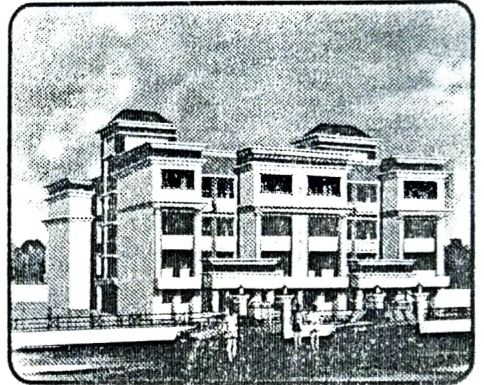


# AGREEMENT FOR SALE

*Agreement*



GIRNAR



NAGESHWAR



## Sudarshan Developers

G/5, NAGESHWAR BUILDING,  
GR. FLOOR, PADMAVATI NAGAR, 150 FEET ROAD,  
BHAYANDAR (W). DIST. THANE - 401101.

# OM GIRNAR CO-OPERATIVE HSG. SOC. LTD.

Regn. No. TNA / (T.N.A.) / HSG / (TC) / 17810 / 06-07)  
Padmavati Nagar, 150 Feet Road, Bhayandar (w). - 401 101.

Authorised Share capital Rs 1,00,000, Divided in to 2,000 shares of Rs. 50/- each

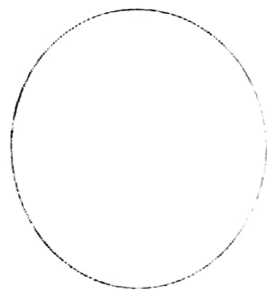
## SHARE CERTIFICATE

Share Cert. No. 53 Mem. Reg. No. 1/51

This is to certify that Smt. / Miss. Chetan O. Jhunjhunwala,  
Sumitra O. Jhunjhunwala & Anprakash S. Jhunjhunwala  
of Flat / Shop No. B-705 is the Registered Holder of 5 (Five) fully paid up Shares from  
No. 261 to 265 of Rs. 50/- (Rupees Fifty Only) each in

OM GIRNAR CO-OP. HSG. SOCIETY LTD. Subject to the By-Laws of the said Society.  
Given under the common Seal of the said Society at BHAYANDAR this 31<sup>st</sup> day of March 2009.

**Rs. 250/-**



*[Signature]*  
AUTHORISED  
M.C. MEMBER

*[Signature]*  
SECRETARY

*[Signature]*  
CHAIRMAN



# SUDARSHAN DEVELOPERS

**BUILDERS AND LAND DEVELOPERS**

A-1, Leela Kunj, B.P.Road, Bhayandar(East), Thane-401105

Phone : 28197095, 2814 5797

Receipt No. \_\_\_\_\_

Date : 19-10-05

Received with thanks from Mr. ~~Mrs.~~ CHETAN-O. JHUNJHUNWALA & Sumitra

O. JHUNJHUNWALA & OMPRAKASH. S. JHUNJHUNWALA

Address B/208-2nd floor, GRACEY, APT. P. M. Rd. BHAYANDAR WEST

Amount/ Cheque Rs. 51,000=00 in words Rs. Fifty one Thousand

Cheque No. 874008 Cheque Dated 18/10/05

Name of Bank The Saraswati Co-op. Soc. Ltd Branch Borivli W. in Part/Full payment

Address of SHOP/FLAT No. B/705 on 7th Floor in GIRNAR

Subject to Cheque realisation and slabwise payment.

Payment as per Agreement Rule No. 512

For **SUDARSHAN DEVELOPERS**

Bhaccul S. Vora  
Partner



**RECEIPT**



Wednesday, February 22, 2006

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3

P.F. 3

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1308

गाताचे नाव भाईदर

दिनांक 22/02/2006

दस्तऐवजाचा अनुक्रमांक टनन7 - 01308 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:चेतन ओ झुनझुनवाला

नोंदणी फी	:-	11370.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (56)	:-	1120.00
एकूण	रु.	12490.00

आपणास हा दस्त अंदाजे 1:14PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
सह दु.नि.ठाणे 7

जार मुल्य: 1136271 रु. मोबदला: 1105000रु.  
भरलेले मुद्रांक शुल्क: 40600 रु.

देयकाचा प्रकार :चलनामे:

चलन क्रमांक: 532242; रक्कम: 11370 रु.: दिनांक: 22/02/2006

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दस्तावेजांक व वर्ष 1308/2006

Wednesday, February 22, 2006

1:02:05 PM

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : भाईदर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,105,000.00  
बा.भा. रु. 1,136,271.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: नविन 262/1/2,263/1,251/2 वर्णन: विभागाचे नाव - मौजे [गांव] भाईदर क्रमांक 1 (मिरा भाईदर महानगरपालिका), उपविभागाचे नाव - 1/11 - एच - 2) भू-भाग मौजे भाईदर गावातील रेल्वे लाईनच्या पश्चिमेकडील व वरील अे ते जी व एच -1 भागातील मिळकती यगळता इतर सर्व मिळकती सदनिका क्र 705/7 वा मजला,बी/विंग, वि नं 5/6, गिरनार अपार्ट,पद्मावती नगर भाईदर  
(1)78.99चौ.मि.वि.अप
- (3)क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.सुदर्शन डेव्हलपर्स तर्फे भागीदार भरत एस बोरा; घर/फ्लॅट नं: जी/5; गल्ली/रस्ता: -; ईमारतीचे नाव: नागेश्वर पद्मावती नगर; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईदर प; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) चेतन ओ झुनझुनवाला; घर/फ्लॅट नं: बी/208; गल्ली/रस्ता: पी एम रोड; ईमारतीचे नाव: ग्रेसी अपार्ट; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईदर; तालुका: -;पिन: -; पॅन नम्बर: AADPJ0275F.  
(2) सुमित्रा ओ झुनझुनवाला; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.  
(3) ओमप्रकाश एस झुनझुनवाला; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 21/02/2006
- (8) नोंदणीचा 22/02/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 1308 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 40575.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 11370.00
- (12) शेरा

57

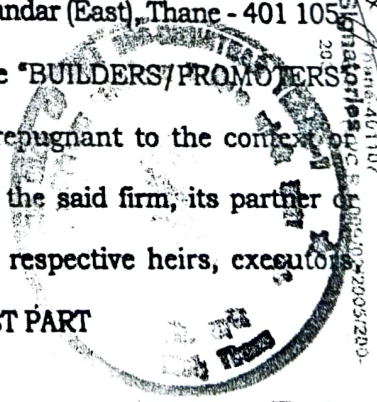
AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at Bhayandar, on this 21<sup>st</sup> day of February, 2006 BETWEEN **M/s. SUDARSHAN DEVELOPERS**, a partnership firm, having its office at A-1, Leela Kunj, B. P. Road, Bhayandar (East), Thane - 401 105 hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression shall unless it be repugnant to the context meaning thereof be deemed to include the said firm, its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the **FIRST PART**

AND

SHRI/SMT./M/S. CHETAN O. JHUNJHUNWALA ② SUNITA  
O. JHUNJHUNWALA ③ CM PRAKASH. S. JHUNJHUNWALA  
having address at B-208, 2ND FLOOR GRACY APT. P. M. RD.  
BHAYANDAR (W) DIST THANA.

