



पावती

Original/Duplicate

Saturday, August 20, 2016

नोंदणी क्र. :39म

7:14 PM

Regn.:39M

पावती क्र.: 8581 दिनांक: 20/08/2016

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पबल4-7325-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनिल त्रिभुवन विश्वकर्मा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकूण:

रु. 30960.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-० अंदाजे

7:34 PM ह्या वेळेस मिळेल.

Sadhna
Joint Sub Registrar Panvel 4
सह. दुय्यम निबंधक वर्ग-२.

पनवेल-४.

बाजार मुल्य: रु.6639000 /-

मोबदला रु.14000000/-

भरलेले मुद्रांक शुल्क : रु. 700000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003613795201617E दिनांक: 20/08/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 960/-

मो. क्र. / पत्ता: _____ हा मूळ दस्तऐवज, सीडी व
थंबनेल प्रसारित देण्यासाठी श्री / श्रीमती
यांना प्राधिकृत करत आहे तरी सदर दस्तऐवज त्यांच्याकडे देण्यात यावे ही विनंती.

Kumay
पसंकरांची सही



20/08/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 7325/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6639000
(4) भू-मापन, पोटहिस्या व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: पनवेल इतर वर्णन : इतर माहिती: ऑफीस नं. 102, पहिला मजला, "द ड्रीम", प्लॉट नं. 06, सेक्टर नं. 6ए, मौजे- कामोठे, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र, 86.664 चौ.मी. बिल्टअप या मिळकतीचे..... (Plot Number : 06 ; SECTOR NUMBER : 6 ए ;)
(5) क्षेत्रफळ	1) 86.66 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. त्रिवेणी बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. विलास नारायण घरत - - वय:- 35; पत्ता:-, - , शॉप नं. 7/8, गोल्डन व्ह्यु अपार्टमेंट, प्लॉट नं. 47, सेक्टर नं. 6ए, कामोठे, नवी मुंबई, - , - , णेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:- 410206 पॅन नं:-AAIFT2232R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल त्रिभुवन विश्वकर्मा - - वय:-39; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सदनिका क्र. 702, बिल्डींग नं. एम-6, मोराज रिव्हर साईड पार्क, गोदरज कॉलनी समोर, तक्रा, पनवेल, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगड: (००:). पिन कोड:-410206 पॅन नं:-ADHPV8346A
(9) दस्तऐवज करून दिल्याचा दिनांक	20/08/2016
(10) दस्त नोंदणी केल्याचा दिनांक	20/08/2016
(11) अनुक्रमांक, खंड व पृष्ठ	7325/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	700000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह. दुय्यम निबंधक दर्जा-२.
पनवेल-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

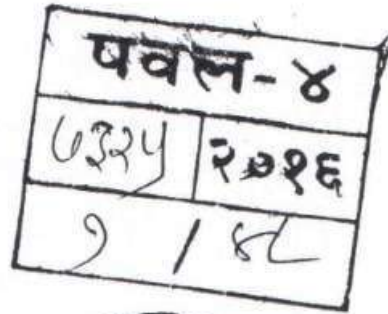
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Other Receipt (इतर पावती)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	201608201877			20 August 2016,08:40:33 PM		
मूल्यांकनाचे वर्ष	2016					
जिल्हा	रायगड					
मूल्य विभाग	तालुका : पनवेल					
उप मूल्य विभाग	1537/6-कामोठे सिडको से.क्र.6					
क्षेत्राचे नांव	A Class Palika			सर्व्हे नंबर /न. क्र. क्रमांक :		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर	
29000	64000	76600	93300	76600		
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र-	86.664 चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 76600/-	
उदववाहन सुविधा	आहे	मजला -	Stilt floor Or Ground floor			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर						
$= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार नविन दर}) * \text{मजला निहाय घट/वाढ}$ $= (76600 * (100 / 100)) * 100 / 100$ $= \text{Rs. 76600/-}$						
A) मुख्य मिळकतीचे मूल्य						
$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 76600 * 86.664$ $= \text{Rs. 6638462.4/-}$						
एकत्रित अंतिम मूल्य						
$= \text{मुख्य मिळकतीचे मूल्य} + \text{तलघराचे मूल्य} + \text{मेझनाईन मजला क्षेत्र मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{बदिस्त वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य}$ $= A + B + C + D + E + F + G + H$ $= 6638462.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs. 6638462.4/-}$						

[Home] [Print]



सह. दुय्यम निबंधक वर्ग-२.
पनवेल-४.



444-8
6327/2026
y 7c



AGREEMENT FOR SALE

OFFICE NO. 102, 1st FLOOR,
BLDG. KNOWN AS "THE DREAM"
PLOT NO.06, SECTOR-6A,
KAMOTHE, NAVI MUMBAI.

=====

BUILDING CONSISTS	: GROUND + 13 FLOORS (WITH LIFT)
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=====

CARPET AREA IN SQ. MTRS.	: 72.220
BUILT UP AREA IN SQ. MTRS.	: 86.664

=====

SALE PRICE	: RS.1,40,00,000/-
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=====

STAMP DUTY	: RS.7,00,000/-
REGISTRATION FEE	: RS. 30,000/-

=====

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 20th day of August 2016

VIX Graded

[Handwritten Signature]



CHALLAN
MTR Form Number-6

पानवेल-४

03/2/2016

GRN	MH00361323216	AMOUNT	700000.00	20/08/2016	25.2
Department	INSPECTOR GENERAL OF REGISTRATION	AMOUNT	30000.00	20/08/2016	25.2
Type of Payment	Stamp Duty	AMOUNT	700000.00	20/08/2016	25.2
Sr. No.	0002130404201617	AMOUNT	700000.00	20/08/2016	25.2
Deface Number	0002130404201617	AMOUNT	700000.00	20/08/2016	25.2
<p>(Amt. in words) Seven Lakh Thirty Thousand Rupees Only</p>					
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR				
Location	RAIGAD				
Year	2016-2017 One Time				
Account Head Details	Amount In Rs.	Payer Details			
0030046401 Stamp Duty	700000.00	TAX ID (If Any)			
0030063301 Registration Fee	30000.00	PAN No. (If Applicable)	ADHPV8346A		
		Full Name	ANIL TRIBHUVAN VISHWAKARMA		
		Flat/Block No.	OFFICE NO 102 1 ST FLOOR		
		Premises/Building			
		Road/Street	THE DREAM PLOT 06 SECTOR 6A		
		Area/Locality	KAMOTHE PANVEL RAIGAD		
		Town/City/District			
		PIN	4	1	0 2 0 9
		Remarks (If Any)	<p>PAN2=AAIFT2232R~SecondPartyName=TRI VENI BUILDERS AND DEVELOPERS-CA=140 00000</p>		
Total	730000.00	Amount In Words	Seven Lakh Thirty Thousand Rupees Only		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD No		Bank CIN	REF No.	69103332016082011601	97861952
Name of Bank		Date	20/08/2016-12:52:30		
Name of Branch		Bank-Branch	IDBI BANK		
		Scroll No. , Date	Not Verified with Scroll		



V N G... ..

(Signature)

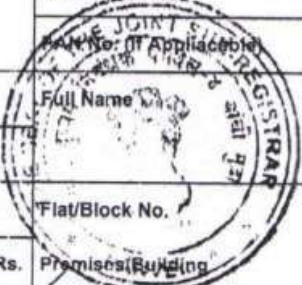
सह. दुय्यम निबंधक वर्ग-२.
पानवेल-४.



CHALLAN
MTR Form Number-6

4007-8
634202E
3/2

GRN	MH003613795201617E	BARCODE		Date	20/08/2016-12:52:03	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)					
	Registration Fee	PAN No. (If Applicable)		ADHPV8346A			
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			Full Name			
Location	RAIGAD			ANIL TRIBHUVAN VISHWAKARMA			
Year	2016-2017 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.	Premises (Building)	OFFICE NO 102 1 ST FLOOR			
0030046401	Stamp Duty	700000.00	Road/Street	THE DREAM PLOT 06 SECTOR 6A			
0030063301	Registration Fee	30000.00	Area/Locality	KAMOTHE PANVEL RAIGAD			
			Town/City/District				
			PIN	4	1	0	2 0 9
			Remarks (If Any)				
			PAN2=AAIFT2232R--SecondPartyName=TRI				
			VENI BUILDERS AND DEVELOPERS--CA=140				
			00000				
		Amount In	Seven Lakh Thirty Thousand Rupees Only				
Total		730000.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
IDBI BANK			Bank CIN	REF No.	69103332016082011601	97861952	
Cheque/DD Details			Date	20/08/2016-12:52:30			
Cheque/DD No			Bank-Branch	IDBI BANK			
Name of Bank			Scroll No. . Date	Not Verified with Scroll			
Name of Branch							



Mobile No. : 9702898989

VN checked

(Signature)

पत्र-४	
७३२५	२०१६
२	१४८



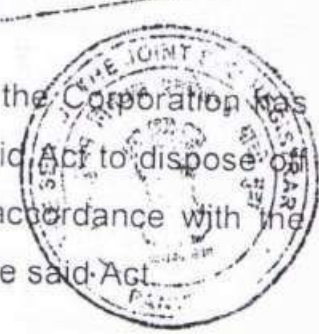
WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai; 400 021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. xxxvii of 1966) hereinafter referred to as the said Act.

