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प्राथमिक शिक्षण संस्था

संस्था क्र. १०८
महाराष्ट्र

पापती

Original
२००७
२००७

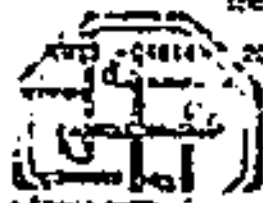
वर्ष २००७

वर्ष २००७

संस्था क्र. १०८

दिनांक ३०/०४/२००७

संस्था क्र. १०८



संस्था क्र. १०८

संस्था क्र. १०८

वर्ष २००७

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संस्था क्र. १०८

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संस्था क्र. १०८

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महं- 3
वस्तु क्र. 8698/2000
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... and entered into
... in the
... BY AND BETWEEN
... having their office
... Railway Station, Achole,
... Dist. Thane, hereinafter
referred to as "the DEVELOPERS" (which expression
shall, unless it be repugnant to the meaning or context
thereof, be deemed to include their respective partners
at the time of the said firm, their survivors
or the last survivor of them and the heirs, executors,
administrators and assigns of the deceased partners and
partners) of One Part,

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2007

1) Mr. Visal Kanyayal Kanyasa

2) Mr. Venkatesh Kanyayal Kanyasa

hereinafter - referred to as "the Flat/Shop Purchaser"
(which expression shall, unless it be repugnant to the
meaning of context thereof, be deemed to include
his/her/their respective heirs, executors,
administrators and assigns/partners for the time being
of the said firm, their survivors or the last survivor
of them and the heirs, executors, administrators and
assigns of the deceased partners/directors of the said
Company, their successors and assigns) of the Other Part:

(a) Originally, MR. RAJESKUMAR NAKHAR was
absolutely seized, possessed and the owner of Plot of
land bearing

Survey No. 12/10/13
Village Kabbu, (Tal. Vasa).

D1 The Collector of Thane has granted S.A. Permission/s
vide order nos. for the aforesaid plots of land :

- 1) Mahesul/Katba 1/ Dist No. 12/MAP/2A 13/91.
Dated 01/06/1992.
- 11) Mahesul/Katba 1/ Dist No. 12/MAP/2A 18/92
Dated 04/03/1992.
- 111) Mahesul/Mahita 1/ Dist No. 12/MAP/2B 19/92
Dated 12/17/92
- 112) Mahesul/Fak Dist No. 12/MAP/2B 20/92
Dated 14/01/92



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2) The Developers have proposed to const. on the said land new multi-storied building to be kno. as "SAR SUDHAN", hereinafter referred to as "the said building". The plan whereof is annexed hereto.

3) The Developers herein got the plans prepared through their Architect SEAN CATTANI CONSULTANTS, a firm having their office at Total (w), for construction of R.C.C. buildings on the said plot of land and submitted for approval to CIDCO and whereas the said CIDCO approved plan for construction of the buildings.

4) The Developers have engaged the services of SHRI M.C.SOLANKI, AMRKHAR, who has issued Title who has issued Title certificate. Copies of the extracts of Village Form No.VIII and XII showing the nature of the title of the original owners of the said land on which the flats/shops are to be constructed and the copy of the plan approved by concerned authority, have been annexed hereto.

5) The Developers have commenced construction of the building work of the said property and the Developers are selling and / or disposing of flats/shops and other premises in the buildings known as SAR SUDHAN, on ownership basis.

6) The Developers have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

7) The Developers have appointed a structural engineer for the preparation of structural design and drawings of the building. The Developers accept the professional liability of the Architect and the Structural Engineer for the building.



