Mr. SURESH DEEPCHAND BHAMBHANI
Age 40 years, Occupation - Business,

Office Address
15-D, Rakhee,
Vasant Utsav, Kandivli (East),
Mumbai 400 101.

PAN CARD No. ACQPB 8114 L

Hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, successors, administrators and assigns) as the party of the
FIRST PART.

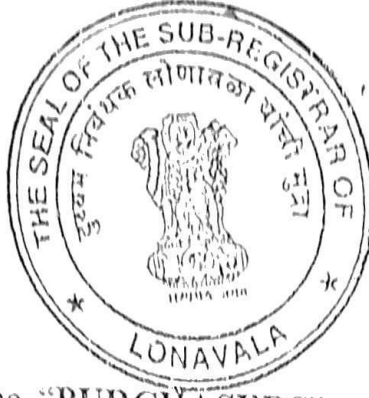
AND

M/s. GLOBAL (IND.) HOSPITALITY SERVICES PVT. LTD.
Through its Director,

Mr. HARIRAM PAHLUMAL BHAMBHANI
Age 60 years, Occupation - Business.

PAN CARD No. AABCP 6881 C

Office Address
170, Halani Niwas,
Jankidevi Public School Road,
Mhada, Andheri (West),
Mumbai - 400 053.



ल. घ. ल.		
236	3	25
२००६		

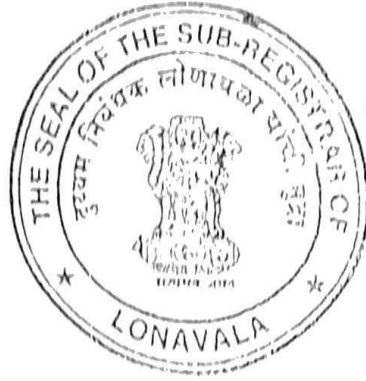
Hereinafter referred to as the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, successors, administrators and assigns) as the party of the **SECOND PART**.

WHEREAS the property bearing Bungalow No. A-2 from sanctioned layout by local authority, admeasuring 216.36 sq. mtrs. i.e. 2328 sq. ft. built up being constructed on area admeasuring 2375 sq. ft. i.e. 220.73 sq. mtrs. beneath and appurtenant land along with separate Garden area admeasuring 7030 sq. ft. i.e. 653.35 sq. mtrs. total area of the land 9405.00 sq. ft. i.e. 874.070 sq. mtrs. in the scheme known as 'HARMONY VILLAS'.

Both forming part of and out of the property bearing Survey No. 157/6(8) forming Gat No. 491, from village Karla, Taluka Maval, District Pune and the same are the subject matter of this agreement and the same are more particularly described in the Schedule given hereunder. (Hereinafter referred to as "said Bungalow").

AND WHEREAS both the above said property from part of the larger property which is bearing Gat No. 491 and which was originally bearing S.No.157/6(8) (hereinafter referred to as "said entire property")

AND WHEREAS the said entire property was originally owned by **SHRI RAICHAND KIKAJI MARWADI**. And one Shri Ramji Namdeo Hulawale was entirely cultivating the entire property as tenant since on or before the tillers day i.e. 01.04.1957 and subsequently he was declared as owner under the provisions of the Bombay Tenancy and Agricultural Lands



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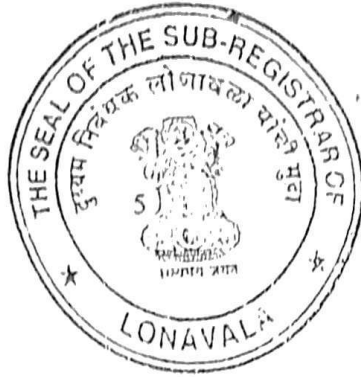
Act by Tahsildar's Order No. UPV/IPL/B/192/KARLA and he had directed to pay a sum of Rs. 400/- as a purchase price.

AND WHEREAS the said owner expired in 1969 leaving behind his heirs and one of his son Vithal Namdeo Hulawale came to be entered in the record of rights as Karta and Manager of the Hindu Undivided Family by mutation entry No. 1618.

AND WHEREAS the said Vithal Namdeo Hulawale jointly with Mr. Dhairyashil Dinubhai Desai applied and obtained the grant permission from Sub-Divisional Officer by his order, dated 10.10.1990 bearing No. 43/SR-100-89 and after payment of Nazrana which was deposited in the Vadgaon Treasury on 12.10.1990 by Challan No. 538.

AND WHEREAS Vithal Namdeo Hulawale and others conveyed the said entire property in favour of Mr. Dhairyashil Dinubhai Desi by Sale-Deed No. 146, dated 04.01.1991.