*[Handwritten signatures]*  
Sunita  
Omprakash



1 टनन-७  
20/2006

INMIA  
START DATE  
OUT  
40601-P8525  
AHARASHITI

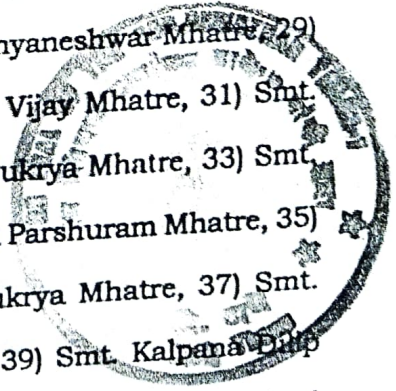
For CHIZOR...  
Shop No. 34-1, Sector A, Road...  
189207  
FEB 21 2006

58

hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the SECOND PART.

WHEREAS 1) Shri Anant Manglya Mhatre, 2) Smt. Hausbai Anant Mhatre, 3) Shri Jayesh Anant Mhatre, 4) Shri Ganesh Anant Mhatre, 5) Smt. Chandrakala Bhivraj Patil, 6) Arvind Anant Mhatre, 7) Shri Jayaram Manglya Mhatre, 8) Smt. Kamalabai Jayaram Mhatre, 9) Ms. Namrata Jayaram Mhatre, 10) Rohit Jayaram Mhatre, 11) Shri Pandurang Manglya Mhatre, 12) Smt. Vasanti Pandurang Mhatre, 13) Ms. Jagruti Pandurang Mhatre, 14) Ms. Rachana Pandurang Mhatre, 15) Ms. Amita Kashinath Mhatre, 16) Vishal Pandurang Mhatre, 17) Shri Kashinath Manglya Mhatre, 18) Smt. Vimal Kashinath Mhatre, 19) Kundan Kashinath Mhatre, 20) Nitesh Kashinath Mhatre, 21) Shri Babul Alias Rakesh Manglya Mhatre, 22) Smt. Kalpana Rakesh Mhatre, 23) Yash Rakesh Mhatre, 24) Bhuvanesh Rakesh Mhatre, 25) Bhagyata Rakesh Mhatre, 26) Shri Dnyaneshwar Manglya Mhatre, 27) Smt. Vaishali Dnyaneshwar Mhatre, 28) Akshaya Dnyaneshwar Mhatre, 29) Abhishek Dnyaneshwar Mhatre, 30) Smt. Tai Vijay Mhatre, 31) Smt. Revati Jitendra Gharat, 32) Shri Parshuram Sukrya Mhatre, 33) Smt. Damayanti Parshuram Mhatre, 34) Ms. Namita Parshuram Mhatre, 35) Hitesh Parshuram Mhatre, 36) Shri Dilip Sukrya Mhatre, 37) Smt. Kalpana Dilip Mhatre, 38) Raj Dilip Mhatre, 39) Smt. Kalpana Dilip Mhatre, 40) Smt. Kisanibai Narayan Patil and 41) Smt. Bebibai Madhukar Patil are the owners of land bearing Old Survey NO. 661, New Survey No. 262, Hissa No. 1, admeasuring 16, 190 sq. yards, i.e.

*[Handwritten signatures and initials]*  
Sumitra  
Mhatre



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equivalent to 13,380 sq. meters, situate, lying and being at village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, (hereinafter referred to as 'THE SAID FIRST PROPERTY').

AND WHEREAS the said Shri Anant Manglya Mhatre and others became the owners of the said first property by virtue of Consent Term filed in the Court of Civil Judge (J.D.), Thane, in Regular Civil Suit No. 295 of 1996, which was filed by them against Smt. Bhagirathi Jagannath Mhatre and three others for partition of the properties mentioned in the said suit including the said first property.

AND WHEREAS by an Agreement for Sale cum Development, dated 17th July, 2001, the said Shri Anant Manglya Mhatre and other have agreed to sell the said first property, to M/s. GAGAN ENTERPRISES at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said agreement for Sale cum Development, dated 17th July, 2001, the said Shri Anant Manglya Mhatre and other have also executed an Irrevocable General Power of Attorney in favour of partners of M/s. GAGAN ENTERPRISES, conferring upon them several powers inter-alia power to assign the development rights of the said first property to the person or persons of their Choice.

AND WHEREAS 1) Shri Tulsiram Waman Mhatre, 2) Mrs. Leelabai Madhukar Mhatre, 3) Shri Mahesh Madhukar Mhatre, 4) Shri Balakrishna Waman Mhatre, 5) Smt. Laxmibai Janardhan Bhoir, 6)



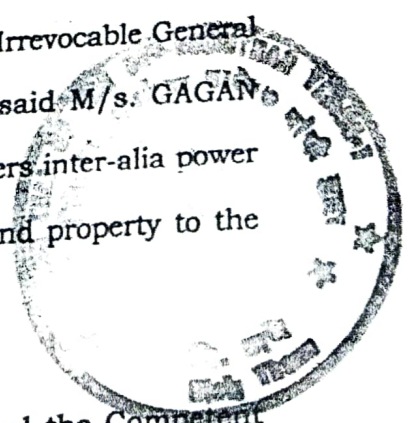
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Smt. Neerabai Gananan Mhatre, 7) Smt. Janibai Dwarkanath Patil, 8) Smt. Jaywantibai Bhalchadra Alwe, 9) Smt. Latabai Anant Patil and 10) Smt. Indubai Girdar Bugde are the owners of land bearing Old Survey No. 661, New Survey No. 262, Hissa No. 2, admeasuring 919.6 sq. Yards. i.e. equivalent to 760 sq. meters, situate, lying and being at village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, (hereinafter referred to as **THE SAID SECOND PROPERTY**).