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Admin. Secretary

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पत्रांक १४१२००४
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By the virtue of the said Agreement Sale, the Developers have given inspection to Purchaser/s of all the documents of the title relating to the said land and the plans, designs and specifications prepared by the Builders, Architect and sanctioned by the CIDCO. The Purchaser/s is/are hereby satisfied himself/herself/themselves about the title and plan and he/they undertake to pay any further charges, Development charge, fees, rates, taxes levied by the Development authority if any in further and of such other documents as or specified under the Maharashtra Ownership Flats/shops Act (Regulation of the Promotion of Construction, Sale, Management, and the transfer) Act 1963 and the rules made there under.

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

1. The Developers shall construct the said building/s consisting of ground and four upper floors and the Row House on the said land in accordance with the plans, design, specifications approved by the concerned local authority and which have been seen and approved by the Flat/shop purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

Provided that the Developers shall have to obtain prior consent in writing from the Flat/shop purchaser/s in respect of such variation or modifications which may adversely affect the flat/shop

The Flat/Shop Purchaser/s hereby agree to purchase from the Developers and they hereby agree to sell to the Flat/Shop purchaser/s one (1) flat of 41sq. meters (which is loc...



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दिनांक १४/१२/२००५
५ / ३२

balconies) on second floor as shown in plan thereof hereto annexed, in the "SAL KOPAN" siding hereinafter referred to as "the flat") for the price of Rs. 5,00,000 (Rupees Five Lacs Sixty Thousand only).

The Flat/Shop Purchaser/s has/have paid Rs. 1,00,000 (Rupees One Lac only), to the Developers as and by way of earnest money. The Flat/Shop Purchaser/s shall pay balance amount of Rs. 4,00,000 (Rupees Four Lacs Sixty Thousand only) to the Developers in the following manner :

- a) 10% to be paid as earnest deposit to be paid to the execution of the Agreement.
- b) 10% to be paid on or before completion of plinth.
- c) 10% to be paid on or before completion of 1st slab.
- d) 10% to be paid on or before completion of 2nd slab.
- e) 10% to be paid on or before completion of 3rd slab.
- f) 10% to be paid on or before completion of 4th slab.
- g) 10% to be paid on or before completion of 5th slab.
- h) 10% to be paid on or before completion of internal and external brick work.
- i) 10% to be paid on or before completion of plaster (internal and external).
- j) 10% to be paid on or before completion of flooring.
- k) 5% to be paid on occupation of the said flat.

3. The Developers hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Flat/Shop Purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the flat.

4. The Developers hereby declares that the Floor Space Index available in respect of the said land is 2548.638 sq. meters and no part of the said floor space index has been utilized by the Developers

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elsewhere for any purpose whatsoever. In case the said floor space index has been utilized by the Developers elsewhere, then the Developers shall furnish to the Flat/Shop Purchaser/s all the detailed particulars in respect of such utilization of the said floor space index by him. In case while developing the said land the Developers has utilized 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 Developers to the Flat/Shop Purchaser/s. The residual F.A.S. (F.S.I.) in the plot of the layout not consumed will be available to the Developers till the registration of the society. Whereafter after the registration of the Society the residual F.A.S. (F.S.I.) shall be available to the Society.

In case the Developers is acting as an agent of the Vendor/Lessor/Original Owner of the said land, then the Developers hereby agree that he shall, before handing over possession of the Flat/Shop to the Flat/Shop Purchaser/s and in any event before execution of a conveyance/assignment of lease of the said land in favor of a corporate body to be formed by the Flat/Shop Purchaser/s for the flats/shops/garages in the building to be constructed on the said land (hereinafter referred to as "the Society"/"the Limited Company"), make full and true disclosure of the nature of his title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land, and shall, as far as practicable, ensure the said land is free from all encumbrances and that the Vendor/ Lessor/ Original Owner/ the Developers has/have absolute, clear and marketable title to the said land, so as to enable him to convey to the Society/Limited Company such absolute clear and marketable title as the execution of a conveyance/assignment of lease of the said land by the Society/Limited Company in respect of the said Society/Limited Company.