Since then Mr. Dhairyashil Dinubhai Desai was the absolute owner of the land. Mr. Desai then submitted the layout of the said land to the Additional Collector, Pune and he had received the permission for Sub Division of the said land by order No. NABP/Karla/Gat No. 491, dated 25.08.1998 after approval from the Asst. Director, Town Planning, Pune. Since then the 7/12 extract of the property is divided into the 6 plots and effect of Sub Division and Non Agricultural remark is endorsed on 7/12 extracts of the property. Mr. Dhairyashil Dinubhai Desai sold the 6 plots to various purchasers as follows including amenity space.



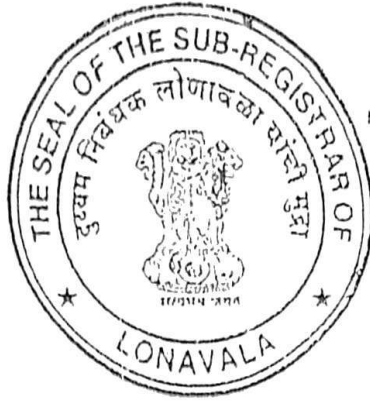
ल. व. ल.		
236	4	25
२००६		

<u>PLOT No.</u>	<u>NAME OF THE PURCHASER</u>	<u>AREA (SQ.MTRS.)</u>
1	Mrs. Bhagwanti Laxmandas Chandwani	620.781
2	Mr. Santosh Ramchandra Deodhar	570.370
3	Mrs. Kavita Ashok Chanvani	597.550
4	Mr. Harish Laxmandas Chandwani	684.500
5	Mrs. Rekha Inder Solanki	607.870 + 508.775*
6	Mrs. Rekha Inder Solani	621.00 + 508.775*

*Amenity Space inclusive.

AND WHEREAS Mr. Suresh Deepchand Bhambhani, Director, Paas Constructions Pvt. Ltd., the party of the First Part had purchased the plots from Nos.1 to 6 (total area of different 7/12 extracts is 3782.071 Sq. Mtrs.) including Amenity space admeasuring about 1017.10 Sq. Mtr. By Registered Sale Deeds from the different Vendors. The documents to that effect are executed in the Office of the Sub Registrar, Vadgaon Mawal, Pune, as follows and the respective mutation entry is also endorsed according to that effect.

<u>Plot Nos.</u>	<u>Area – Sq. Mtr.</u>	<u>Regd. Sale Dced No./Date</u>	<u>Mutation Entry No.</u>
1	620.781	1718/2004 dt. 05.04.2004	1105
2	570.370	1717/2004 dt. 05.04.2004	1104
3	597.550	1719/2004 dt. 05.04.2004	1106
4	684.500	2940/2004 dt. 09.06.2004	1126
5	687.870 & Amenity Space 508.775.	2937/2004 dt. 09.06.2004	1124
6	621.00 & Amenity Space 508.775	2938/2004 dt. 09.06.2004	1125, 1124



ल. व. ल.		
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AND WHEREAS the Vendor had acquired the said property and as on today he is the absolute owner of the said plot of land and amenity space.

AND WHEREAS the Vendor had prepared the revised layout in the total land mentioned above and received the sanction from the local Grampanchayat.

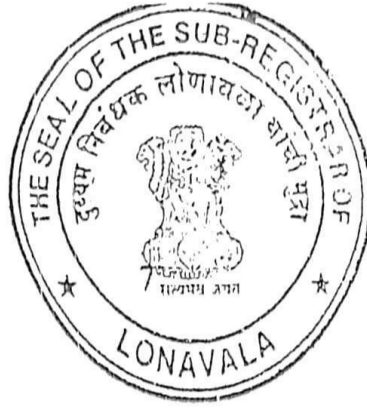
Accordingly the Vendor had started the construction on the site for the various bungalows and row houses.

AND WHEREAS the party of the First Part had agreed to assign his rights, title and interest under the Agreement in respect of the Bungalow No.B-2 from the said property and the party of the Second Part has agreed to acquire the said premises on the terms and conditions hereinafter. The amenities and fixtures in respect of the Bungalow is the part of this Agreement.

AND WHEREAS the party of the First Part submitted the following documents to the party of the Second Part which are related with the property.

1. 7/12 extract copies.
2. Copy of the N.A. Order with the copy of Sanctioned Layout.
3. Copy of Bungalow Layout.
4. List of Amenity.