4324/1038
6/12

AND WHEREAS:

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



AND WHEREAS:

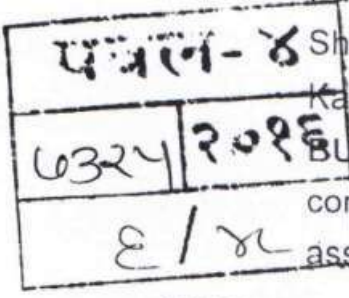
By an Agreement to Lease dated: 7th day of March 2013, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO). therein and herein referred to as 'THE LESSOR' and 1) SMT. NIRABAI PRABHUDAS MHATRE, 2) SHRI. VINAYAK PRABHUDAS MHATRE, 3) SMT. SHARDA PRABHUDAS MHATRE, 4) SHRI. RAJESH PRABHUDAS MHATRE, 5) SMT. SARIKA PRABHUDAS MHATRE, 6) SHRI. TULSHIDAS KAMALU MHATRE, 7) SHRI. MANGALU KAMALU MHATRE, (therein referred as the LESSEES and hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.6, Sector-6A, admeasuring 1199.84 Sq.Mtrs. at village Kamothe, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT').

VN@retd

[Handwritten signature]

BETWEEN

M/S. TRIVENI BUILDERS AND DEVELOPERS, through its Partner MR. VILAS NARAYAN GHARAT having address at Shop No.7/8, Golden View Apartment, Plot No.47, Sector-6A, Kamothe, Navi Mumbai – 410 209, hereinafter referred to as 'THE BUILDERS' (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns), of the One Part,



AND

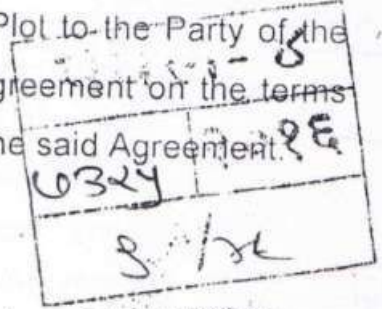
MR. ANIL TRIBHUVAN VISHWAKARMA aged 39 years, (PAN NO. ADHPV8346A) an adult, residing Flat No. 702, Building No. S-6, Moraj River Side Park, Opp. Godrej Colony, Takka Panvel, Dist. Raigad, Maharashtra, 410206, hereinafter called 'THE PURCHASER' (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors executors, administrators and assigns) of the Other Part.

DESCRIPTION OF PROPERTY

<u>OFFICE NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
102	1 st	06	6A
BUILDING	: "THE DREAM"		
NODE	: KAMOTHE, NAVI MUMBAI		
CARPET AREA IN SQ. MTRS.	: 72.220		
BUILT UP AREA IN SQ. MTRS.	: 86.664		
BUILDING CONSISTS	: GROUND + 13 FLOORS (WITH LIFT)		
SALE PRICE: Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh Only)			
hereinafter referred to as 'THE SAID OFFICE "			

VY@valed

NARAYAN GHARAT, 2) MR. VIKAS NARAYAN GHARAT, 3) MR. VILAS NARAYAN GHARAT, therein referred to as the New Licensees and hereinafter referred to as the Builders" of the THIRD PART. The said original Allottees have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.



AND WHEREAS:

The said Tripartite Agreement dated 12th day of April 2013 has been Registered at the Office of Sub Registrar Assurance Panyaj 4, vide Receipt No.3726, Document No.PVL4-3663-2013, Dated 12.04.2013.



AND WHEREAS:

The CIDCO has transferred the said Plot in favour of M/S. TRIVENI BUILDERS AND DEVELOPERS, through its Partners 1) MR. KAILASH NARAYAN GHARAT, 2) MR. VIKAS NARAYAN GHARAT, 3) MR. VILAS NARAYAN GHARAT, vide its CIDCO Letter NO.CIDCO/VASAHAT/12.5% SCHEME/KAMOTHE-261+261K/2013, Dated : 18.04.2013.

AND WHEREAS:

The Builders have entrusted the architect works to "DESTINATION" (hereinafter called "The Said Architect") & RCC works to ~~Surajit Agarwal~~, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot

AND WHEREAS:

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO/BP-12355/ATPO(NM&K)2013/1867, Date: 29.11.2013, granted its permission to develop the said plot and to construct a building for residential cum commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and

VM Greded

(Signature)

AND WHEREAS:

THE Original Allottees paid to the Corporation the entire lease Premium.

पवेल-४	
७३५५	२००९
५	

AND WHEREAS:

The said Agreement to Lease dated: 7th day of March 2013, has been Registered with the Sub Registrar Assurance Panvel-4, Vide

Receipt No.2261, Document No.PVL4-2231-2013, Dated: 07/03/2013



AND WHEREAS:

The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for residential cum commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.

AND WHEREAS:

The said Original Allottees have assigned all their rights in & upon the said plot in favour of M/S. TRIVENI BUILDERS AND DEVELOPERS, through its Partners 1) MR. KAILASH NARAYAN GHARAT, 2) MR. VIKAS NARAYAN GHARAT, 3) MR. VILAS NARAYAN GHARAT for proper consideration

AND WHEREAS:

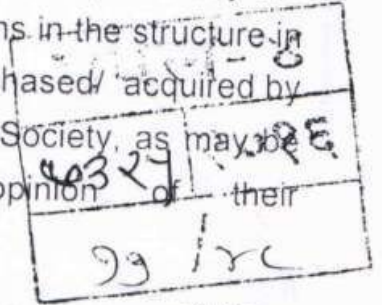
By Tripartite Agreement dated 12th day of April 2013, between the CIDCO THE FIRST PART, 1) SMT. NIRABAI PRABHUDAS MHATRE, 2) SHRI. VINAYAK PRABHUDAS MHATRE, 3) SMT. SHARDA PRABHUDAS MHATRE, 4) SHRI. RAJESH PRABHUDAS MHATRE, 5) SMT. SARIKA PRABHUDAS MHATRE, 6) SHRI. TULSHIDAS KAMALU MHATRE, 7) SHRI. MANGALU KAMALU MHATRE, the Original Allottees of the SECOND PART & the M/S. TRIVENI BUILDERS AND DEVELOPERS, through its Partners 1) MR. KAILASH NARAYAN

VN Ghate

(Handwritten signature)

AND WHEREAS:

By executing this Agreement the Purchaser has accorded his consent as required under Section 7 of the said Act, whereby the Builders will be entitled to make such alterations in the structure in respect of the said OFFICE agreed to be Purchased/ acquired by the Purchaser and/or the building in the said Society, as may be necessary and expedient in the opinion of their Architect/Engineer.



AND WHEREAS:

THE BUILDERS have entered into a standard Agreement with an Architect, registered with the Council of Architects and the such Agreement is as per the Agreement prescribed by the Council of Architect and the Structural Engineer till the completion of the building.



AND WHEREAS:

While granting the building permission and sanctioning the Plans, the CIDCO authorities have laid down certain terms and conditions to be performed by the Builders and the Builders accordingly incorporated the same terms and conditions in their Agreement with the Purchaser and upon due observance and performance of which only completion and/or the occupation certificate in respect of the new building shall be granted by the concerned authorities of CIDCO and the Builders shall be completed the Construction of the said new building known as "THE DREAM".

AND WHEREAS

The Copies of Certificate of Title issued by the Advocate MR. R. R. JINDAL, B. A. LLB. Advocate of High Court And Notary (Govt. of India) of the Builders showing the nature of the title of the Builders to the said property on which the building are to be constructed and the copies of the plans and specifications of the OFFICE agreed to be purchased by the Purchaser to be approved by the concerned local authority have been inspected by the Purchaser.

VN Gindal

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thereby approved and sanctioned the plans in respect of the said building.

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AND WHEREAS:

As per the Plans approved by the Corporation the Builders are constructing thereon Building as per the Plans and Specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein any, from time to time as may be approved by the CIDCO/Planning/Authorities:



AND WHEREAS:

The Building being constructed on the said Plot shall be known as "THE DREAM".

AND WHEREAS

The Purchaser has requested the Builders to allot the said OFFICE and also an undivided interest in common areas and facilities in the said building constructed on the Plot No.06, Sector-6A, Kamothe, Navi Mumbai, on ownership basis as agreed to by and between them which is hereinafter referred to as the said OFFICE, as per the Floor plan, annexed hereto and marked as ANNEXURE "A".

AND WHEREAS:

THE Purchaser agreed to pay price/consideration in respect of the said OFFICE in accordance with the provisions of the Maharashtra Ownership OFFICE s (Regulation of Promotion of Construction, Sale Management and Transfer) Act, 1963 and in accordance with the progress of the Construction work of the said new building.

AND WHEREAS:

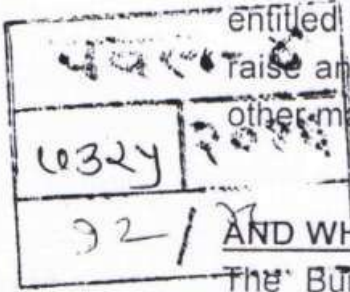
By executing this Agreement the Purchaser has accorded his consent as required under the said Act, 1963 whereby the Builders will be entitled to mortgage or create lien on any OFFICE, which is not hereby agreed to be sold.

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AND WHEREAS

The Purchaser has become fully satisfied about the title of the Builders to the said property and the Purchaser shall not be entitled to the further investigation of the title of the Builders or to raise any requisition or to raise any objection with regards to any other matter relating thereto.



AND WHEREAS:

The Builders have agreed to sell to the Purchaser the said OFFICE at the price and on the terms and conditions hereinafter bearing.