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6. The Flat/Shop Purchaser/s agrees to pay the Developers interest at 9 per cent per annum on all the amounts which become due and payable by the Flat/Shop Purchaser/s to the Developers under the terms of this agreement from the date the said amount is payable by the Flat/Shop Purchaser/s to the Developers.

7. In the event the Flat/Shop Purchaser/s committing default in payment of any amount due and payable by the Flat/Shop Purchaser/s to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Flat/Shop Purchaser/s committing breach of any of the terms and conditions herein contained, the Developers shall be entitled at his own option to terminate this agreement.

Provided Always that the power of termination hereinbefore contained shall not be exercised by the Developers unless and until the Developers shall have given to the Flat/Shop Purchaser/s fifteen 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 default shall have been made by the Flat/Shop Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

Provided further that upon termination of this agreement as aforesaid, the Developers shall refund to the Flat/Shop Purchaser/s the instalments of sale price of the Flat/Shop which may till then have been paid by the Flat/Shop Purchaser/s to the Developers but the Developers shall not be liable to pay to the Flat/Shop Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Developers, the Flat/Shop Purchaser/s shall be at liberty to dispose of or sell the Flat/Shop to such person and at such price as the Flat/Shop Purchaser/s may in his absolute discretion think fit.



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... THE DEVELOPERS, RIGHTS and abilities to be provided by the Developers in the Premises and the said building are those that are set out in Annexure 'B' attached hereto.

3. The Developers shall give possession of the Premises to the Flat/Shop Purchaser/s on or before _____ day of April 2008. If the Developers fails or neglects to give possession of the Flat/Shop to the Flat/Shop Purchaser/s on accounts of reasons beyond his control and of his agent as per the provisions of section 9 of Maharashtra Ownership Flats/shops Act, by the aforesaid date or dates prescribed in section 9 of the said Act, then the Developers shall be liable on demand to refund to the Flat/Shop Purchaser/s the amounts already received by him in respect of the Flat/Shop with simple interest at nine per cent. per annum from the date the Developers received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in section 9 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Developers to the Flat/Shop purchaser/s they shall, subject to prior encumbrances if any, be a charge on the said land as well as the construction or building in which the Flats/shops are situated or were to be situated :

Provided that the Developers shall be entitled to reasonable extension of time for giving delivery of Flat/Shop on the aforesaid date, if the completion of building in which the Flat/Shop is to be situated is delayed on account of --

- a) non-availability of steel, cement, other building material, water or electric supply;

any notice of the Government or any authority competent to give such notice of God; notification of the Government or any authority competent to give such notice of God;



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10. The Flat/Shop Purchaser/s shall take possession of the Flat/Shop within 15 days of the Developers giving written notice to the Flat/Shop Purchaser/s intimating that the said Flats/shops are ready for use and occupation:

Provided that if within a period of three months from the date of handing over the Flat/Shop to the Flat/Shop Purchaser/s, the Flat/Shop Purchaser/s brings to the notice of the Developers any major defect in the ~~Flat/Shop or the Building in which~~ the Flats/shops are situated, ~~or~~ the material used therein or any unauthorized change in the construction of the said building, then, wherever possible such defects or unauthorized changes, shall be rectified by the Developers at his own cost and in case it is not possible to rectify such defects or unauthorized changes then the Flat/Shop Purchaser/s shall be entitled to receive from the Developers reasonable compensation for such defect or change.

11. The Flat/Shop Purchaser/s shall use the Flat/Shop or any part thereof or permit the same to be used for purpose of residence/ office/ show-room/ shop/ godown for carrying on any industry or business. He shall use the garage or parking space only for purpose of for keeping or parking the Flat/Shop Purchaser/s's own vehicle.

12. The Flat/Shop Purchaser/s along with other purchasers of flats/shops in the building shall join in forming and registering the Society or a Limited Company to be known by such name as the Flat/Shop Purchaser/s may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and shall fill in, sign and return to the Developers within fifteen days of



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Date 28/8/2000
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the same being forwarded by the Developers to the Flat/Shop Purchaser/s, so as to enable Developers to register the organisation of the Flat/Shop Purchaser/s under section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flats/shops (Regulation of the promotion of construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Flat/Shop Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent Authority.