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



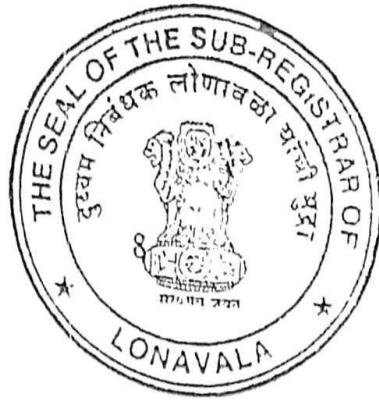
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236	6	25
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1. THAT the Party of the First Part hereby agrees to assign and the Party of the Second Part agrees to acquire the right, title and interest of the Part of the First Part in respect of the said Bungalow No. A-2, admeasuring 216.36 sq. mtrs. i.e. 2328 sq. ft. built up being constructed on area on the plot of land admeasuring 2375 sq. ft. i.e. 220.73 sq. mtrs. beneath and appurtenant land along with separate Garden admeasuring 653.35 sq. mtrs. i.e. 7030 sq. ft. i.e. total area of land 9405 sq. ft. i.e. 874.08 sq. mtrs. (the details of it is described in Schedule I) for the total consideration of Rs.16,00,000/- (Rs. Sixteen lakh only), and the Party of the Second Part has accepted it.

2. The Party of the Second Part hereby agrees to pay to the Party of the First Part Rs 16,00,000/- (Rs. Sixteen lakh only) in the manner described in the Payment of the Schedule page.

AND THE VENDOR hereby conveys the said Bungalow to the purchaser, along with the boundaries, amenities, fence, benefits and advantages of lights, liberties, easements, trees, drains, ways, paths, passages, internal common roads, open space, privileges, waters, water sources and appurtenances of whatsoever nature of the said Bungalow or any part thereof belonging or in any appertaining to or usually held, occupied, used or enjoyed or appurtenant thereto by the Vendor.

3. The Party of the First Part agreed to provide and party of the Second Party agreed to accept the amenities annexed hereto as Annexure A. The Party of the Second Part is however, at liberty to have special amenities including flooring, painting, etc., rather than the amenities provided by the Party of the First Part as mentioned in Annexure A during the construction



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of the said bungalow as per the convenience of and cost of Party of the Second Part. The Party of the First Part will cooperate the Party of the Second Part during the construction for such amenities at the cost of Party of the Second Part.

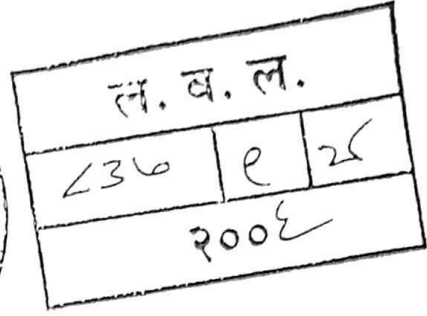
4. The Party of the First Part given full understanding to the Party of the Second Part and the Party of the Second Part is hereby agreed that he would not have any right to make any permanent or temporary construction in the area of the Garden in the said plot.

5. The vacant and peaceful possession of the Bungalow will be handed over to the Party of the Second Part by the Party of the First Part after receiving full and final payment from the Party of the Second Part.

6. The Party of the First Part also cleared all the dues with the Gram Panchayat, Revenue dues i.e. N.A. Taxes, etc. and any other Outgoings till the possession of this property.

7. The Party of the First Part also assured to the Party of the Second Part that he is the absolute owner of the said property and have full right to dispose it. He had also assured that he had not transferred this property to anyone by way of mortgage, sale, exchange, lease, lien or leave and licenses, gifts, etc. The Party of the Second Part also checked the ownership of the First Part and assured about the title.

8. That the market value of the property decided by the Government is Rs 15.39.000/- (Rupees Fifteen lakh, thirty nine thousand only). But the



value of Consideration is Rs. 16,00,000/- Hence the stamp duty comes to Rs. 32,000/- is paid with the document.

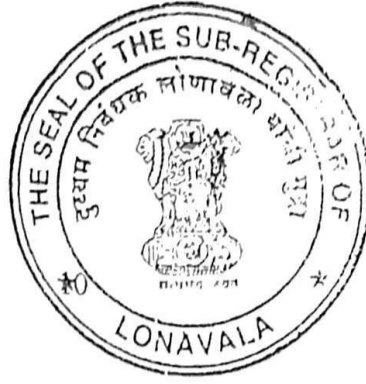
AND THE VENDOR DO HEREBY FURTHER CONVENANT AS UNDER :-

1. The Vendor has not received any notice of acquisition or requisition from any Government Office and the said plots property are not reserved for any purposes by any authority.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Bungalow No. A-2, admeasuring 216.36 sq. mtrs. i.e. 2328 sq. ft. built up being constructed on area on the plot of land admeasuring 2375 sq. ft. i.e. 220.73 sq. mtrs. beneath and appurtenant land along with separate Garden admeasuring 653.35 sq. mtrs. i.e. 7030 sq. ft. i.e. total area of land 9405 sq. ft. i.e. 874.08 sq. mtrs. in the scheme known as 'HARMONY VILLAS' situated in land bearing Gat No. 491, lying and being at village Karla, Taluka Maval, District Pune, in the Registration District Pune, Sub-Registration District Mawal, in the jurisdiction of Group Grampanchayat Karla and the jurisdiction of Pune Zilla Parishad and the same bounded as under :-