AND WHEREAS by and Agreement for Sale cum Development, dated 2nd November, 2001, the said Shri Tulsiram Waman Mhatre and other have agreed to sell the said second property, to M/s. GAGAN ENTERPRISES at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale cum Development, dated 2nd November, 2001, the Said Shri Tulsiram Waman Mhatre and others have also executed an Irrevocable General Power of Attorney in favour of partners of the said M/s. GAGAN ENTERPRISES, conferring upon them several powers inter-alia power to assign the development rights of the said second property to the person or person of their choice.

AND WHEREAS the Additional collector and the Competent Authority, Thane Urban Agglomeration, was pleased to grant permission under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 vide an Order bearing No. ULC/TA/ATP/P/



*mitra*  
*Bakad*

59

2000/252, dated 23-10-2000 and ULC/ULN/TA/ATP/P/2002/815, dated 21-12-2002 in respect of the said first & second properties.

AND WHEREAS the Mira Bhayandar Municipal Corporation, by its Letter No. MNP/NR/2275/1001/2003-04, dated 9-5-2003 has sanctioned the Plan of the buildings to be constructed on the said first and second properties.

AND WHEREAS the Collector of Thane has granted N.A. Permission in respect of the said first and second properties vide and Order No. Revenue/K-1/T-1/NAP/SR-35/2002, dated 11-8-2003.

AND WHEREAS by an Agreement, dated 28th May, 2003, the said M/s. Gagan Enterprises agreed to grant FSI admeasuring 35,120 sq. feet (Built-up) in respect of four buildings viz. Building No.3 and 4, B-Type known as NAGESHWAR and Building No.5 and 6, B-Type known as GIRNAR in the project known as PADMAVATI NAGAR to be constructed on the portion of the said first and second properties, to M/s. SUDARSHAN DEVELOPERS at the price and on the terms and conditions therein contained.

AND WHEREAS subsequent to the execution of the said Agreement, dated 28th May, 2003 by and between the parties hereto the said M/s. Gagan Enterprises had submitted a revised plan to the Mira Bhayandar Municipal Corporation on account of following events;

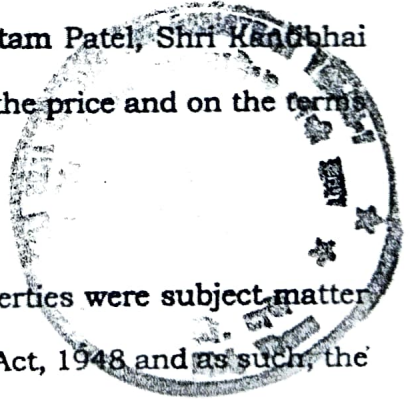
AND WHEREAS 1) Smt. Hansabai Suresh Mhatre, 2) Shri.

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Kedarnath Suresh Mhatre, 3), Smt. Bhamini Balchandra Mandavi, 4), Shri. Kailash Suresh Mhatre, 5) Shri Atmaram Malji mhatre, 6) Shri Janardhan Malti Mhatre and 7) Kumar Hemant Suresh Mhatre are the owners of Non-Agricultural land bearing Old Survey No. 660, New Survey No. 263, Hissa No. 1, admeasuring 7870 sq. meters and old Survey No. 658, New Survey No. 251, Hissa No.2, admeasuring 5280 sq. meters, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, now within the territorial jurisdiction of Mira Bhayandar Municipal Corporation, (hereinafter referred to as the "Said Third Properties").

AND WHEREAS by an Agreement for Sale-cum-Development, dated 26th day July, 1994 the said Smt. Hansabai Suresh Mhatre and others with the consent and confirmation of One Smt. Dwarkabai Kashinath Patil agreed to sale the said Third properties to the Shri. Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel, Shri Kanchhai Gundecha and Shri. Dhulchand Munot at the price and on the terms and condition therein contained.

AND WHEREAS the said entire Third properties were subject matter of Bombay Tenancy and Agricultural Land Act, 1948 and as such, the said 1) Smt. Hansabai Suresh mhatre, 2) Shri. Kedarnath Suresh Mhatre, 3) Smt. Bhamini Balchandra Madhavi, 4) Shri. Kailash Suresh mhatre, 5) Shri. Atmaram Malji Mhatre, 6) Shri Janardhan malti Mhatre and 7) Kumar Hemant Suresh Mhatre had obtained the Sale Permission No. PD/VI/TNC/SR/88, dated 8/9/94 from sub Divisional



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*[Handwritten signature]*  
Sumitra  
*[Handwritten signature]*

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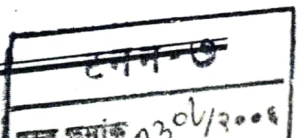
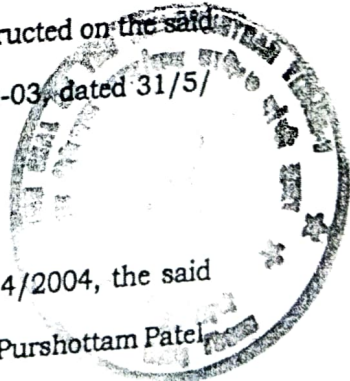
Officer of Thane, u/s. 43(i) of Bombay Tenancy and Agricultural Land Act, 1948, in respect of the said Third properties.

AND WHEREAS the collector of Thane has granted Non-Agricultural permission u/s.44 of the Maharashtra Land Revenue Code, in respect of the said third properties vide an Order No. NAP/SR-67/95, dated 7/9/95.

AND WHEREAS the Addl. Collector and the Competent Authority, has also granted permission to develop the said third properties u/s. 20 of the Urban Land (Celling and Regulation) Act, 1976 vide an Order No. W.S.H.S-20/742, dated 8/11/94 and a Corrigendum, dated 8/3/04.

AND WHEREAS the Mira-Bhayandar Municipal Corporation had also approved the building plans consisting of three Buildings viz. Building No.1 admeasuring 2367 sq. meters of FSI, Building No.2, admeasuring 2215.67 sq. meters of FSI and Building No.3, admeasuring 3221.25 sq. meters of FSI, to be constructed on the said third properties vide its Order No. 156/2381/2002-03, dated 31/5/2002.