Commencing a week after notice in writing is given by the Developers to the Flat/Shop Purchaser/s that the Flat/Shop is ready for occupation, the Flat/Shop Purchaser/s shall be liable to bear and pay the proportionate share of the floor area of the Flat/Shop/outgoings in respect of the said land and building/s, namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society/ Limited Company is formed and the said building/s transferred to it, the Flat/Shop Purchaser/s shall pay to the Developers such proportionate share of outgoings as may be determined. The Flat/Shop Purchaser/s further agree that till the Flat/Shop Purchaser/s share is so determined the Flat/Shop Purchaser/s shall pay to the Promoter provisional monthly contributions of Rs. 100 per sq. ft. The amounts so paid by the Flat/Shop Purchaser/s to the Developers shall not carry any interest and remain at the disposal of the Developers until a conveyance/ assignment of the said share is made in favour of the society or a limited company as aforesaid. Subject to the above conditions, the Flat/Shop Purchaser/s shall be deemed to have accepted the above conditions.



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दिनांक 18/09/2003
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to the provisions of section 4 of the said Act, on such conveyance/ assignment of lease being executed, the aforesaid deposit less deductions provided for this Agreement shall be paid over by the Developers to the Society or the Limited Company, as the case may be. The Flat/Shop Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 3rd day of each and every month in advance and shall not withhold the same for any reason whatsoever.

15. The Flat/Shop Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Developers as the amount of legal charges, share money, application entrance fee of the Society or Limited Company, formation and registration of the Society or limited Company, proportionate share of taxes and other charges.

16. The Developers shall bear all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Developers in connection with formation of the said Society, or as the case may be, Limited Company, preparing its rules, regulations and bye-laws and the cost of preparing its rules, regulations and bye-laws and the cost of preparing and depositing in this Agreement, and conveyance for assignment of lease.

17. At the time of registration the Flat/Shop Purchaser/s shall pay to the Developers the Flat/Shop Purchase's share of stamp duty and registration charges payable, if any, by the said Society or Limited Company, on the conveyance or lease of any document or instrument of transfer in respect of the land and the Building to be executed in favour of the Society or Limited Company.



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11. The Flat/Shop Purchaser/s or themselves with intention to bind all and whatsoever binds the Flat/Shop may come, with hereby covenant with Developers as follows:-

(a) To maintain the Flat/Shop at Flat/Shop Purchaser's own cost in good tenable repair and condition from the date possession of the Flat/Shop is taken and shall not do or suffer to be done anything in or to the building in which the Flat/Shop 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 additions in or to the building in which the Flat/Shop is situated and the Flat/Shop itself or any part thereof.

(b) Not to store in the Flat/Shop 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 the Flat/Shop 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 which may damage the staircases, common passages or any other structure of the said building in which the Flat/Shop is situated, including entrances of the building in which the Flat/Shop is situated and in case any damage is caused to the said building in which the Flat/Shop is situated or the Flat/Shop on account of negligence or default of the Flat/Shop Purchaser/s in this behalf, the Flat/Shop Purchaser/s shall be liable for the consequences of the breach.

(c) To carry, at his own cost, all internal repairs to the said Flat/Shop and maintain the Flat/Shop in the same conditions, state and order in which it was delivered by the Developers to the Flat/Shop Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat/Shop is situated or the Flat/Shop itself or any part thereof which may be against the rules and regulations and by the concerned local authority or other public authority. And in the event of the



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Flat/Shop purchaser/s committing any act in contravention of the above provisions, the Flat/Shop purchaser/s 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 Flat/Shop or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop is situated and shall keep the partition, sewers, drains pipes in the Flat/Shop and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Shop is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or floors or other structural members in the Flat/Shop without the prior written permission of the promoter and/or the Society or the Limited Company.