- On or towards the East : Balance portion of Gat No.491
On or towards the South : Garden and Pune-Mumbai Highway.
On or towards the West : Bungalow No.A-1.
On or towards the North : Bungalow No.B-1



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SCHEDULE OF THE PAYMENT

<u>Sr.No.</u>	<u>Stage</u>	<u>Percentage</u>	<u>Amount (Rs.)</u>
1	On Booking & execution of Agreement i.e. today.	7.5%	1,20,000/-
2	On completion of Plinth.	30%	4,80,000/-
3	On First Slab Casting.	20%	3,20,000/-
4	On Second Slab Casting.	20%	3,20,000/-
5	On completion of remaining work.	20%	3,20,000/-
6	At the time of possession	2.5%	40,000/-
Total ..			16,00,000/-

The Party of the First Part received the payment of Rs. 10,00,000/- (Rs. Ten Lacs only) vide Cheque bearing No. 166597, dated 28/2/06 drawn on STATE BANK OF HYDERABAD from the Party of the Second Part by way of booking of the said Bungalow, the separate receipt of which is not required to be executed by both the parties.

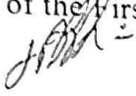


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२००६		

IN WITNESS WHEREOF THE PARTY OF THE FIRST PART AND THE PARTY OF THE SECOND PART have hereunto set the subscribed their respective hands and seals the day and year hereinafter written.


Mr. SURESH DEEPCHAND BHAMBHANI
Director, Paas Constructions Pvt. Ltd.

Signed, sealed and delivered by the within named
By the Party of the first Part.


Mr. HARIRAM PAHLUMAL BHAMBHANI
Director, Global (Ind.) Hospitality Services Pvt. Ltd.

Signed, sealed and delivered by the within named
By the Party of the SECOND PART

Witnesses

1. Signature



Name

Pravin Vasant Bagwe

Address

Karlar

2. Signature



Name

Sharad Hulavle

Address

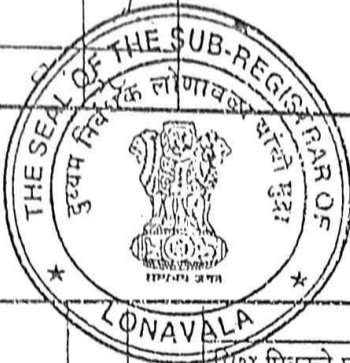
Karlar

गा. नं. क्र. ७, ७ अ व १२

शिका

ता. १०/०५/२०१८ जि. पुणे

मालकाचे नाव	क्र. ७	खाने क्रमांक १४
मालकाचे नाव	मालकाचे नाव	कुळाचे नाव
सातवाड योग्य क्षेत्र	एकर	गुंटे
जिरायत	हेक्टर	आर
नगाईत	१	७६२
मात शेती	१	७६२
एकर	१२०	७६२
पो. ख		
वर्ग (अ)		
वर्ग (ब)		
एकर	१२०	७६२
आकार	रूपये	३५
जुडी अथवा विशेष आकार		
पाण्याबाबत		
एकर		



ल. व. ल.
८३६ १२ २५
२००० रु. १५

(माने पहा)

गा. नं. क्र. ७ अ

वर्ष	जमीन करणाराचे नाव	रीत	हंगाम खरीप रब्बी	मिश्र पिकाचे एकूण क्षेत्र			पिकाखाली क्षेत्र			अमिश्र पिकाचे क्षेत्र			पडिक व पिकास निरूपयोगी असा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पि. संकेतांक	जलसिंचित	अजल सिंचित	पिकाचे नाव	जलसिंचन	अजल सिंचन	पिकाचे नाव	जलसिंचन	अजलसिंचन				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७

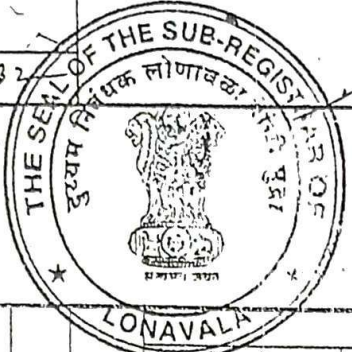
Handwritten signature and official stamp of the Sub-Registrar.