AND WHEREAS by an Agreement, dated 19/4/2004, the said Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel, Shri Kantibhai Gundecha and Shri Dhulchand Munot have jointly agreed to assign an area admeasuring 199.4 sq. meters, forming the portion of the said third properties, which is being earmarked as "Tit Bit Plot" in the Layout of the said third properties and also Road FSI

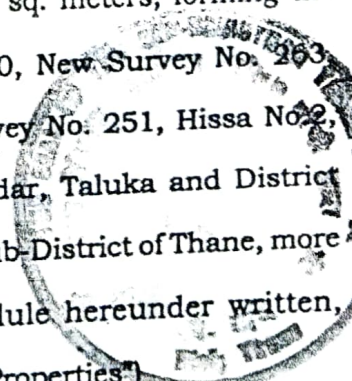


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admeasuring 1100 sq. meters to M/s. Gagan Enterprises at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to an Agreement, dated 19/4/2004, the said Shri Bharatkumar Purshottam Patel and others had also executed a Power of Attorney in favour of partners of the Said M/s. Gagan Enterprises, conferring upon them several powers inter-alia power to deal with and/or develop the said area admeasuring 199.4 sq. meters, forming the portion of the said third properties, which is being earmarked as "Tit Bit Plot" in the Layout of the said third properties and also Road FSI admeasuring 1100 sq. meters.

AND WHEREAS by virtue of the aforesaid documents, the said M/s. Gagan Enterprises are entitled to deal with and/or develop the land bearing Old Survey No. 661, New Survey No. 262, Hissa No.1, Old Survey No. 661, New Survey 262, Hissa No.2 and an area admeasuring 199.4 sq. meters, which is being earmarked as "Tit Bit Plot" and also Road FSI admeasuring 1100 sq. meters, forming the portion of land bearing Old Survey No. 660, New Survey No. 263, Hissa No. 1, Old Survey No. 658, New Survey No. 251, Hissa No.2, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, more particularly described in the First Schedule hereunder written, (hereinafter referred to as the "Said Entire Properties")



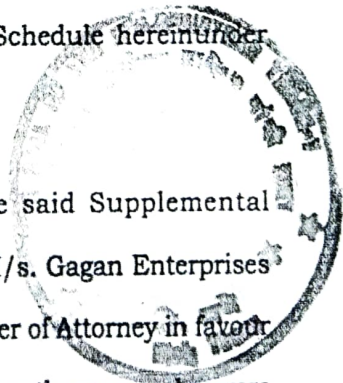
AND WHEREAS the said Shri Bharatkumar P. Patel and others and the Assinors herein have jointly submitted the plan to the Mira

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Bhayandar Municipal Corporation to revise the sanctioned building plan in respect of the said first, second and third properties and accordingly, the Mira Bhayandar Municipal Corporation had sanctioned revised plan of the buildings to be constructed in the layout comprising the said first, second and third properties on 23rd June, 2005 and accordingly, issued a Commencement Certificate No. MNP/NR/664/2005-06, dated 23/6/2005.

AND WHEREAS in view of the amendment of the layout plan of the said properties, the plan of the Building No.3,4,5 and 6, B-Type has been modified by raising floor Space Index (FSI) i.e. Building No.3 and 4, B-Type, known as NAGESHWAR consist of Ground Plus three upper floor, and Building No.5 and 6, Type-C/1, known as GIRNAR, consists of stilt plus seven upper floor, totally admeasuring 44937.43 sq.feet of FSI and having regard to the said fact, the said M/s. Gagan Enterprises have executed a Supplemental Agreement, dated 25th July, 2005 in favour of the said M/s. SUDARSHAN DEVELOPERS, being the Builders/Promoters herein, in respect of the said Buildings, more particularly described in the Second Schedule hereunder written.

AND WHEREAS in pursuance to the said Supplemental Agreement, dated 25th July, 2005, the said M/s. Gagan Enterprises have also executed an Irrevocable General Power of Attorney in favour of the Builders/Promoters herein, conferring upon them several powers inter-alia power to develop the said building, more particularly described in the Second Schedule hereunder written, in the layout of the said properties.

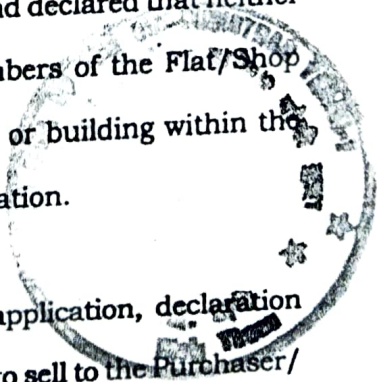


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copies of the plans approved by the concerned authorities have been annexed hereto.

AND WHEREAS the Builders/Promoters have accordingly commenced construction of the said buildings viz. Building No.3 and 4, B-Type, known as NAGESHWAR and Building No.5 and 6, Type-C/1, known as GIRNAR in the layout of the said properties, more particularly described in the Second Schedule hereunder written, (hereinafter referred to as the "Said Building") in accordance with the permission and orders granted by the authorities concerned.

AND WHEREAS the Flat/~~Shop~~ Purchaser/s applied to the Builders/Promoters for a allotment to the Purchaser/s Flat/~~Shop~~ No. 705 admeasuring 850 sq. Feet <sup>SB.</sup> (Carpet) i.e. equivalent to 28.99 sq. meters on the 7TH. floor in "B" wing of the Building No. 596 known as "GIRNAR" in the complex known as PADMAVATI NAGAR to be construed by the Builders/Promoters in the layout of the said properties and declared that neither the said Flat/Shop Purchaser/s nor the members of the Flat/Shop Purchasers family own a tenement or a house or building within the limit of the Mira Bhayandar Municipal Corporation.



AND WHEREAS relying upon the said application, declaration and agreement, the Builders/Promoters agreed to sell to the Purchaser/s a Flat/Shop at the price and on the terms and conditions hereinafter appearing;

AND WHEREAS under section 4 of the said Act, Agreement for

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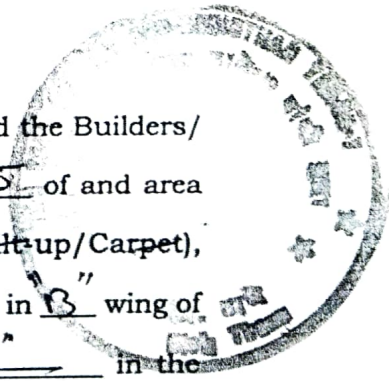
Sale of the said Flat/Shop is required to be executed by the Builders/Promoters in favour of the Purchaser/s being in fact these presents and also to register these presents under the Registration Act, subject to the payment of requisite stamp duty, registration fee and all incidental fees/charges, etc. by the flat/shop Purchaser/s to that effect.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. The Builders/Promoters shall construct the building viz Building No. 3 and 4, B-Type known as NAGESHWAR, and building No. 5 and 6, Type-C/1 known as GIRNAR in the complex known as PADMAVATI NAGAR in the layout of the said properties in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser/s with only such variations and modifications as the Builders/Promoters may consider necessary or as may be required by the concerned local authority for which the Purchaser/s hereby gives consent.