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

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

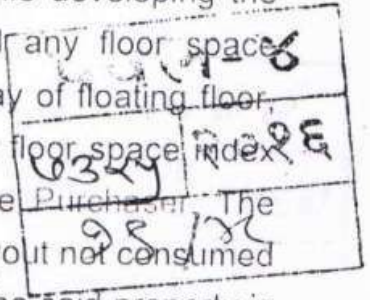
The Builders have informed the Purchaser and the Purchaser is aware that as per the scheme envisaged by the Builders:

- a) The Builders shall be entitled to consume the entire F.S.I. available in respect of the said property and/or additional F.S.I. or T.D.R. of any property available in any manner whatsoever as provided for in this Agreement.
- b) The Society or any other organisation or limited company shall be formed and the Conveyance /Lease shall be executed by the Builders in favour of the society or organization or limited company only upon the completion of all the buildings and development of entire property more particularly described in the schedule hereunder written and Purchaser shall not insist upon the conveyance/Lease prior to the completion of the entire development of the said property more particularly described in the schedule hereunder written.

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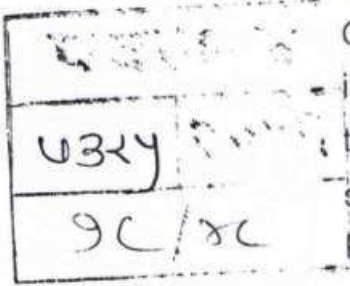
Floor Space Index by them. In case while developing the said property the Builders have utilised any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the Builders to the Purchaser. The residual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



21. The Purchaser along with other Purchaser in the said building shall join in forming and registering Apartment Owners/Co-Operative Housing Society/Private Limited Company as the case may be and for this purpose also from time to time sign and execute the application for registration and/or membership and/or other papers and registration of the Company/Society as the case may be and for becoming a member including the bye-laws, Rules and Regulations of the Proposed Association and duly fill in sign and return to the Builders so as to enable the Builders to register the Organisation of the Office Purchaser under the said Act and Rules made there under.
22. After the building is complete and fit for occupation and after the Society (ies) or Limited Company (ies) incorporated Body(ies) or condominium of Apartments is registered and only after all the said Office in the said building have been sold and disposed off by the Builders and after the Builders have received all dues payable to them under the terms of the Agreement with various Office holders etc. and after the completion of all buildings as developments of the entire property the Builders will execute a Deed of Lease and/or any other documents in favour of a Co-operative society (ies) Limited company(ies) Incorporated Body or condominium of Apartments by MR. R. R. JINDAL, B.A., LLB, Advocate High Court And Notary (Govt. of India) having his office at B-3/6/0:2, Sector-2, Vashi, Navi Mumbai, shall prepare the Conveyance and all other

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on the amount so refunded and upon termination of this Agreement, pending refund of the amount as aforesaid, the Builders shall be at liberty to dispose off and sell the said Office to such person and at such price as the Builders may in their absolute discretion think fit and only after the sale of the said OFFICE and realization of the amount from the sale of the said OFFICE, the amount shall be refunded to Purchaser, after making deduction as aforesaid.



It is further understood between the parties that the Purchaser would not have any right whatsoever as far as the remaining Office are concerned, and the same would be disposed off by the Builders in a manner as the Builders would deem fit. The Purchaser would however become the members of the Society and pay all necessary charges and deposits apart from the said sale price.

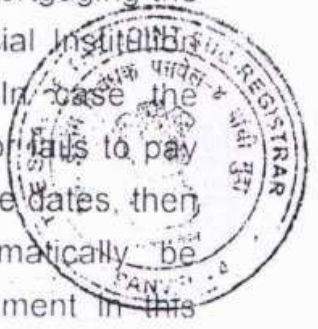
17. If, for any reason outside the control of the Builders and/or the Society the whole or part of the project is abandoned, no claim will be preferred by either party to the contract.
18. The Builders shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO Ltd., or the Local Authority causing delay in giving/ supplying permanent water connection or such other service connections necessary for using/occupying the said OFFICE.
19. The Builders shall in respect of any amount unpaid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said Office agreed to be acquired by the Purchaser.
20. The Builders hereby declare that the entire Floor Space Index available in respect of the said property has been consumed in this project only and that no part of the Floor Space Index has been utilized by the Builders elsewhere for any other purpose whatsoever. In case the said Floor Space Index has been utilised by the Builders elsewhere, then the Builders shall furnish to the Purchaser all the detailed particulars in respect of such utilisation of said

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which may be utilized not have been carried out or completed. THE PURCHASER shall use the OFFICE or any part there of or permit the same to be used only for the purpose to which it is allotted. The Purchaser agreed not to change use of the OFFICE or COVER the open space without prior consent in writing of the Builders.

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14. The Builders have No Objection whatever in mortgaging the said Office of the Purchaser with any Financial Institutions including the employer of the Purchaser. In case the Purchaser is not qualified for the loan facility or fails to pay the said amount on or before his respective due dates, then in that event, this Agreement shall automatically be cancelled without any further Deed or Document in this behalf, subject to what is stated in Para 6 herein above.



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

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

Provided further that upon termination of this agreement as aforesaid, the Builders shall refund to the Purchaser the installments of sale price of the OFFICE etc. which may till then have been paid by the Purchaser to the Builders after deducting there from the Administrative expenses, Earnest Money deposit and out of pocket expenses and service charges etc. as may be determined by the Builders. The Builders shall not be liable to pay to Purchaser any interest

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competent authority at the time of sanction in the said plans and thereafter and shall, before handing over possession of the said OFFICE to the Purchaser, obtain Occupation and/or Completion Certificate.

WITHOUT Prejudice to the Builders, other rights under this Agreement and/or in law the Purchaser shall be liable and shall at the option of the Builders, pay to the Builders interest at the rate of 24% per annum on all amounts due and payable by the Purchaser under this Agreement.

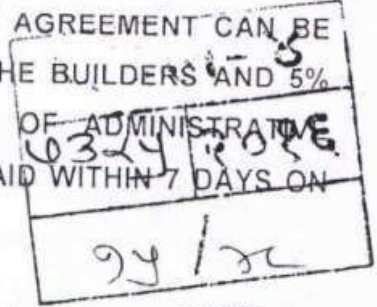
The Builders agree that the possession of the said OFFICE shall be delivered to the Purchaser on or before _____.

The Builders shall not incur any liability if they are unable to deliver possession of the OFFICE by the date aforesaid, if the completion of the building is delayed on account of non-availability of materials or by reason of war, civil commotion or any act of God or if non-delivery of possession is a result of any notice, order rules notification of the Government Court of law and/or other public authority or for non-availability of water and/or electric connection from the concerned authorities or non availability of water and/or electric connection from the concerned authorities or non-payment of the amounts by the Purchaser on due dates and as per schedule of payment or for any reasons unforeseen or beyond the control of the Builders.

12. THE PURCHASER shall take possession of the OFFICE within 7 days of the Builders giving written notice to the Purchaser intimating that the said OFFICE is ready for use and occupation. PROVIDED that if within a period of SIX MONTHS from the date of handing over the OFFICE to the Purchaser, the Purchaser brings to the notice of the Builders any defect in the OFFICE is situated or the material used therein or only later change in the construction of the said building, then wherever possible such defects shall be rectified by the Builders at their own cost.
13. UPON POSSESSION of the said Office being delivered to the Purchaser, the Purchaser shall be entitled to use and occupy the said Office and shall not claim against the Builders in respect of any item of work in the said Office

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6. IN CASE THE PURCHASER FAILS TO MAKE THE BALANCE PAYMENT, THEN AN INTEREST OF 24% PER ANNUM SHALL BE CHARGED FOR THE REMAINING PAYMENT, AND IN CONTINUATION OF THE DEFAULT, THE AGREEMENT CAN BE CANCELLED AT THE DISCRETION OF THE BUILDERS AND 5% SHALL BE DEDUCTED ON ACCOUNT OF ADMINISTRATIVE CHARGES, AND BALANCE SHALL BE PAID WITHIN 7 DAYS ON CANCELLATION OF THE AGREEMENT.



7. IT IS CLEARLY MENTIONED HEREIN THAT NON-AVAILABILITY OF LOAN FROM THE FINANCIAL INSTITUTION SHALL NOT BE A CONDITION FOR MAKING DEFAULT THE INSTALLMENT OR PAYMENT TOWARDS THE SALE PRICE.



8. The above purchase does not include the following charges :-


- a) Stamp Duty, Registration and other charges payable to the concerned authorities.
 - b) Water connection charges and electricity connection charges.
 - c) Electric cable laying charges.
 - d) Development charges for Land and Building and infrastructure charges.
 - e) Legal charges for documentation.
 - f) Transfer fees.
 - g) Water Resources Development charges.
 - h) Any other taxes, cesses that shall be levied or become leviable by CIDCO or any Government Authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
 - i) Proportionate share of Property taxes.
 - j) Share money, entrance Fee of the society or limited Company.
 - k) Service Tax as applicable.
- Any Other Taxes, VAT Tax, LBT, Goods and Service Tax, CESS tax on Land and Building that shall be levied or become leviable by CIDCO or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.