गा. नं. क्र. ७, ७ अ व १२

शिका

गाव कार्ल ता. माळ जि. पुणे

समापन क्रमांक सर्वे नं. प्र. क्र.	हि. क्र.	धारणा प्रकार	गा. नं. क्र. ७	खाते क्रमांक १८४
७८९०	१०१००	विशेषी	मालकाचे नाव [धर्मशिर दिगुभाई देसाई]	कुळाचे नाव
भू मा. क्रमांकाचे स्थानिक नाव	२	-	(कोले)	
लागवड योग्य क्षेत्र	एकर	गुंटे	(सतोष रामचंद्र दिव्या)	
	हेक्टर	आर	(११५४)	
जिरायत ...	५०	३०	मे. पास कार्यालय प्रा. लि. गा. १	इतर सवित्सर
बागाईत ...	५००	३६०	दारेक्रेय सुरेश विपिन अंभोजी	
भात शेती ...	५००	३६०		
एकूण	५००	३६०		
पो. ख ...				
वर्ग (अ) ...				
वर्ग (ब) ...				
एकूण ...	५००	३६०		
आकार ...	रूपये	पं.		
जुडी अथवा विशेष आकार	०१	३२		
पाण्याबाबत				
एकूण ...	०१	३२		



ल. व. ल.		
८३६	१३	२६
गा. नं. क्र. १४		

(माने पहा)

गा. नं. क्र. ७ अ

वर्ष	जमीन करणाराचे नाव	रीत	पिकाखाली क्षेत्र									पडिक व पिकास निरूपयोगी असा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा	
			मिश्र पिकाचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकाचे क्षेत्र			१४	१५			
			हंगाम खरीप रब्बी	मिश्र पि. संकेतांक	जलसिंचित	अजल सिंचित	पिकाचे नाव	जलसिंचन	अजल सिंचन	पिकाचे नाव	जलसिंचन	अजलसिंचन				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२००७ २००६	५५	१ ख								विशेषी	५					

Handwritten signature and stamp of the Sub-Registry Officer, LONAVALA.

मुळ प्रतीचा अस्सल उतारा दिला

तारीख २४/१/२००६

गाव कामगार तलाठी सही

गा. नं. क्र. ७, ७ अ व १२

शिक्षा

गा. नं. क्र. ७, ७ अ व १२

भूमापन क्रमांक मू. नं. गट क्र.	लि. क्र.	धारणा प्रकार	गा. नं. क्र. ७ भालकाचे नाव	खाते क्रमांक कुळाचे नाव
५८१	७२६	जि. प्रो.	[शैथिलिक दिगुकाई इ.प.ई.] (७६२)	५८५
भू. मा. क्रमांकाचे स्थानिक नाव	३	-	[श्रीमती कापरी अशोके गोडपाणी] (७६४)	
लागवड योग्य क्षेत्र	एकर	गुठे	[मे पास कंत्रद्वारा प्र. लि.] मे ५१२१२१ सुरेश दिपराय श्रीमती (११२६)	
जिरायत	हक्टर	उत्तर		
बागाईत	७	३१		
भात शेती	५८०	५५०		
एकूण	५८० = ५५०			
पु. ख				
वर्ग (अ)				
वर्ग (ब)				
एकूण	५८० = ५५०			
आकार	रूपरे	च.		
जुडी अथवा विशेष आकार	८ = ३५			
पाण्याबाबत				
एकूण	८ = ३५			



ल. व. ल.		
८३७	१४	२५
गा. नं. क्र. ७, ७ अ व १२		

गा. नं. क्र. ७ अ

वर्ष	जमीन करणाराचे नाव	रीत	हंगाम खरीप रब्बी	पिकाखाली क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकाचे क्षेत्र			पडिक व पिकास निरूपयोगी असा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पि.	जलसिंचित	अजल सिंचित	पिकाचे नाव	जलसिंचन	अजल सिंचन	पिकाचे नाव	जलसिंचन	अजलसिंचन	१४	१५		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२००३	२००४	७	२०१													

Handwritten signature and stamp of the Sub-Registrar, Konavalp.

मुळ प्रतीचा अस्सल उतारा विला

तारीख २५/११/२००४ गा. कामगार तलाठी सही

Read:-(1) Application dated 3/9/98 From Shri D-D- Desai

r/o Waksal Tal. Mawal District Pune.