*Sumitra*  
*Rakhi*

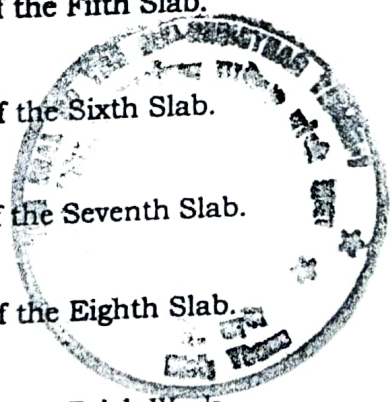
2. The Purchaser/s hereby agrees to purchase and the Builders/Promoters hereby agrees to sell Flat/Shop No. 705 of and area admeasuring 850 sq. feet (super built-up/Built-up/Carpet), equivalent to 78.99 sq. meters on the 7TH. floor, in "B" wing of the Building No. 5E16 known as "GIRNAR" in the complex known as PADMAVATI NAGAR and more particularly described in the Third Schedule hereunder written, (hereinafter called "the Said Premises").





3. The purchaser/s shall pay to the Builders/Promoters a sum of Rs. 11,05,000/- (Rupees ELEVEN LAC FIVE THOUSAND only) as the purchase price in respect of the said premises apart from other payments to be made by the purchasers/Promoters. The Purchase price shall be paid by the Purchaser/s to the Builders/Promoters in the following manner ;

- a) Rs. 51,000=00/- as Earnest Money on or before the execution of this Agreement.
- b) Rs. 1,14,750=00/- On completion of Plinth Work.
- Rs. 88,400=00/- On completion of the First Slab.
  - Rs. 88,400=00/- On completion of the Second Slab.
  - Rs. 88,400=00/- On completion of the Third Slab.
  - Rs. 88,400=00/- On completion of the Fourth Slab.
  - Rs. 88,400=00/- On completion of the Fifth Slab.
  - Rs. 88,400=00/- On completion of the Sixth Slab.
  - Rs. 88,400=00/- On completion of the Seventh Slab.
  - Rs. 88,400=00/- On completion of the Eighth Slab.
- c) Rs. 9,94,50=00/- On completion of the Brick Work.
- d) Rs. 4,42,00=00/- On completion of Internal Plastering work.
- e) Rs. 4,42,00=00/- On completion of External Plastering work.



*Sumitra*  
*M. S. Kulkarni*

Ownership Flat Act, 1963 within 3 months from the date of execution hereof failing which the same attracts penalty. The Purchaser/s shall at his/her/their cost lodge this Agreements within 3 months from the date hereof for registration with Sub-Registrar of Assurance at Thane and forthwith inform the Builders/Promoters, the serial number and the date under which the same is lodged to enable them to admit the execution of the same. The Purchaser/s shall pay stamp duty, registration fee and other incidental expenses for registration of this Agreement.

50. All notice to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D. at his/her/their address given by him/her/them specified below :-

MR. CHETAN. C. JHUNJHUNWALA (2) SUMITRA. C. JHUNJHUNWALA (3)

OMPRAKASH S. JHUNJHUNWALA. QT. B. 208 2ND FLOOR. GRACY APT  
P.M. RD. BHAYANDAR (W) (DIST THANA)

51. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promoters of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion, of the Construction etc.) Rules, 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in the force or any other provisions of law applicable thereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands at Mira Road the day and year first hereinabove written.

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**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT pieces or parcels of land bearing Old Survey No. 661, New Survey No. 262, Hissa No. 1, admeasuring 16,190 sq. Yards, i.e. equivalent to 13,380 sq. Meter and Old Survey No. 661, New Survey No. 262, Hissa No. 2, admeasuring, 919.6 sq. Yards, i.e. equivalent to 760 sq. Meters, Road FSI admeasuring 1100 sq. meters and an area admeasuring 199.4 sq. meters, which is being earmarked as "Tit Bit Plot" forming the portion of land bearing Old Survey No. 660, New Survey No. 263, Hissa No. 1, Old Survey No. 658, New Survey No. 251, Hissa No. 2, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

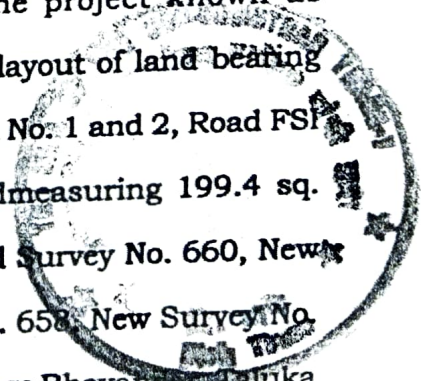
B

As submitted

**THE SECOND SCHEDULE ABOVE REFERRED TO**

Building No.3 and 4, B-Type, known as NAGESHWAR consist of Ground plus three upper floor and Building No.5 and 6, Type-C/1, known as GIRNAR, consists of stilt plus seven upper floor, totally admeasuring 44937.43 sq.feet of FSI in the project known as PADMAVATI NAGAR to be constructed in the layout of land bearing Old Survey No. 661, New Survey No. 262, Hissa No. 1 and 2, Road FSI admeasuring 1100 sq.meters and an area admeasuring 199.4 sq. meters, forming the portion of land bearing Old Survey No. 660, New Survey No. 263, Hissa No.1 and Old Survey No. 658, New Survey No. 251, Hissa No. 2, situate, lying and being at village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

Amended



**THE THIRD SCHEDULE ABOVE REFERRED TO**

A Flat / ~~Shop~~ / bearing No. 705 admeasuring  
850 sq. feet (Built-up/Carpet) i.e. 78.77 sq. meters (Built-  
up/Carpet) on the 7TH floor in "B" wing of the Building  
No. 566 known as CAIRNAR in the complex known  
known as PADMAVATI NAGAR to be constructed in the layout of the  
said properties described in the First Schedule hereinbefore written.