9. The Builders hereby agree to observe, perform and comply with all the terms, condition, stipulations and restrictions, if any which may have been imposed by the concerned

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ANNEXURE 'B'
SCHEDULE OF PAYMENT

PAYMENT SCHEDULE OF OFFICE & OFFICE		Particulars Of Work	Percentage Of Total Sale
4444-8	Sr. No.		
6324/2	1.	As Earnest Money at the time of booking	20 %
92/2	2.	On Commencement of Work	10 %
		On Completion of Plinth work	8 %
		On Completion of 1 st Slab	5%
		On Completion of 2 nd Slab	5 %
		On Completion of 3 rd Slab	5%
		On Completion of 4 th Slab	5%
		On Completion of 5 th Slab	4%
		On Completion of 6 th Slab	4%
		On Completion of 7 th Slab	4%
		On Completion of 8 th Slab	4%
		On Completion of 9 th Slab	3%
		On Completion of 10 th Slab	3%
		On Completion of 11 th Slab	3%
		On Completion of 12 th Slab	3%
		On Completion of 13 th Slab	3%
		On Completion of 14 th Slab	3 %
		On Completion of Bricks Works & Plaster	2%
		On Completion of Plumbing piping & electric piping Work	2%
		On Completion of Tiling & Painting Work	2%
		On Possession	2 %
		TOTAL	100%

TIME BEING ESSENCE OF CONTRACT. the agreement will stand automatically cancelled if the Purchaser fails to make the payment within time.

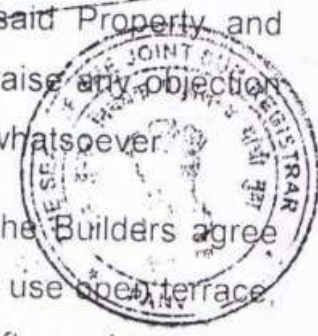
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Aforesaid conditions are of the essence of this Agreement and only upon the Purchaser agreeing to the said conditions the Builders have agreed to sell the said OFFICE to the Purchaser.

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2. The Purchaser hereby agrees that he has satisfied himself about the title of the Builders to the said Property and declares that he shall not be entitled to raise any objection in matter relating to the title or otherwise whatsoever.
3. The Purchaser agreed to Purchase and the Builders agree to sell the said OFFICE along with right to use open terrace, common premises, terrace, passages, lifts and recessed spaces below window cills, balconies, staircase, common passage and any other area used as amenity etc. in building known as "THE DREAM" being constructed on the said property, for a total consideration of Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh Only).
4. The Purchaser hereby agrees to confirm about the area of the said OFFICE as mentioned hereinabove and hereafter shall not raise any objection with regard to the same. Whatever allotted Stilt Car Parking/Open Space it is a condition that the Purchaser shall not enclose the Stilt Car Parking & Open Space shall be kept open to sky, failing which, the Purchaser shall be liable for the consequences arising there from, and the Purchaser hereby indemnify and keep the Builders indemnified of and against said liability and consequences thereof.
5. Prior to execution of this presents the Purchaser has paid a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) as Earnest Money Deposit/Booking amount adjustable towards the sale price of the OFFICE agreed to be sold by the Builders to the Purchaser. The Purchaser shall pay to the Builders the balance sum of Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakh Only) as per Annexure B

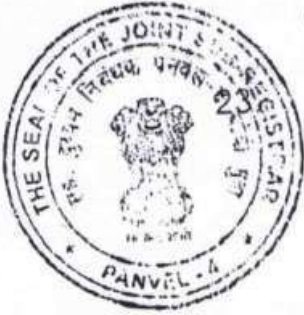


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documents to be executed in connection with the Co-operative Society or Limited Company or Incorporated body and all the costs, charges and expenses including stamp duty, registration fees and other expenses in connection with preparation of the execution of the Lease Deed and other documents and formation or registration incorporation of the Co-Operative Society or Limited Company or Incorporated Body or condominium of Apartments or other corporate body shall be borne and paid by the Purchaser.

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

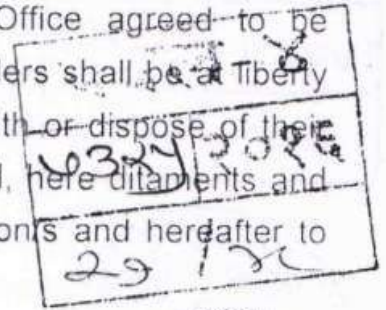
24. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post or Under Certificate of posting at his address specified below:

MR. ANIL TRIBHUVAN VISHWAKARMA
At. Flat No. 702, Building No. S-6, Moraj River Side
Park, Opp. Godrej Colony, Takka Panvel, Dist. Raigad,
Maharashtra, 410206in- 415606.

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

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26. Provided that the Builders do not, in any way affect or prejudice the right hereby granted in favour of the Purchaser in respect of the said Office agreed to be Purchased by the Purchaser the Builders shall be at liberty to sell, mortgage or otherwise deal with or dispose of their right, title and interest in the said land, here dilapidated and the Office and the building construction and hereafter to be constructed thereon.



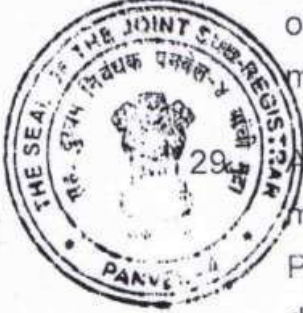
27. All costs, charges and expenses in connection with formation registration of the said Association/society as the case may be shall be borne and paid by the members of the said Association/Society and all costs, charges and expenses including Advocate's and Solicitor's fee for preparing and engrossing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



28. Commencing a week after the notice in writing is given by the Builders to the Purchaser that the said Office is ready for use and occupation, the Purchaser shall pay on or before the 5th day of every month to the Builders until the said property together with the building constructed thereon is transferred to the proposed Society/ Association as provided herein, a provisional monthly contribution as decided by the Builders and shall be paid for one year in advance towards the proportionate share that may be ascertained by the Builders (a) Insurance premium for insuring the said building against fire, riot and civil commotion etc, (b) The municipal rates charges, and taxes including collector's charges and all other outgoing that may from time to time be levied on or incurred in respect of the said Property (c) the charges for the maintenance and Management of the said building including wages and salaries of watchmen, sweeper bill collector and accountant (d) Electricity charges of common lights, meter pump etc. The said payment shall be on the ad-hoc basis and the Purchaser shall be liable to pay actual proportionate taxes

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and outgoing. On such lease Deed/Conveyance Deed being executed the aforesaid deposits shall be transferred by the Builders to the proposed Association/Society as the case may be. However the Builders shall be entitled to deduct there from and appropriated to themselves any amount that may be due and payable by the Purchaser to the Builders. The Purchaser undertakes to pay such proportionate share of outgoings regularly on the 5th day of each and every month in advance.

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

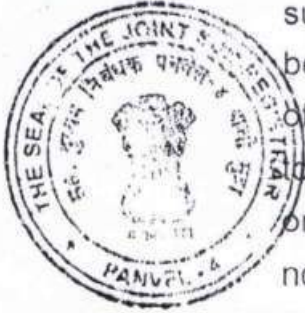
30. The Purchaser of himself with the intention to bring all persons into whomsoever hands the said Office may come (in accordance with terms of presents) do hereby covenant with the Builders as follows:
- To maintain the said Office Purchaser's own cost in good tenantable repair and condition from the date of taking possession of the said Office is situated, staircase or any passages which may be against the rules, regulations or Bye-Laws of concerned local or any other authority or change/alter or make addition in or to the building in which the said Office is situated and in the said Office itself any part thereof.
 - Not to store in the said Office any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which said Office is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircase, common passages or any other structures of the building in which the said Office is situated and in case any damage is caused to the building in which the said Office is situated or the said Office on account of negligence or default of the Purchaser in this behalf the Purchaser shall be liable for the consequences of the breach.

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said Office is situated.

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h) To bear and pay increase in local 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, on account of change of user of the said Office by the Purchaser viz. use for any purpose/other than for residential purpose. The Purchaser shall not let, sub-let transfer, assign or part with Purchaser interests or benefit factor of this Agreement or part with the possession of the said Office until all the dues payable by the Purchaser to the Builders under this Agreement are duly paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has obtained prior consent in writing of the Builders.

i) The Purchaser shall observe and perform all the rules regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the said Office therein and for the time being the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society Limited Company regarding the occupation and use of the said Office in the building and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of this Agreement.

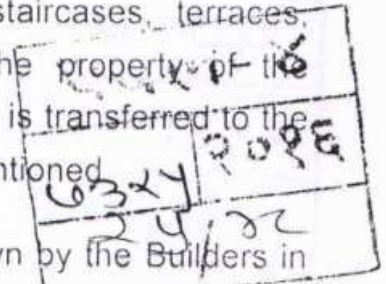
j) Till the Lease of building in which said Office is situated is executed the Purchaser shall permit the Builders and their surveyors and agents, with or without workmen and other at all reasonable times, to enter into and upon the said Office and buildings or any part thereof to view and examine the state and condition thereof.

31. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment in law of the said Office or of the said plot and building or any part thereof, the Purchaser shall have no claim save and except in respect of the said Office here by agreed to be sold to

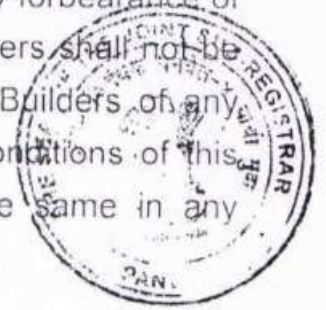
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him and all open spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Builders until the said land and building is transferred to the Society/Limited Company as herein mentioned.



32. Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this Agreement or any forbearance of giving of time to the Purchaser by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Builders.
33. It is agreed that this Agreement shall be registered with Sub-Registrar of Assurances as required under Maharashtra Ownership Offices Act. The Purchaser shall lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Builders the serial number of registration under which it has been lodged to enable the Builders to appear before the sub-Registrar and admit the execution thereof.
34. If there is any increase in F.S.I. or any other benefits then such increased FSI or such benefits shall go to the Builders and the Purchaser or the members of the Society shall not raise any objections to the Builders utilising such increased F.S.I. and/or using/appropriating such benefits.
35. The members shall form and constitute a Co. Operative Housing Society on their own cost, however the developer shall co-operate in getting society formed by obtaining the signature of all the members.
36. The Purchaser hereby agrees and bind himself to pay the stamp duty, Registration Charges, Advocate's fees and other expenses pertaining to this Agreement and also bear and pay his proportionate contributions the Stamp Duty, Registration charges, and other expenses that may have to be paid in respect of the Lease Deed to be executed by CIDCO Ltd., in favour of the said Society.
37. THE PURCHASER along with the other Purchaser in the building shall join in forming and registering a Society or a

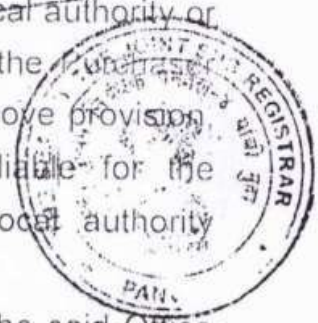


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- c) To carry out at his own cost all internal repairs to the said Office and maintain the said Office in the same condition state and order in which it was delivered by the Builders to the PURCHASER and shall not do or suffering to be done anything in or to the building in which the said Office is situated or the said Office which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision the Purchaser shall be responsible and liable for the consequences, thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the said Office or any part thereof, now at any time make or cause to be made any addition or alteration of whatever nature in or to the said Office or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Office is situated and shall keep the portion, sewers, drains, pipes, in the said Office and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Office is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC Pardi or other structural members in the said Office without the prior written permission of the Builders and/or the society or the Limited Company or other corporate body.
- e) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the said Office is situated or any thereof or whereby any increase premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the said Office in the compound or any portion of the said land and the building in which the said Office is situated.
- g) Pay to the Builders within 7 days of demand by the Builders, their share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the

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RECEIPT

Received of and From the within named PURCHASER MR. ANIL TRIBHUVAN VISHWAKARMA. a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) being the EMD Booking amount of Sale Price of OFFICE being

0324	2026
32/8	
SECTOR 6A	

=====

<u>OFFICE NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>
102	1 st	06

=====

BUILDING KNOWN AS : "THE DREAM

NODE : KAMOTHE

CARPET AREA IN SQ. MTRS. : 72.220

BUILT UP AREA IN SQ. MTRS. : 86.664

=====

BUILDING CONSISTS : GROUND + 13 FLOORS
(WITH LIFT)

=====

DETAIL OF PAYMENTS

=====

<u>CHEQUE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>	<u>BANK / BRANCH</u>
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153981	20/08/16	5,00,000/	NKGSB Bank
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WE SAY RECEIVED

Rs.5,00,000/-

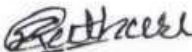
✓ V N Gharat


M/S. TRIVENI BUILDERS AND DEVELOPERS

through its Partners

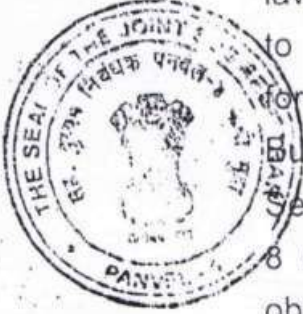
MR. VILAS NARAYAN GHARAT

Witnesses:

1) MR. RAVINDARA A. KATHARE 

2) MR. MAHENDRA D BHOIR 

424-1
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28/2



limited Company to be known by such name as the Purchaser may decide for this purpose and also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the Society or Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the Builders within fifteen days of the same being forwarded by the Builders to Purchaser, so as to enable the Builders to register the Organization of the Purchaser under Section-10 of the Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Offices Act 1964. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft/bye-laws or the Memorandum and/or Articles of the Association as may be required by the Registrar of Companies, as the case may be, or by any other Competent Authority.

38. If the Purchaser neglects, omits or fails in any manner whatsoever to pay to the Builders any of the amount due and payable by the Purchaser under the terms and conditions of this agreement (whether before or after the delivery of the possession within the time herein specified or if the Purchaser shall in any other way fails to perform or observe any of the covenants and stipulations of his part thereto contained or referred to, the Builders shall be entitled or re-enter and resume possession of the said Office/parking space/stilt and of everything whatsoever therein contained and this agreement shall cease and stand terminated and the Builders shall refund to the Purchaser the installments of sale price of the OFFICE etc. which may till then have been paid by the Purchaser to the Builders after forfeiting the earnest money and after deducting there from the administrative expenses, out of pocket expenses and service charges etc as may be determined by the Builders. The Builders shall not be liable to pay to Purchaser and interest on the amount so refunded and upon termination of this agreement and promising to refund the aforesaid amount by the Builders, the Builders shall be at liberty to dispose of and sell the Office/parking space/stilt etc. to such person and at such person and at such price as

VNGradal

[Handwritten signature]

6324	
32	1/2



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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written:

SIGNED AND DELIVERED by the
within named BUILDERS
M/S. TRIVENI BUILDERS AND DEVELOPERS
through its Partners
MR. VILAS NARAYAN GHARAT



In the presence of

1) MR. RAVINDARA A. KATHARE *Rathare*

2) MR. MAHENDRA D BHOIR *Bhoir*

SIGNED AND DELIVERED by the)
withinnamed 'PURCHASER')

MR. ANIL TRIBHUVAN VISHWAKARMA

Anil



in the presence of :

1) MR. RAVINDARA A. KATHARE *Rathare*

2) MR. MAHENDRA D BHOIR *Bhoir*

44-6
LIBRARY
30/22



date of execution of this Agreement for sale as the 'Investor Purchaser' and to avail the benefit of the provision of remission of Stamp Duty in terms of the Article 5 of schedule 1, of Bombay stamp Act 1958. The requisite stamp duty on this Agreement for Sale is being paid by the Purchaser with a right of claim remission exemption of Stamp Duty at the time of sale transfer of the said Office within a period of One Year or within such period as prescribed from time to time in this regard.

6324 2025
28/12



46. All expenses incurred for the preparation of this agreement, the stamp duty and registration charges payable hereon shall be paid exclusively by the Purchaser. It is for the Purchaser to lodge this agreement for registration before the Sub Registrar of Assurance at Panvel within appropriate period by giving prior intimation thereof to the Builders so that the Builders or any authorised person can remain present and sign the same before the Sub Registrar.

SCHEDULE

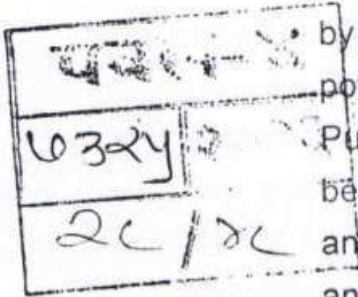
All that piece or parcel of land known as Plot No.6, Sector-6A, in Village Kamothe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1199.84 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

- On or towards the North By : 11.00 Mtrs. wide Road
On or towards the South By : Open Space
On or towards the East By : Plot No.07
On or towards the West By : Plot No.02

VNGmbat

[Handwritten signature]

being formed and registered before the sale and disposal by the Builders of all the Office etc. in the said building the powers and authority of the society so formed or the Purchaser and other Purchaser in the said building shall be subject to the overall control of the Builders in respect of any of matters covering the said building the construction and completion thereof and all amenities, appertaining to the same and in particularly the Builders shall have absolute authority and control as regards and unsold said Office of which the Agreement are cancelled at any stage for some reason or other and the Builders have the absolute authority regarding the disposal thereof.



42. In the event of the Office remaining unsold with the Builders in building/s to be constructed on the said property, the powers and authority of such unsold Office in the said building shall be subject to the overall control of the Builders in respect of any of matters covering the said building the construction and completion thereof and all amenities, appertaining to the same and in particularly the Builders shall have absolute authority and control as regards and unsold said Office of which the Agreement are cancelled at any stage for some reason or other and the Builders have the absolute authority regarding the disposal thereof.
43. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Office Act, 1963 and the Maharashtra Offices Rules 1964 and New Bombay Disposal of Lands Regulations 1975 as amended upto date or any other provisions of law applicable thereto.
44. THIS AGREEMENT also shall always be subject to the terms and conditions of the said Agreement to Lease executed in favour of the said Builders by CIDCO Ltd. as also the Agreement entered into between the Builders herein as mentioned above and the Rules and Regulations, if any, made by CIDCO Ltd., and or the Government of Maharashtra and/or other Authority Governing the said transaction.
45. The Purchaser declare that he has if any intention to sell transfer the said Office within a period of One Year from the

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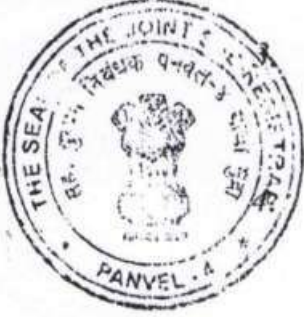
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4331-8	
6324	7.
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AMENITIES

Anodized Aluminum, French sliding windows with brended St Gobain/AIS glass or Beautiful flower beds.

2. Designer flush door for entrance And room.



FRP door for bathrooms with high quality lamination and heavy duty latches and branded brass fitting.