(2) Correspondence ending with the Asstt. Director of Town Planning and Valuation Department, Pune Division, Pune No. Layout-NABP-Karla-G.No. 491(Part)Mawal-SSP-1579 Dt.25/8/98

Collectorate, Pune
Revenue Branch
No. FRA/NABP/86/98
Pune.
Dt. 7/10/1998



ORDER

The land comprised in S. No. 491 of village Karla

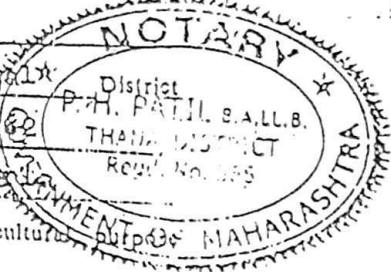
Taluka Mawal District Pune admeasuring - Sq. Ft. 5889.62

Sq. Metre - belongs to Shri D.D. Desai

of Waksal Taluka Mawal District Pune has applied that Non-Agricultural permission may be granted to him to use an area measuring 5889.62 Sq. Metre out of the said land for the Non-Agricultural purpose of Residential

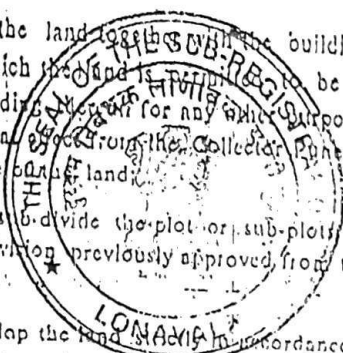
2. In exercise of the powers vested to him under Section 44 of the M. L. R. Code, 1956 the Additional Collector of Pune is pleased to grant Shri D.D. Desai

of Waksal Taluka Mawal District Pune the Non-Agricultural permission to use an area measuring 5889.62 Sq. Metre out of S. No. 491 of village Karla Taluka Mawal District Pune for the Non-Agricultural purpose of Residential



subject to the following conditions:-

- (1) The grant of permission shall be subject to the provision of the Code and Rules made thereunder;
- (2) That the grantee shall use the land only for the purpose for which the building and/or structure thereon only for the purpose for which the land is intended to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector, Pune. For this purpose the use of a building shall decide the use of land.
- (3) That the grantee shall not sub-divide the plot or sub-plots in any approved order, without getting the sub-division previously approved from the authority granting these permissions;
- (4) That the grantee shall develop the land in accordance with the sanctioned lay-out plan within a period of two years from the date of this order by (a) construction of roads, drains etc. to the satisfaction of the Collector; and the concerned Municipal Authority and (b) by measuring and demarcating the plots by the Survey Department, and until the land is so developed no plot therein shall be disposed of by him in any



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(5) That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of the plot subject to the conditions mentioned in this order and Sanad and to make a specific mention about this in the deeds to be executed by him;

(6) That the grantee shall be bound to obtain the requisite building permission from the Addl. Collector, Pune before starting construction of the proposed building or structure if any;

(7) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases he shall prepare the building plans strictly according to the provisions contained in schedules II appended to the Maharashtra Land Revenue (conversion of use of land and N. A. A.) Rules, 1969 and get them approved by the Collector Pune and construct the building according to the sanctioned plans;

(8) That the grantee shall commence the N. A. use of the land within the period of two years from the date of this order, unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled;

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar Mawal within one month failing which he shall be liable to be dealt with under Rule 6 of the M. L. R (conversion of use of land and N. A. A.) Rules, 1969;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. 0.067 per Sq. mtr. i. e. Rs. 395/- from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N. A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the N. A. assessment already levied is yet to expire;

(11) That the N. A. A. shall be guaranteed for the period ending/31-7-2001 after which it shall be liable to revision at the revised rate, if any;

(12) That the grantee shall pay the measurement fees within one month from the date of commencement of the N. A. use of land;

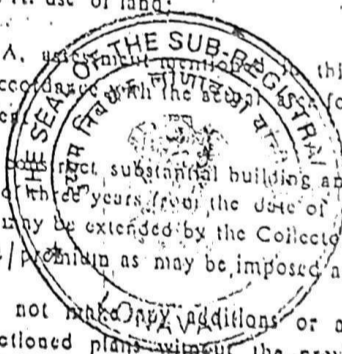
(13) That the area and N. A. use of the land mentioned in this order and the Sanad shall be liable to be altered in accordance with the area found on measurement of the land by the Survey Department.

(14) That the grantee shall not erect substantial building and/or other structure if any in the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by the Collector Pune in discretion, on payment by the grantee such fine/premium as may be imposed as per Government Order.

(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permissions of and without getting the plans thereof approved by the Collector Pune;

(16) All the plots laid down in layout shall be used only for the purpose of Residential

(17) That the layout shall get demarcated on site and demarcated area of each plot shall not be less than as shown in layout plan, width of road and the area under open space shall not be less than the width/area shown in the layout. If there will be any discrepancy after actual measurement the revised plan shall be got approved from the Addl. Collector so far any development is carried out.



this order and the Sanad.	
found on measurement of	
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in discretion, of	
as per Government Order	





(18) That the roads and gutters shall be constructed before disposal of any plot.

(19) The grantee shall make his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.

(20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.