SIGNED SEALED AND DELIVERED }  
by the withinnamed "BUILDERS" }  
M/s. SUDARSHAN DEVELOPERS }  
Through its partner }

MR. BHARAT S. VORA }

in the presence of \_\_\_\_\_ }

1. ~~\_\_\_\_\_~~ }

2. ~~\_\_\_\_\_~~ }

SIGNED SEALED AND DELIVERED }  
by the withinnamed "PURCHASERS" }

MR./MRS./MISS. CHETAN. O JHUNJHUNWALA }

② SUMITRA. O. JHUNJHUNWALA ③ OMPRAKASH. }  
S. JHUNJHUNWALA. }

in the presence of \_\_\_\_\_ }

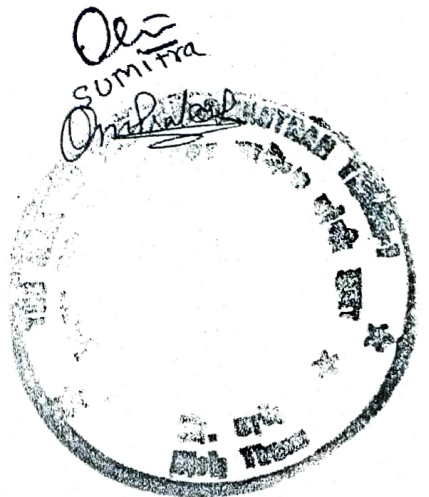
1. ~~\_\_\_\_\_~~ }

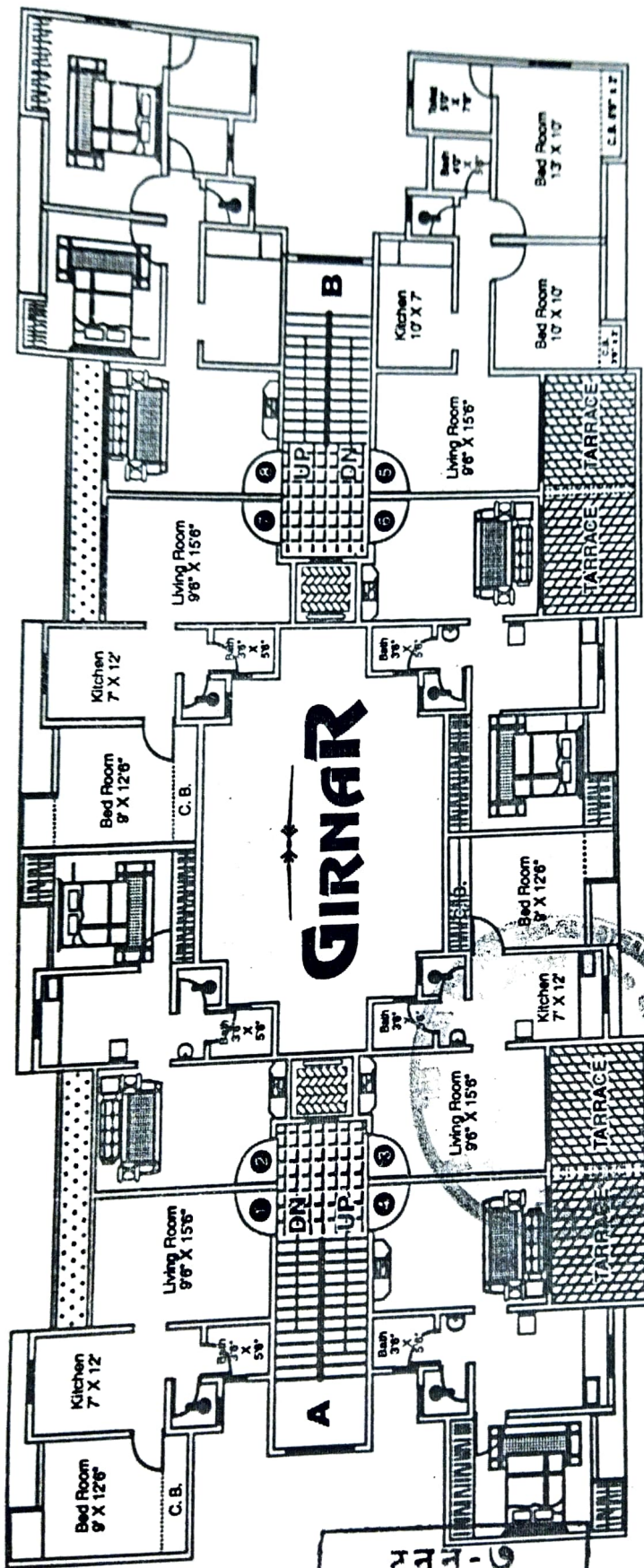
2. ~~\_\_\_\_\_~~ }

513

For Sudarshan Developers

Bharat S. Vora.  
Partner



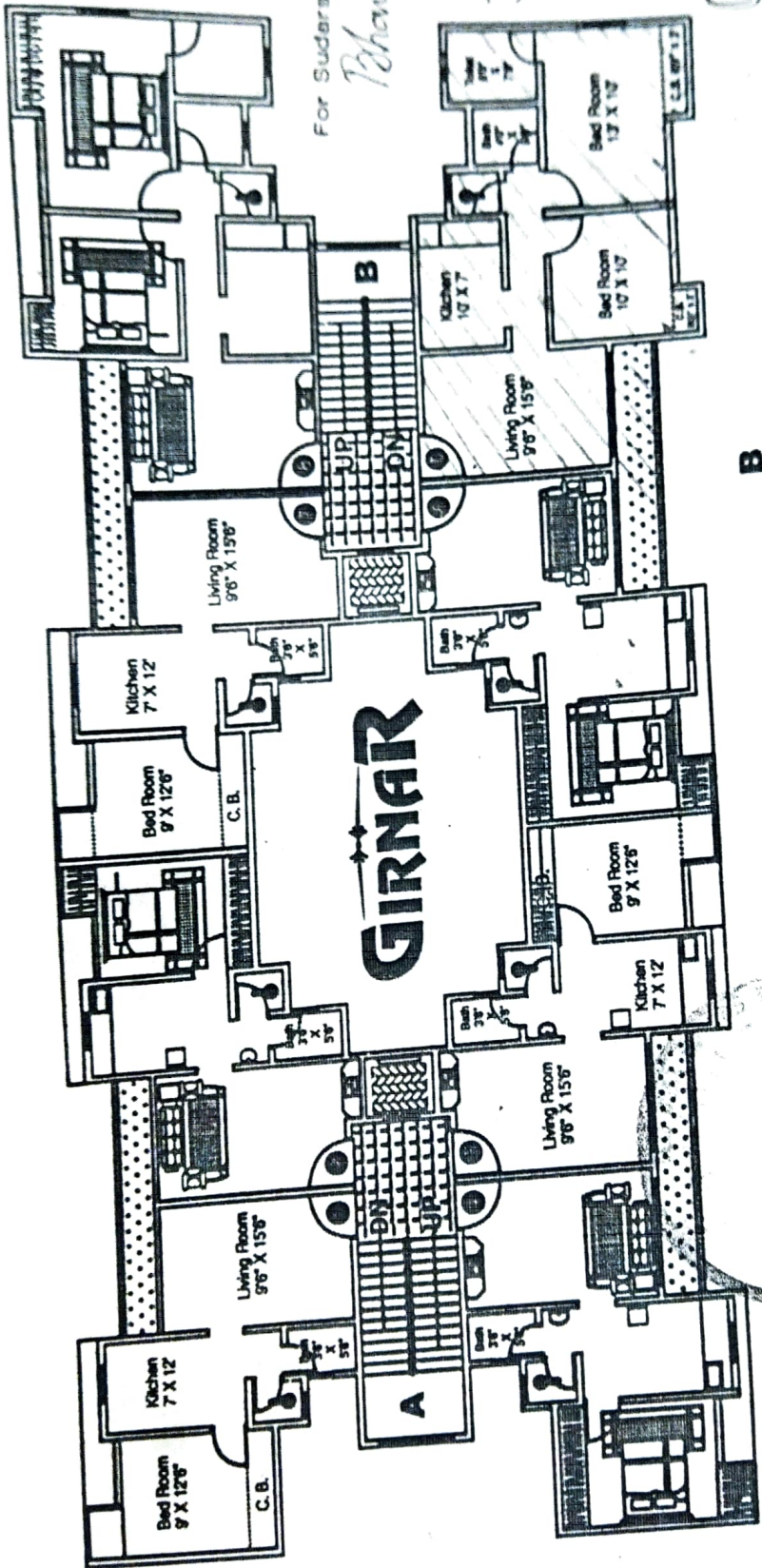


B

# 1st Floor Plan

**GIRNAR**

टनन-७  
 बरत कसंका १३०५२००६  
 ३६ / ५६



For Sudarshan Developers  
*Praveen S. Mani*  
 Partner

FLAT NO. 202  
 7TH FLOOR  
 B. WING  
*OS*  
 SUDARSHAN  
*Ambedkar*

**B**  
**2nd To 7th Floor Plan**



टनन-७  
 दस्त नमंक १३०७/२००६  
 ३०/३६



मिरा भाईदर महानगरपालिका

मुख्य कार्यालय, भाईदर (१),

उपपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१

ज. क्र. मि.भा./मनपा/नर/६६४ / २००३ - ०६

दिनांक - २३/६/०७

जमिनी/जागाभालक श्री/श्रीम. (१) परशुराम मुकुंदा म्हात्रे व इ. (२) श्री. तुळशीराम नामन म्हात्रे व इ.  
अधिकार पत्रधारक श्री./मेसर्स गगन एंटरप्राइजेस  
द्वारा - वास्तुविशारद मेसर्स विशेष असो व मे. दिशा हिन्साईन कन्स.

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - भाईदर सर्वे क्र./ हिस्सा  
क्र. नवीन २६२/१,२ जुना ६६१/१,२ या जागेत नियोजित बांधकामास  
बांधकाम प्रारंभपत्र मिळणेबाबत.

- संदर्भ :- १) आपला दि.२९/०४/२००५ व दि.१४/०६/२००५ चा अर्ज.  
२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.  
यू.एल.सी./टी.ए/एटीपी/प्रमाणपत्र/२०००/२५२, दि.२३/१०/२०००  
ची मंजूरी.  
३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी  
आदेश क्र. महसूल/क-१/टे-१/एनएपी/एसआर-३५/२००२, दि.११/०८/२००३  
४) या कार्यालयाकडील पत्र क्र. मिभा/मनपा/नर/१३४८/८६४०/२००३-०४,  
दि.१७/१२/२००३ अन्वये बांधकाम परवानगी.

-:बांधकाम प्रारंभपत्र :-