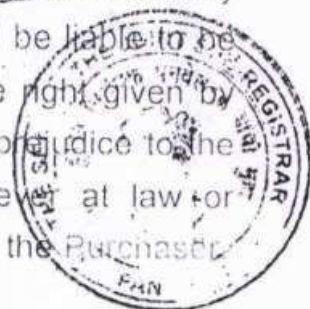
Granite kitchen platform with steel sink designer tile dado of 3 feet height above platform.

5. Concealed ISI armoured copper wiring & fittings.
6. Provision of cable TV, Telephone, Inverters, Internet in Living & Master Bedrooms.
7. Premium Ceramic tiles in the W. C. with high quality fittings.
8. Premium Vitrified Flooring in Kitchen, Living And Bedrooms .
9. POP finish with Wall putt, paint on walls and ceilings.
10. Designer entrance lounge & lift lobbies.
11. Security Cabin, CCTV with video security system and intercom for the entire building.
12. Anti termite treatment in the building.
13. Fancy non-skid, inter-locked/checkered tiles in the entire building compound.
14. Earthquake resistant superstructure designed as per seismic iii norms.

Note:- Amenities may change/vary as per market condition & Developers/Builders wish & will.

the Builders may be in their absolute discretion think fit. The said amount shall be refunded to the Purchaser only after the said Office/parking space/stilt etc. is sold/disposed off. And the Purchaser shall have no claim for refund of the said earnest money and of the said other amounts and the Purchaser hereby agrees to forfeit all his rights, title and interest in the said Office all amount already paid and in such event the Purchaser shall be liable to be immediately ejected as tress-passer but the right given by this clause to the Builders shall be without prejudice to the other rights, remedies and claim, whatsoever at law or under this Agreement of the Builders against the Purchaser.

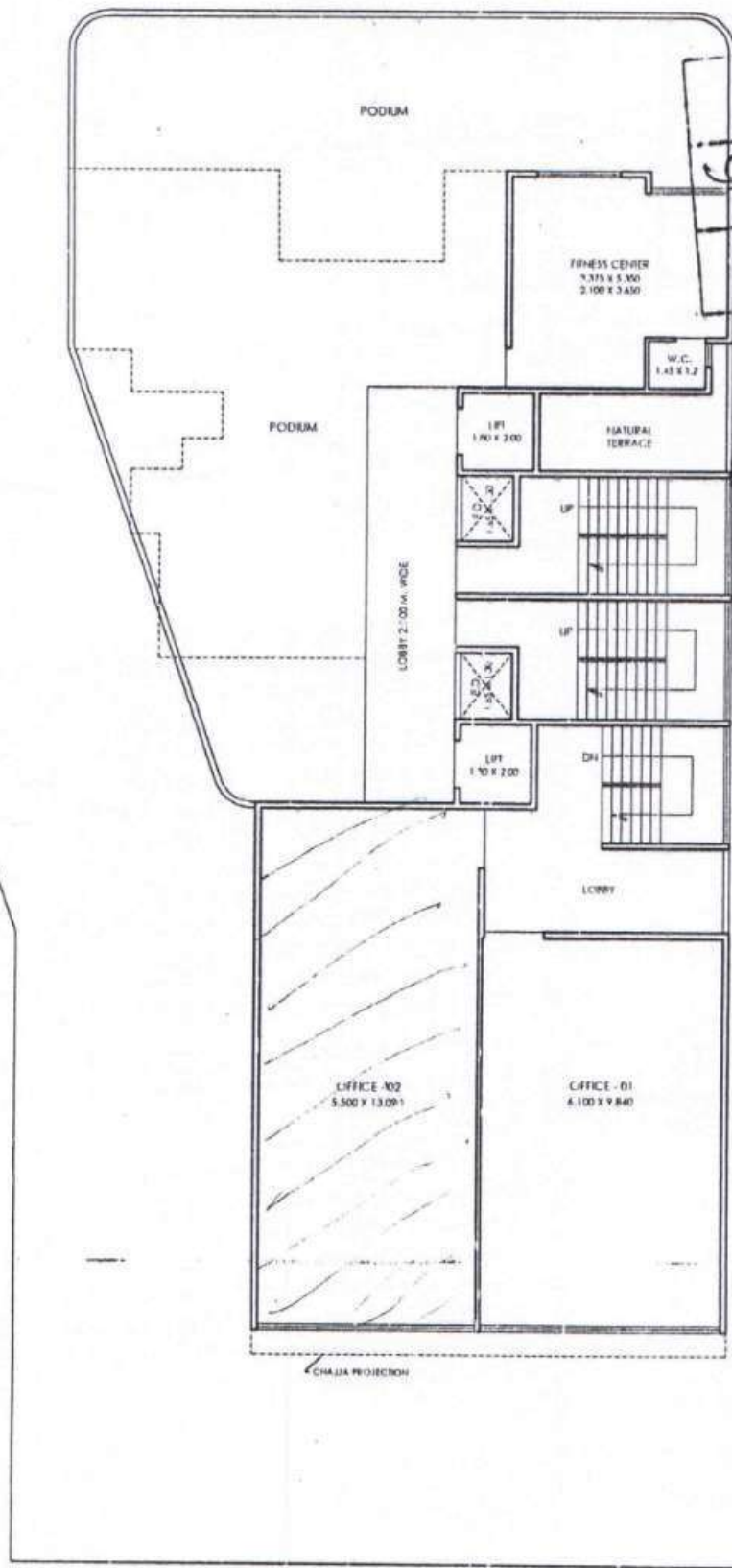
6324/209A
5/6/82



39. It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, if CIDCO charges any premium and/or any other amount for the purpose of execution of the deed of Lease by CIDCO Ltd. in respect of the said Plot and the building to be constructed thereon in favour of the society to be formed then such premium or other amount shall be borne and paid by the Purchaser. In order to enable the Society to pay any premium and/or any other amount that may be demanded by CIDCO Ltd., as aforesaid, the Purchaser hereby agree and bind himself to pay to the said Society, his share in such premium and/or amount payable to the said CIDCO in proportion to which the area of the said Office hereby agreed to be acquired by the Purchaser in the said building.
40. UNLESS it is otherwise agreed to by and between the parties hereto, the Builders shall within Six Months of the Registration of the Society or Limited Company as aforesaid, cause to be transferred to the Society or Limited Company all the right, title and interest of the Builders by an assignment of the lease of the said land and the said building in favour of such Society or Limited Company as the case may be and such conveyance or assignment of lease shall be in keeping with the terms and provisions of this Agreement.
41. In the event of the society (ies), Limited Company (ies), Incorporated Body (ies) or Condominium of Apartments

VN Gokal

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4419-8
 0324/208E
 38/2



OFFICE NO.

FIRST FLOOR PLAN

FLAT NO.	PROJECT	FOR	NAME AND SIGN. OF PURCHASER	NAME AND SIGN. OF DEVELOPER
102	" THE DREAM " RESIDENTIAL BUILDING ON PLOT NO - 06, SECTOR - 6A , KAMOTHE, NAVI MUMBAI.	M/S. TRIVENI BUILDERS & DEVELOPERS	<i>[Signature]</i>	<i>[Signature]</i>

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-12355/ATPO(NM & K)/2013/ **1866 --**

Date:

19/11/13	
0324	2025
39/12	

To,
M/s. Triveni Builders & Developers,
Through its Partners, Mr. Kailash Narayan Gharat & Others Two,
Shop No.7/8, Golden View Aptt., Plot No.47, Sector-6A,
Kamothe, Navi Mumbai.

ASSESSMENT ORDER NO.526/2013-14 REGISTER NO.02 PAGE NO.526

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	9
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.06, Sector-6A, Kamothe (12.5% Scheme) Navi Mumbai.

REF:- 1) Your architect's application dated 30/04/2013 & 18/11/2013

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

1. Name of Assessee :- M/s. Triveni Builders & Developers,
Through its Partners, Mr. Kailash Narayan Gharat & Others Two,
2. Location :- Plot No.06, Sector-6A, Kamothe (12.5% Scheme) Navi Mumbai.
3. Land use :- Residential
4. Plot area :- 1199.84 Sq. mtrs
5. Permissible FSI :- 1.5
6. **GROSS BUA FOR ASSESSEMENT** :- 4184.872 Sq.mtrs.
- A) **ESTIMATED COST OF CONSTN.** :- 4184.872 Sq.mtrs. X 13200 = Rs.55240310.40
- B) **AMOUNT OF CESS** :- Rs.55240310.40 X 1% = Rs.552403.10
- 7) Construction & Other Workers Welfare Cess charges paid Rs.5,54,000/- vide Receipt No.11280, dtd.12/11/2013

Yours faithfully,

Manjula
29/11/13

(Manjula Nayak)
Addl. Town Planning Officer(BP)
Navi Mumbai & Khopta

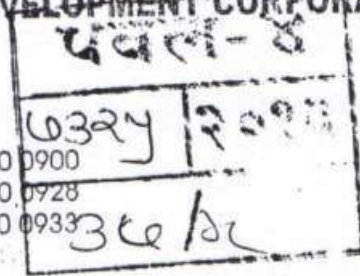
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE :

 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900

00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933


HEAD OFFICE :

 CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/BP-12355/ATPO(NM & K)/2013

Date: 9 NOV 2013

 To,
 M/s. Triveni Builders & Developers
 Through its Partners, Mr. Kailash Narayan Gharat & Others Two,
 Shop No.7/8, Golden View Aptt., Plot No.47, Sector-6A,
 Kamothe, Navi Mumbai.