(21) The Roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of Road.

21a) Z.P. Cess of Rs. 2765/- G.P. Cess of Rs. (395/-) and adv N.A.A. of Rs. (395/-) for one year has been credited by the applicant vide challan Dt. 28/9/98.

21b) The grantee should obtain a no objection certificate from the National Highway authority before commencing any construction.



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(22) That the grantee shall be bound to execute a Sanad in form as provided in Schedule IV or V appended to the Maharashtra L.R. (conversion of use of land and N.A.A.) Rules, 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of N. A. use of the land.

(a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct.

(b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee as an arrears of land revenue.

(c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e. g. the Bombay Tenancy and Agricultural Lands Act, 1948. the Maharashtra Village Panchayat Act, the Municipal Act, etc.



Sd/- (D.S. Zagade)

Additional Collector, Pune



MALAVA
STATION

TO
AREA

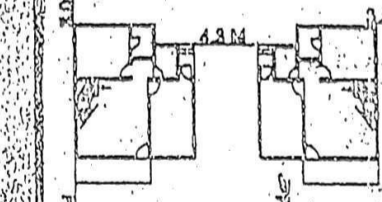
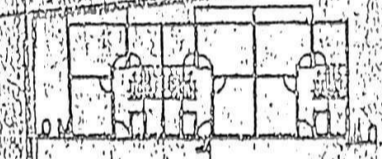
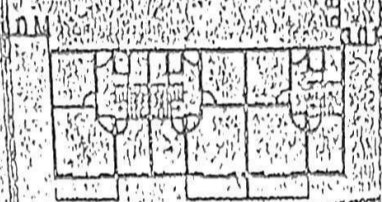


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AMENITY SPACE

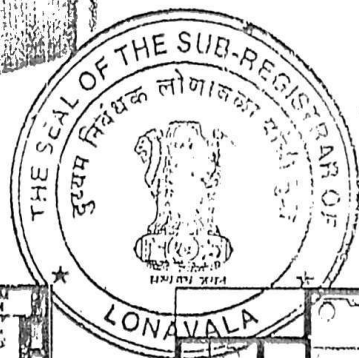
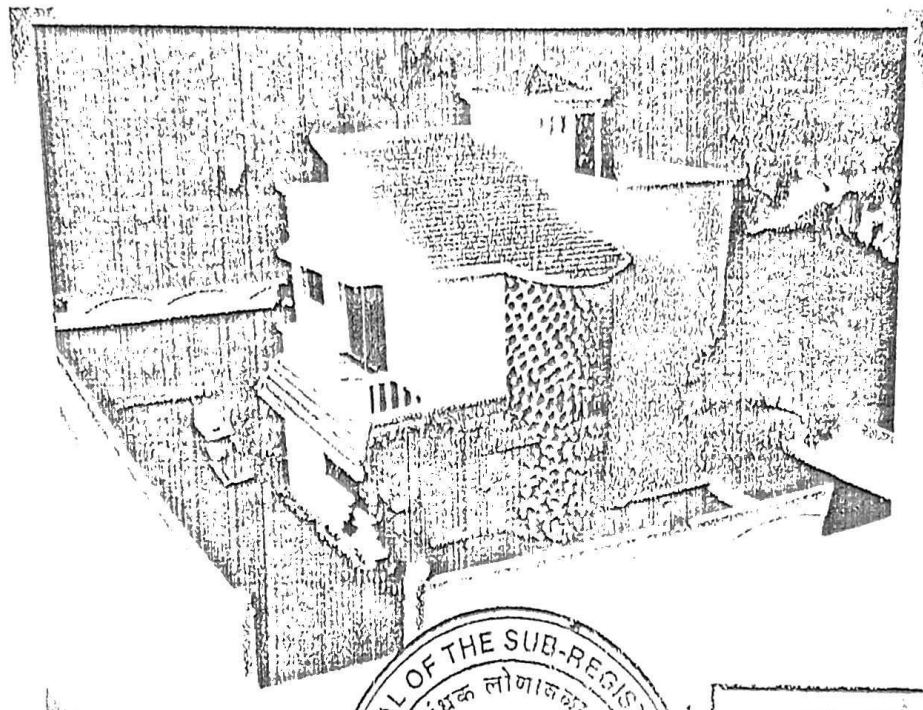


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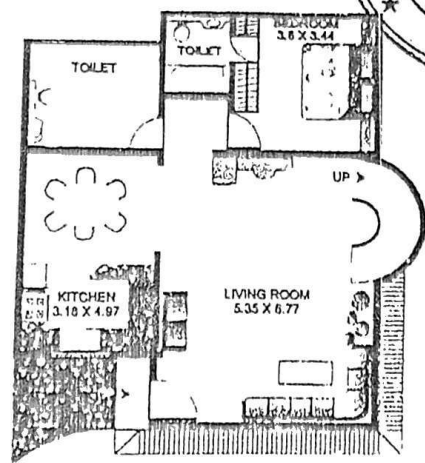
GREEN BELT