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई प्रांतिक  
महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ ( प्रकरण १२ स) विकास कार्य करण्यासाठी /  
बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील  
मौजे - भाईदर स.स.नं./सर्वे क्र./हिस्सा क्र. नवीन २६२/१,२ जुना ६६१/१,२ व (स.क्र. ६५८/२, ६६०/१ या  
रेखांकनातील भुखंड प्रकार "अ") या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस हिरव्या रंगाने दुरुस्ती  
दर्शविल्याप्रमाणे खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात  
येत आहे.

- १) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या वापरासाठीच करण्याचा आहे.
- २) सदरची बांधकाम परवानगी आपल्या हक्कात नसलेल्या जागेवर कोणतेही  
बांधकाम करता येणार नाही.

टनन-७

०३०४/२००६

क्र. युएलसी/टिए/एटीपी/कदाग-२०/  
एस.आर.-७४२/भाईदर/२००४.  
अप्पर जिल्हाधिकारी तथा सक्षम प्राधिकारी  
ठाणे नागरी संकुलन, ठाणे.  
दि. : ०८/३/२००४.

प्रति,

श्रीमती हंसाबाई सुरेश म्हात्रे  
द्वारा श्री. भरतकुमार पटेल  
३, तळ मजला, 'तपस्या',  
हमारा बझार पाठीमागे, ६० फुटी रोड,  
भाईदर (प.), ता.जि.ठाणे-४०१ १०१.

विषय :- ना.ज.क.धा. अधिनियम १९७६  
कलम २० खालील योजना  
जमिनधारक - श्रीमती हंसाबाई सुरेश म्हात्रे  
मौजे - भाईदर, ता.जि. ठाणे.  
स.क्र. ६६०/१ (जुना), २६३/१ (नवीन),  
६५८/२ (जुना), २५१/२ (नवीन)  
सूट दिलेले क्षेत्र - ३९३६.०० चौ.मि.

संदर्भ :- आपला विनंती अर्ज दि. ३०/१/२००४.

महोदय,

उपरोक्त विषयासंदर्भात कळविणेत येते की खालील अटी व शर्तीस अधीन राहून  
योजनेतील सदनिकांच्या नोंदणीस या कार्यालयाची हरकत नाही.

१. मूळ योजना आदेश क्रं. युएलसी/टिए/डब्ल्यु.एस.एच.एस. २०/एस.आर.-७४२  
दि. ८/११/१९९४ मधील अटी व शर्ती पूर्वीप्रमाणेच योजनाधारक/विकासकर्ते यांचे  
बंधनकारक राहतील.
२. मा. सर्वोच्च न्यायालयाने कलम २० खालील योजनांबाबत दिनांक : ३१/१/९०  
रोजी दिलेल्या निर्देशाचे काटेकोरपणे पालन करणेत यावे.
३. योजनेतील खुल्या बाजारात विकावयाच्या सदनिका रु. ६५२/- चौफूट या दराने  
विकाव्यात व त्यासाठी ठेवलेले विक्री रजिस्टर विहित नमुन्यात गरून पडताळणीसाठी  
या कार्यालयास दर महिन्याच्या ५ तारखेच्या आंत सादर करणेत यावे.



अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी  
ठाणे नागरी संकुलन, ठाणे.

प्रत :-

१. सहजिल्हानिबंधक, ठाणे.

२. दुय्यम निबंधक, ठाणे यांना कळविणेत येते की योजनेतील विषयाविना संघर्षातील  
सदनिकांच्या नोंदणीस या कार्यालयाची हरकत नाही.

सन-७
२००४/२००६
१३/५६



2006  
24 PM

दुय्यम निबंधका

सह दु. नि. टाणे ?

दस्त गोपवारा भाग-1

दस्त क्र 1308/2006

५५/१५

क्रमांक : 1308/2006

प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाव केतन ओ झुनझुनवाला  
पत्ता घर फ्लॅट नं बी/208  
गल्ली रस्ता पी एम रोड  
ईमारतीचे नाव चेसी अपार्ट  
पेट वसाहत  
शहर गाव भाईदर  
तालुका  
पिन  
पॅन नम्बर AADPJ0275F

लिहून घेणार

वय 28

सही



नाव सुमित्रा ओ झुनझुनवाला  
पत्ता घर फ्लॅट नं वरीलप्रमाणे  
गल्ली रस्ता -  
ईमारतीचे नाव -  
ईमारत नं -  
पेट वसाहत -  
शहर/गाव -  
तालुका -  
पिन -  
पॅन नम्बर -

लिहून घेणार

वय 59

सही

Sumitra



नाव अमरकाश एस झुनझुनवाला  
पत्ता घर फ्लॅट नं वरीलप्रमाणे  
गल्ली रस्ता -  
ईमारतीचे नाव -  
ईमारत नं -  
पेट वसाहत -  
शहर/गाव -  
तालुका -  
पिन -  
पॅन नम्बर -

लिहून घेणार

वय 65

सही



नाव मे.सुदर्शन डेव्हलपर्स तर्फे भागीदार भरत एस  
बोरा  
पत्ता घर/फ्लॅट नं: जी/5  
गल्ली/रस्ता -  
ईमारतीचे नाव: नागेश्वर पद्मावती नगर  
ईमारत नं: -  
पेट वसाहत: -  
शहर गाव: भाईदर प  
तालुका: -

लिहून घेणार

वय 35

सही

Bhencat S-Room



दस्त गोपवारा भाग - 2

दनन7

दस्त क्रमांक (1308/2006)  
५६/५६

दस्त क [दनन7-1308-2006] चा गोपवारा  
बाजार मूल्य : 1136271 मोबदला 1105000 भरलेले मुद्रांक शुल्क 40600

पावती क्र. 1308 दिनांक 22/02/2006  
पावतीचे वर्णन  
नांव. घेतन ओ झुनझुनवाला

दस्त हजर केल्याचा दिनांक : 22/02/2006 12:55 PM  
निष्पादनाचा दिनांक : 21/02/2006  
दस्त हजर करणा-याची सही :

*[Handwritten signature]*

11370 : नोंदणी फी  
1120 : नककल (अ. 11(1)), पुष्टांकनाची  
नककल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

12490: एकूण

*[Handwritten signature]*

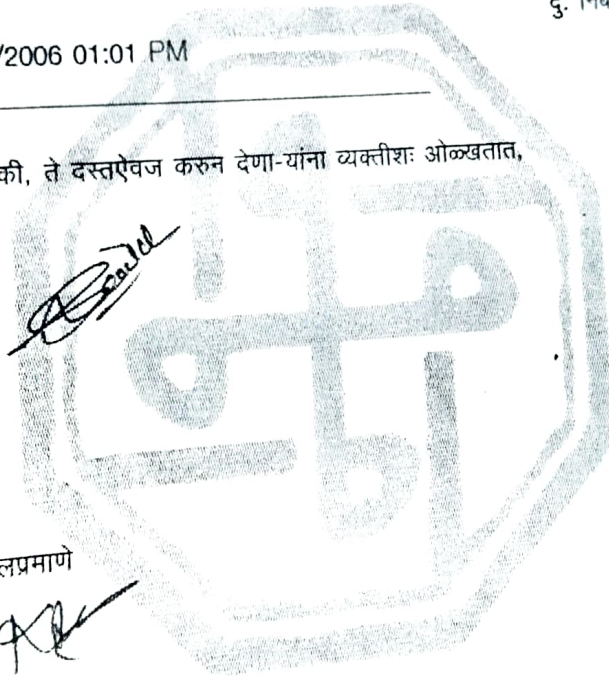
दु. निबंधकाची सही, सह दु.नि.ठाणे 7

दस्ताचा प्रकार : 25) करारनामा

शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 22/02/2006 12:55 PM  
शिक्षका क्र. 2 ची वेळ : (फी) 22/02/2006 12:59 PM  
शिक्षका क्र. 3 ची वेळ : (कबुली) 22/02/2006 01:01 PM  
शिक्षका क्र. 4 ची वेळ : (ओळख) 22/02/2006 01:01 PM

दस्त नोंद केल्याचा दिनांक : 22/02/2006 01:01 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.



*[Handwritten signature]*

1) फिरोज- शेख ,घर/फ्लॅट नं: 8

गल्ली/रस्ता: -  
ईमारतीचे नाव: मिलन प्लाझा  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: भाईदर प  
तालुका: -  
पिन: -

2) केतन- मोरे ,घर/फ्लॅट नं: वरीलप्रमाणे

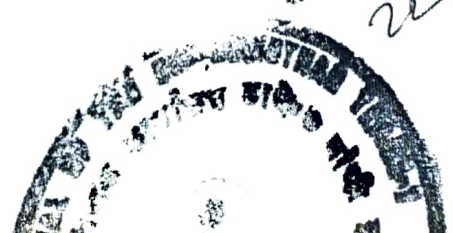
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -

*[Handwritten signature]*

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दु. निबंधकाची सही  
सह दु.नि.ठाणे 7

पुस्तक क्रमांक 9307  
9307  
दु. नि. ठाणे  
सह. दु. नि. ठाणे  
तारीख



# AGREEMENT FOR SALE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200 \_\_\_\_\_

BETWEEN

## SUDARSHAN DEVELOPERS

Bhayander (East) Dist. Thane - 401 105.

AND

MR./MRS CHITAN. C. JHUNJHUNWALA (2) Sumitra

(2) JHUNJHUNWALA (3) (1) M PRAKASH S. JHUNJHUN

\_\_\_\_\_ PURCHASER

IN RESPECT OF

FLAT NO. 205 ON 7th FLOOR B wing

'GRIENAR' BLDG.