(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 Flat/Shop is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Shop in the compound or any portion of the said land and the building in which the Flat/Shop is situated.

(g) Pay to the Developer/s within eight days of the demand by the Builder/s, his share of security by concerned local authority or Government electricity or any other service building in which the Flat/Shop is situated.



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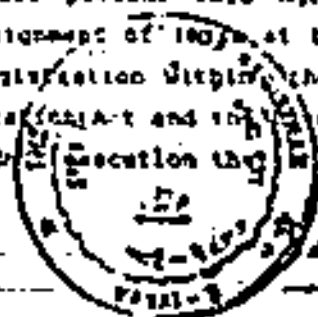
Building or any part thereof to view and examine the state and conditions thereof.

19. The Builders shall maintain a separate account in respect of sums received by the Developers from the Flat/Shop purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the out going, legal charges and shall utilize the amounts only for the purposes for which they have been received.

20. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flats/shops or of the said Flat and building or any part thereof. The Flat/Shop purchaser/s shall have no claim save and except in respect of the Flat/Shop hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, stairways, terraces, recreation spaces etc. will remain the property of the Promoter until the said land and building is transferred to the Society/Flatted Company as hereinbefore mentioned.

21. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat/Shop purchaser/s by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat/Shop purchaser/s nor shall the same in any manner prejudice the rights of the Builder/s.

22. The Flat/Shop purchaser/s and/or the Developers shall present this Agreement as well as the conveyance/assignment of 100% at the proper registration office for registration within the time limit prescribed by the Registrar and the Developers will attend such office and sign the necessary documents.



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23. All notices to be served on the Flat/Shop Purchaser/s as stipulated by this Agreement shall be deemed to have been duly served if sent to the Flat/Shop Purchaser/s, by registered post A.O./Under Certificate of posting at his/her address specified below:-

Via Kanwar, N. K.
A-203, Bancharan Vihar
Sector-9, Evershere City, Gurgaon (H)

24. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace flats/shops in the said building, if any, shall belong exclusively to the respective purchaser of the terrace-flat/Shop and such terrace spaces are intended for the exclusive use of the respective terrace Flat/Shop Purchaser/s. The said Terrace shall not be enclosed by the Flat/Shop Purchaser/s till the permission in writing is obtained from the concerned local authority and the Developers or the Society, or as the case may be, the Limited Company.

25. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act, 1963 (Mah. Act No. xv of 1963) and rules made thereunder/said Act and the rules made thereunder.

Building Type	Area in Sq. M.	Staircase Area in Sq. M.	Sanitary area/area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.	No. of Units	Total area in Sq. M.
AA	1019.63	76.88	89.95	28.407	1214.87	2	2429.74
BB	108.57	--	10	--	118.57	1	118.57



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76/35

1.0. F.S.S. measuring 23412.00 sq. ft. approx. level 2316.431 sq. mtrs. which F.S.S. includes staircase, tile area in front of shops and tile to the plate on ground floor and balcony area. To be constructed on piece or parcel of N.A. land bearing

Survey No.	Area
1	43160 sq. mtrs.

lying being and situate at Village Achole, Tal. Vasah, District Thane.

The abovesaid plots of land have been amalgamated vide Mutation entry no. 5011, dt. 8.8.51. Certified on 18.8.51. and have formed as N.A. plot of land bearing :

Survey No.	Area
1	43160 sq. mtrs.

lying, being and situate at Village Achole, Tal. Vasah, District Thane.

ANNEXURE "B"

Flat/Shop No. 206 of wing A, measuring 37.07 sq. mtrs. carpet up area on ground floor, in the building known as "SAL KHUTA" together with proportionate share of common area and facilities appurtenant constructed on N.A. land bearing Survey No. 2, measuring 43160 sq. mtrs. lying, being and situate at Village Achole, Tal. Vasah, District Thane.