The Villas In Harmony With The Mother Nature

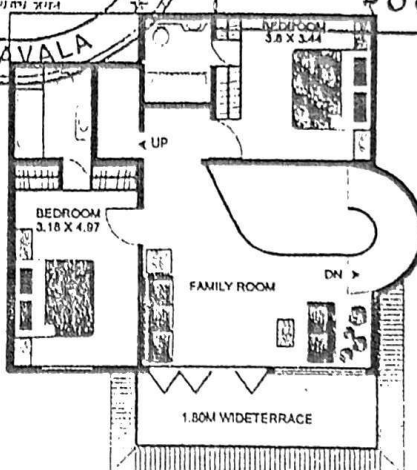
Type "A"
2328 Sft.



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

दस्त गोषवारा भाग - 2

लवल

दस्त क्रमांक (837/2006)

२६/२६

दस्त क्र. [लवल-837-2006] चा गोषवारा
द्वार मूल्य 1539000 मोयदला 1600000 भरलेले मुदांक शुल्क : 32000

दस्त हजर केल्याचा दिनांक : 02/03/2006 04:13 PM
निपादनाचा दिनांक : 01/03/2006
दस्त हजर करणा-याची सही :

दस्तावा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 02/03/2006 04:13 PM
शिक्का क्र. 2 ची वेळ : (फी) 02/03/2006 04:15 PM
शिक्का क्र. 3 ची वेळ : (कयुली) 02/03/2006 04:16 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 02/03/2006 04:16 PM

दस्त नोद केल्याचा दिनांक : 02/03/2006 04:16 PM

ओळख

दुय्यम निबंधक याच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीश ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड सदीप श्रीधर वाघ ,घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: वडगाव

तालुका: मावळ पुणे

पिन -

दु निबंधकाची सही
लोणावळा

पावती क्र.: 837 दिनांक: 02/03/2006

पावतीचे वर्णन

नांव: मे ग्लोबल इंडीया हॉस्पिटॅलीटी सर्व्हिसेस प्रा
लि तर्फे डायरेक्टर हरीराम पहलुमल भंभानी

16000 : नोदणी फी

580 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

16580: एकूण

दु. निबंधकाची सही, लोणावळा

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवजास एकूण २६६६६ पाने आहेत

दुय्यम निबंधक श्रेणी,
लोणावळा

पहिले नंबराचे पुस्तकाचे
...६३७... नंबरी नोंदला.

दुय्यम निबंधक श्रेणी,
लोणावळा,
दिनांक : २६/३/२००६



दस्त गोषवारा भाग-1

लयल

दस्त क्र 837/2006

20/2

दुय्यम निबंधकः

लोणावळा

02/03/2006

4:16:39 pm

दस्त क्रमांक : 837/2006

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव मे ग्लोबल इंडिया हॉस्पिटॅलॉटी सर्व्हिसेस प्रा लि
तर्फे डायरेक्टर हरीराम पहलुमल भंभानी
पत्ता घर/फ्लॅट न 170
गल्ली/रस्ता जानकी देव पब्लिक स्कूल रोड
ईमारतीचे नाव हलानी निवास
ईमार

लिहून घेणार

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सही

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2 नाव पास कन्स्ट्रक्शन प्रा लि तर्फे डायरेक्टर सुरेश
दिपचंद भंभानी
पत्ता घर/फ्लॅट न 15 डी
गल्ली/रस्ता -
ईमारतीचे नाव राखी वसंत उत्सव
ईमारत न -
पेट/वसाहत कादीवली इ
शहर/गाव मुयई

लिहून घेणार

वय 40

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[Handwritten Signature]





Thursday, March 02, 2006

4:15:07 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 837

गावाचे नाव कार्ला

दिनांक 02/03/2006

दस्तऐवजाचा अनुक्रमांक लवल - 00837 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मे ग्लोबल इंडीया हॉस्पिटॉलीटी सर्व्हिसेस प्रा लि तर्फे डायरेक्टर हरीराम पहलुमल भंभानी

नोंदणी फी	:-	16000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)	:-	580.00
एकूण रु.		16580.00

आपणास हा दस्त अंदाजे 4:29PM ह्या वेळेस मिळेल

दुय्यम निबंधक श्रेणी-१,
दुय्यम निबंधक
लोणासिका

बाजार मुल्य: 1539000 रु. मोबदला: 1600000 रु.
भरलेले मुद्रांक शुल्क: 32000 रु.