ASSESSMENT ORDER NO.526/2013-14 REGISTER NO.02 PAGE NO.526

 SUB:- Payment of development charges for Residential Building on Plot No.06, Sector-6A, Kamothe
 (12.5% Scheme) Navi Mumbai.

- REF:-1) Your architect's application dated 30/04/2013 & 18/11/2013
-
- 2) Final transfer order issued by EO(12.5%) vide letter No. CIDCO/Estate/12.5%/Kamothe-261+261K/2013,
-
- dtd.18/04/2013
-
- 3) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/13/NM/700/1722/585-87, dtd.06/08/2013
-
- 4) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5522/2013, dtd.16/11/2013
-
- 5) Maveja NOC issued by AEO(12.5%) vide letter No. CIDCO/Estate/Kamothe/261 + 261K/2013, dtd.30/04/2013
-
- 6) 50% IDC paid of Rs.6,00,000/- vide Receipt No.11280, dtd.12/11/2013

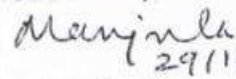
ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- | | | |
|-----|--|---|
| 1. | Name of Assessee | :- M/s. Triveni Builders & Developers,
Through its Partners, Mr. Kailash Narayan Gharat & Others
Two, |
| 2. | Location | :- Plot No.06, Sector-6A, Kamothe (12.5% Scheme)
Navi Mumbai. |
| 3. | Land use | :- Residential |
| 4. | Plot area | :- 1199.84 Sq. mtrs |
| 5. | Permissible FSI | :- 1.5 |
| 6. | Rates as per Stamp Duty Ready
Reckoner, for Sec-6A, Kamothe | :- Rs.25800/- |
| 7. | AREA FOR ASSESSEMENT | :- |
| A) | FOR COMMERCIAL | :- |
| i) | Plot area | :- 159.252 Sq.m'trs.. |
| ii) | Built up area | :- 238.878 Sq.m'trs. |
| B) | FOR RESIDENTIAL | :- |
| i) | Plot area | :- 1040.588 Sq.m'trs. |
| ii) | Built up area | :- 1560.228 Sq.m'trs |
| 8. | DEVELOPMENT CHARGES | :- |
| A) | FOR COMMERCIAL | :- |
| i) | On plot area @ 1% of (6) above | :- 159.252 Sq.m'trs.X 25800 X 1%=Rs. 41087.01 |
| ii) | On built up area @ 4% of (6) above | :- 238.878 Sq.m'trs.X 25800 X 4%=Rs.246522.09 |
| | | Total Rs.287609.10 |
| B) | FOR RESIDENTIAL | :- |
| i) | On plot area @ 0.5% of (6) above | :- 1040.588 Sq.m'trs.X 25800 X 0.5%=Rs.134235.85 |
| ii) | On built up area @ 2% of (6) above | :- 1560.228 Sq.m'trs X 25800 X 2%=Rs.805077.64 |
| | | TOTAL =Rs.939313.49 |
| 9. | Total Assessed development
charges | :- 8(A) + 8(B)=Rs.1226922.59, Say Rs.1226923/- |
| 10. | Date of Assessment | :- 14/11/2013 |
| 11. | Due date of completion | :- 07/03/2013 to 06/03/2017 |
| 12. | Development charges paid of Rs.12,30,000/- vide Receipt No.11280, dtd.12/11/2013 | |

 Unique Code No. 2013 03 021 02 2951 01 is for this Development Permission on Plot No.06, Sector-6A, Kamothe
 (12.5% Scheme) Navi Mumbai.

Yours faithfully,


 29/11/13

 (Manjula Nayak)
 Addl. Town Planning Officer(BP)
 Navi Mumbai & Khopta

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE :

 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.

 PHONE : (Reception) 00-91-22-6650 0900
 00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

 CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

 CIDCO/BP-12355/ATPO(NM & K)/2013/ **1867 --**

 Date : **29 NOV 2013**

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	0	5	1	0	1
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 To,
 M/s. Triveni Builders & Developers,
 Through its Partners, Mr. Kailash Narayan Gharat & Others Two,
 Shop No.7/8, Golden View Aptt., Plot No.47, Sector-6A,
 Kamothe, Navi Mumbai.

Sub:- Development Permission for Residential Building Plot No.06, Sector-6A, Kamothe (12.5% Scheme) Navi Mumbai.

- REF:-**
- 1) Your architect's application dated 30/04/2013 & 18/11/2013
-
- 2) Final transfer order issued by EO(12.5%) vide letter No. CIDCO/Estate/12.5%/Kamothe/261 + 261K/2013, dtd.18/04/2013
-
- 3) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/13/NM/700/1722565-87, dtd.06/08/2013
-
- 4) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5522/2013, dtd.16/11/2013
-
- 5) Maveja NOC issued by AEO(12.5%) vide letter No. CIDCO/Estate/Kamothe/261 + 261K/2013, dtd.30/04/2013
-
- 6) 50% IDC paid of Rs.6,00,000/- vide Receipt No.11280, dtd.12/11/2013



Dear Sir,

Please refer to your application for development permission for Residential Building Plot No.06, Sector-6A, Kamothe (12.5% Scheme) Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

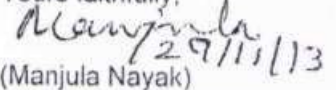
You will ensure that the building materials will not be stacked on the road during the construction period.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC of Rs.6,00,000/- vide Receipt No.11280, dtd.12/11/2013, you may approach to the Office of Executive Engineer (Kmt) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,


 (Manjula Nayak)

 Addl. Town Planning Officer(BP)
 Navi Mumbai & Khopta

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

6324
302

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s. TRIVENI BUILDERS AND DEVELOPERS, Through Partner MR. KAILASH NARAYAN GHARAT & OTHERS TWO, for Plot No. 06, Sector- 6A, Node-

Kamothe (12.5% Scheme), of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+13 Floors) Structure.

Residential BUA = 1566.428 Sq.m, Comm. BUA = 238.878, Sq.m, Total BUA = 1799.106 Sq.m.

Area of FSI (fitness) Center BUA = 31.074 Sq.m)

(Nos. of Residential Units -48, Nos. of Commercial units -06)

This commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth completion certificate is issued

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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title 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.

2. The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act, 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction /additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

Manjula
29/11/13

ADDL. TOWN PLANNING OFFICER

Navi Mumbai & Khopta

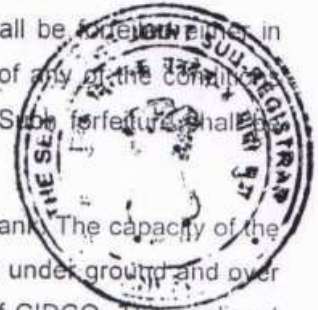
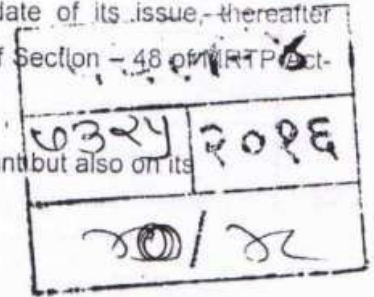
C.C. TO: ARCHITECT

Destination Architect

C.C. TO: Separately to:

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act - 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 6000/- deposited with CIDCO as security deposit shall be retained in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban



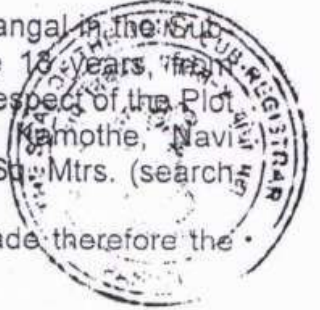
DATE: 03.04.2014

**SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE**
OF PLOT NO.06, SECTOR-6A,
KAMOTHE, NAVI MUMBAI,
TALUKA-PANVEL, DIST. RAIGAD.

03/04/14	
0324	209E
22/22	

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 on 01.01.2014 for the 10 years, from 2001 to 2013, vide receipt No.5148/2013, dt.30.12.2013 in respect of the Plot No.06, Under Gaothan Expansion Scheme, Sector-6A, Kamothé, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 1199.84 Sq. Mtrs. (search Report is enclosed)

Title Report of 12-13 is not found because index is not made therefore the documents have checked on day books.



1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.
3. By an Agreement to Lease dated: 7th day of March 2013, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SMT. NIRABAI PRABHUDAS MHATRE, 2) SHRI. VINAYAK PRABHUDAS MHATRE, 3) SMT. SHARDA PRABHUDAS MHATRE, 4) SHRI. RAJESH PRABHUDAS MHATRE, 5) SMT. SARIKA PRABHUDAS MHATRE, 6) SHRI. TULSHIDAS KAMALU MHATRE, 7) SHRI. MANGALU KAMALU MHATRE, (therein referred as the LESSEES and hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.6, Sector-6A, admeasuring 1199.84 Sq.Mtrs. at village Kamothé, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE Original Allottees paid to the Corporation the entire lease Premium.

03/11/14
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai 400705

Tel.: 022 2782 5356 / 59 • Email: jindaloffice@gmail.com • Website: www.rjindal.com

SINCE 1983
J&J
JINDAL & JINDAL
 LAW FIRM

Letter and thereby approved and sanctioned the plans in respect of the said building.