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दिनांक 14/11/2000
31/1/02

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SIGNED AND DELIVERED by the

Within named Builder

M. S. DEVA ENTERPRISES

a partnership firm.

through its partner

SRI RAMAN KANTHAL, VIZHIAN

In presence of

1) [Signature]

2) [Signature]

SIGNED AND DELIVERED by the

Within named Purchaser/s

1) Dr. Vani Kaniyal Ramani

2) Mrs. Vaniyal Kaniyal Ramani

In presence of

1) [Signature]

2) [Signature]

For Sri Deva Enterprises

[Signature]

DATE

RECEIPT

RECEIVED on or before the execution of the deed of purchase of the property of the said M. S. DEVA ENTERPRISES (a partnership firm) by way of earnest money and part payment of the consideration aforesaid.

WITNESSES

1) [Signature]

2) [Signature]

FOR SRI DEVA ENTERPRISES

[Signature]

DATE



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701 32

ANNEXURE - E
Annexure

- 1. R.C.C. frame structure, External and Internal partition walls with VLD in of bricks / blocks.
- 2. Ceramic wall floor plaster and tiles finished floor internally.
- 3. External wall to be painted with emulsion / or Pink External wall with colour wash.
- 4. Ceramic flooring in all rooms.
- 5. Main door will be flush door and storm door with W.C. type lock.
- 6. Aluminium sliding window.
- 7. Ceaseless plaster with full plaster coat.
- 8. Marble kitchen platform.
- 9. Ceaseless Electric fitting.
- 10. Under ground and overhead water tank pipe with plumbing facilities as per the requirement.

Handwritten signature



पसं- 3
दस्तावेज 8/2000
20/34

४

११/११/००

श्री. आद्योगिक विकास महामंडळ (महाराष्ट्र) र. ...

३१०० बॉम्बे स्ट्रीट, पुणे नगर, पोस्ट बॉक्स, पिन ४११ ००१
 पुणे-४. (फोन-१५५५५) - शाखा/३/शाखाए वॉर. (फोन-१५५५५) शाखाए

संदर्भ क्र.:

दिनांक:

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of commencement certificate no. C/CO/V/S/SP/CC-20/1/4182 dated 12/03/1991 stands applicable to this approval of amended plans along with following conditions:

- 1) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 2) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 3) You are required to provide a solid waste disposal unit at a location accessible to the Municipal authority, to store/keep solid waste in 2 compartments of 0.67 Cum. & 1.33 Cum. capacity, for every 10 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 4) You shall submit/CC plan, Chief Fire Officer, before submission of occupancy certificate for each of the building structures and shall also pay the fire load certificate for those buildings.
- 5) The Special Planning Authority reserves the right to enter the premises for inspection & maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Yours faithfully,
 ASSOCIATE ENGINEER / (A) (1)

d.d. 10/11/00
 M/s. Chan Gattani Consultants, Architects
 103, Lucky Palace, Station Road
 Vashi (W), Taluka Vashi
 Dist. Thane



श्री. आद्योगिक विकास महामंडळ (महाराष्ट्र) र. ...
 पुणे नगर, पोस्ट बॉक्स, पिन ४११ ००१

Handwritten signature/initials

Handwritten signature
 अधिकारी, शाखाए

पत्र क्र. ५
दिनांक १५/११/२०००
०८-१/३२...

TYPE A

THIS PLAN DRAWING IS
CONSIDERED AS A PROOF
OF COMPLIANCE FOR ANY
GRANTS IN ANY COURT OF
LAW.

SCHEDULE OF DOORS & WINDOWS		
NO.	DESCRIPTION	REMARKS
1
2
3
4
5

GROUP HOUSING SCHEME AT ... (EAST)

SHR ... (HOLDER)

SHAH GATTAN CONSULTANTS
Architects & Engineers



पान- 3
दिनांक 29/12/2000
90/3

Handwritten signature or initials.