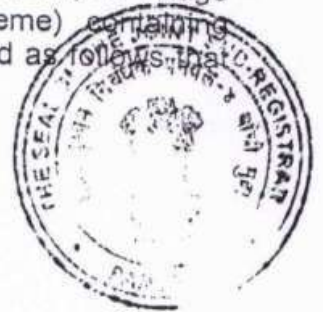
11. The Building being constructed on the said Plot shall be known as "THE DREAM".
12. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

03/1/14	209E
03/1/14	209E

SCHEDULE

All that piece or parcel of land known as Plot No.6, Sector-6A, in Village Kamothe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1199.84 Sq.Mtrs. or thereabouts and bounded as follows, that is to say:

- On or towards the North By : 11.00 Mtrs. wide Road
- On or towards the South By : Open Space
- On or towards the East By : Plot No.07
- On or towards the West By : Plot No.02

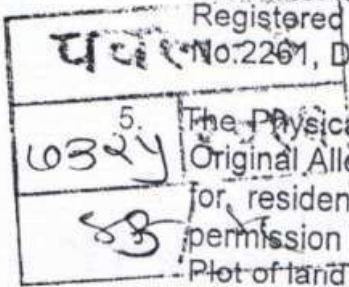


I am, thereof, of the opinion that the title of the said plot of land being Plot No.6, at Sector-6A, Kamothe, Navi Mumbai, Tal. Panvel, District : Raigad, admeasuring 1199.84 Sq. Mtrs., which stands in the name of M/S. TRIVENI BUILDERS AND DEVELOPERS, through its Partners 1) MR. KAILASH NARAYAN GHARAT, 2) MR. VIKAS NARAYAN GHARAT, 3) MR. VILAS NARAYAN GHARAT, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dt. 7th day of March 2013 and also Tripartite Agreement dt. 12th day of April 2013.

03/1/14
 (R. R. JINDAL)
 Advocate & Notary
 (JINDAL AND JINDAL LAW FIRM)
 PARTNER
JINDAL & JINDAL
 LAW FIRM
 B-3/6/01-02, Sector
 Vashi, Navi Mumbai.

BJR/1384/SEARCH

4. The said Agreement to Lease dated: 7th day of March 2013, has been Registered with the Sub Registrar Assurance Panvel-4, Vide Receipt No.2261, Document No.PVL4-2231-2013, Dated: 07.03.2013



5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for residential cum commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.



6. The said Tripartite Agreement dated 12th day of April 2013, between the CIDCO THE FIRST PART, 1) SMT. NIRABAI PRABHUDAS MHATRE, 2) SHRI. VINAYAK PRABHUDAS MHATRE, 3) SMT. SHARDA PRABHUDAS MHATRE, 4) SHRI. RAJESH PRABHUDAS MHATRE, 5) SMT. SARIKA PRABHUDAS MHATRE, 6) SHRI. TULSHIDAS KAMALU MHATRE, 7) SHRI. MANGALU KAMALU MHATRE, the Original Allottees of the SECOND PART & the M/S. TRIVENI BUILDERS AND DEVELOPERS, through its Partners 1) MR. KAILASH NARAYAN GHARAT, 2) MR. VIKAS NARAYAN GHARAT, 3) MR. VILAS NARAYAN GHARAT, therein referred to as the New Licensees and hereinafter referred to as the Builders" of the THIRD PART.

7. The said Tripartite Agreement dated 12th day of April 2013, has been Registered at the Office of Sub Registrar Assurance Panvel-4, vide Receipt No.3726, Document No.PVL4-3653-2013, Dated : 12.04.2013.

8. The CIDCO has transferred the said Plot in favour of M/S. TRIVENI BUILDERS AND DEVELOPERS, through its Partners 1) MR. KAILASH NARAYAN GHARAT, 2) MR. VIKAS NARAYAN GHARAT, 3) MR. VILAS NARAYAN GHARAT, vide its CIDCO Letter NO.CIDCO /VASAHAT/12.5%SCHEME/KAMOTHE-261+261K/2013,Dated :18.04.2013.

9. The Builders have entrusted the architect works to "DESTINATION" (hereinafter called "The Said Architect") & RCC works to Samarth Agarwal, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot

10. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO/BP-12355/ATPO (NM&K) 2013/1867E Date: 29.11.2013, granted its permission to develop the said plot PART IV to construct a building for residential cum commercial purposes on the said plot subject to the terms and conditions of the Commencement

Handwritten signature
03/11/14

JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

पत्र-४	
	२००४
२६	२६



भारत सरकार
भारत सरकार
भारत सरकार

भारत सरकार
भारत सरकार
भारत सरकार

TRIVENI BUILDERS AND DEVELOPERS

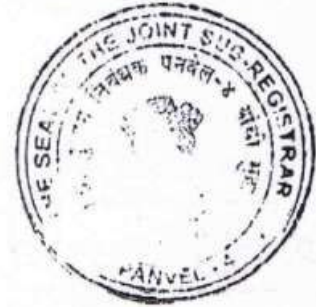
11/01/2013

AAIFT/232R



प्र.वल-४	
७३२५	२०१६
२५/१८	

VN Graded



भारत सरकार

भारत सरकार

भारत सरकार

भारत सरकार

ANIL TRISHUVAN VISHWAKARMA

TRISHUVAN BATELI VISHWAKARMA

20/CG/1977

ADHPV8346A

Suma



Suma

भारत सरकार
आयकर विभाग
श्री. म. दत्तत्रय भोइर
श्री. दत्तत्रय शिरीपट भोइर
07/05/1976

भारत सरकार
GOVT OF INDIA

MAHENDRA DATTATREY BHOIR
DATTATREY SHIRIPAT BHOIR



पत्र-५	
७३२५	२०७६
४६/४८	



आयकर विभाग
INCOME TAX DEPARTMENT
MAHENDRA DATTATREY BHOIR
DATTATREY SHIRIPAT BHOIR



भारत सरकार
GOVT. OF INDIA

07/05/1976

AWH:PB7550R

Signature



Other Receipt (इतर पावती)



शनिवार, 20 ऑगस्ट 2016 7:14 म.नं.

दस्त गोपवारा भाग-1

पत्रल4 2018

दस्त क्रमांक: 7325/2016

दस्त क्रमांक: पत्रल4 /7325/2016

बाजार मूल्य: रु. 66,39,000/-

मोबदला: रु. 1,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,00,000/-

दु. नि. सह. दु. नि. पत्रल4 यांचे कार्यालयात

पावती:8581

पावती दिनांक: 20/08/2016

अ. क्रं. 7325 वर दि.20-08-2016

सादरकरणाचे नाव: अनिल त्रिभुवन विश्वकर्मा - -

रोजी 7:13 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

दस्त हजर करणाऱ्याची सही:

एकुण: 30960.00

Sadha

Joint Sub Registrar Panvel 4

Sadha

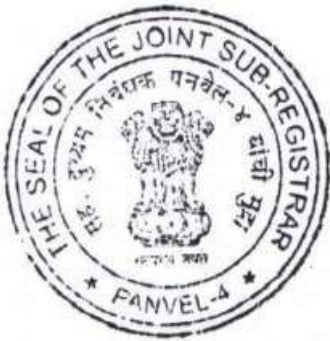
Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 20 / 08 / 2016 07 : 13 : 18 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 20 / 08 / 2016 07 : 14 : 10 PM ची वेळ: (फी)



दस्त ऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र
व्यक्ती इत्यादि बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी मिष्ठादकांची राहिल

Vijay
लिहून देणार

Sadha
लिहून देणार

Other Receipt (इतर पावती)



20/08/2016 7 16:23 PM

दस्त गोपवाग भाग-2

पवल् 4

दस्त क्रमांक:7325/2016

दस्त क्रमांक :पवल्4/7325/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनिल त्रिभुवन विश्वकर्मा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 702, बिल्डींग नं. एस-6, मोराज रिव्हर साईड पार्क, गोदरेज कॉलनी समोर, तक्रा, पनवेल, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार (MH). पॅन नंबर:ADHPV8346A	लिहून घेणार वय :-39 स्वाक्षरी:- 		
2	नाव:मे. त्रिवेणी विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. विलास नारायण घरत - - पत्ता:-, -, शांप नं. 7/8, गोल्डन व्ह्यु अपार्टमेंट, प्लॉट नं. 47, सेक्टर नं. 6ए, कामोटे, नवी मुंबई, -, -, पोरे, MAHARASHTRA, RAIGARH(MH), Non- Government. पॅन नंबर:AAIFT2232R	लिहून घेणार वय :-35 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:20 / 08 / 2016 07 : 15 : 13 PM

ओळख:-

खालील इमम अमे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. महेंद्र दत्तात्रेय भोईर - - वय:37 पत्ता:चिंचपाडा, ता.पनवेल, जि.रायगड पिन कोड:410206	लिहून घेणार 		
2	नाव:श्री. रविंद्र अशोक कधारे - - वय:25 पत्ता:कामोटे, नवी मुंबई पिन कोड:410209	स्वाक्षरी 		

शिक्का क्र.4 ची वेळ:20 / 08 / 2016 07 : 15 : 50 PM

शिक्का क्र.5 ची वेळ:20 / 08 / 2016 07 : 16 : 04 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Panvel 4

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH0036137952016175	0002130404201617



1. Verify Scanned Document for correctness through the original. (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येतो की सदर दस्त

क्र. 0324 मध्ये ४८ पाने आहेत

पुस्तक क्रमांक १ वर नोंदला

दिनांक 20/08/2016

सह. दुय्यम निबंधक, पनवेल-४.

7325 /2016