

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Panvel, Dist - Raigad

Receipt No. 618

Date 16.10.2015

Received with thanks from Mr. Ashok Sanjay Bhaptar

the sum of Rupees One Lac Only.

_____ by cheque/cash/draft No. 746069 Dated 3.9.2015

drawn on State Bank of India, Worli



in full/ part/advance payment on A/C of Purchase of Flat 902 in SM
Chandrabhaga, Plot 100, Sect. 21, Ulwe

Rs.

1,00,000/-

For M/s. SM DEVELOPERS

This receipt is valid subject to realisation of cheque

Partner

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Panvel, Dist - Raigad

Receipt No. 785

Date 29.6.2014

Received with thanks from Mr. Ashok Soujay Bhopkar

the sum of Rupees Two lac fifty thousand only.

by cheque/cash/draft No. 253017 Dated 13.11.2014

drawn on state bank of India

in full/ part/advance payment on A/C of Purchase A flat 902 in SM

Chaudrabhaya, Plot 100, Sect. 21, Ulwa.

Rs

2,50,000	-
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For M/s. SM DEVELOPERS



Partner



This receipt is valid subject to realisation of cheque



SM DEVELOPERS

Builders, Developers & Engineers

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.

Ph. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

Date : 29th June 2016

DEMAND OF PAYMENT

- 01) Name of Work : Construction of Residential cum Commercial Building on Plot No 100, Sector 21, Ulwe, Navi Mumbai.
- 02) Number of units : 86 nos.
- 03) Name of Architect : M/s Triarch Design Studio.
- 04) Name of the purchaser: Mr. Ashok Sanjay Bhapkar
- 05) Flat No. 902
- 06) Stage of the work completed : Work Completed upto Third RCC Slab Level.
- 07) Agreement Cost : Rs. 26,19,500/-
- 08) Total Payment to be paid as per schedule of work completed : Rs. 13,09,750/-
- 09) Total payment received till date: Rs. 4,50,000/-
- 10) Total balance payment till date: Rs 8,59,750/-/-

You are requested to pay the balance booking payment of Rs. 8,59,750/- to M/s SM Developers A/c No. 62460721437, State Bank of Hyderabad, Seawoods Branch Within 15 days and co-operate to expedite the progress of work.

Your co-operation in this regards is highly appreciated.

Thanking you.

Yours Truly,

For M/s SM DEVELOPERS



Partners

Release Payment of Rs. 859750 by
Debit to Home Loan A/c 25939643866
and Margin Rs. _____ by Debit
to SB A/c _____ / Paid directly,
as per Builder's Demand Letter. Customer's
consent is on record





TRIARCH DESIGN STUDIO

ARCHITECTS AND INTERIOR DESIGNERS

Date : 15th Jun 2016

TO WHOMSOEVER IT MAY CONCERN

We hereby certify that the construction work of proposed building on Plot no. 100, Sector 21, Ulwe, Navi Mumbai, is completed RCC upto Third slab level, under our supervision. Further work is in progress.

This certificate is issued for loan purpose only.

For **TRIARCH DESIGN STUDIO,**

H. P. Dhavale.
CA/92/14783.



SM DEVELOPERS

Builders, Developers & Engineers

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.

Ph. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

Date : 16th Aug. 2016

DEMAND OF PAYMENT

01) Name of Work : Construction of Residential cum Commercial Building on Plot No 100, Sector 21, Ulwe, Navi Mumbai.

02) Number of units : 86 nos.

03) Name of Architect : M/s Triarch Design Studio.

04) Name of the purchaser: Mr. Ashok Sanjay Bhapkar

05) Flat No. 902

06) Stage of the work completed : Work Completed upto Fifth RCC Slab Level.

07) Agreement Cost : Rs. 26,19,500/-

08) Total Payment to be paid as per schedule of work completed : Rs. 15,45,505/-

09) Total payment received till date: Rs. 13,09,750/-

10) Total balance payment till date: Rs 2,35,755/-

You are requested to pay the balance booking payment of Rs. 2,35,755/- to M/s SM Developers A/c No. 62460721437, State Bank of Hyderabad, Seawoods Branch Within 15 days and co-operate to expedite the progress of work.

Your co-operation in this regards is highly appreciated.

Thanking you.

Yours Truly,

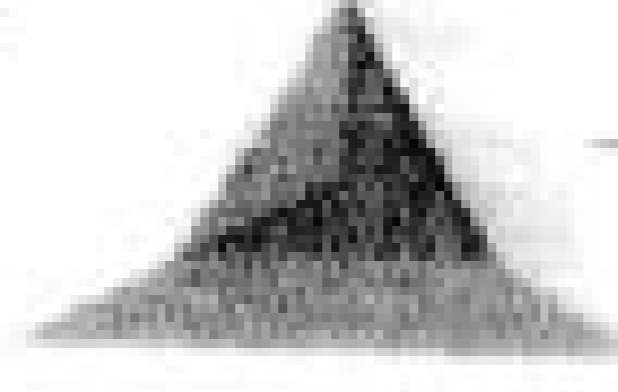
For M/s SM DEVELOPERS


Partners

Release Payment of Rs. _____ by
Debit to Home Loan A/c _____
and Margin Rs. _____ by Debit
to SB A/c _____ / Paid directly,
as per Builder's Demand Letter, Customer's
consent is on record.




20/8/16



TRIARCH DESIGN STUDIO

ARCHITECTS AND INTERIOR DESIGNERS

Date : 16th Aug 2016.

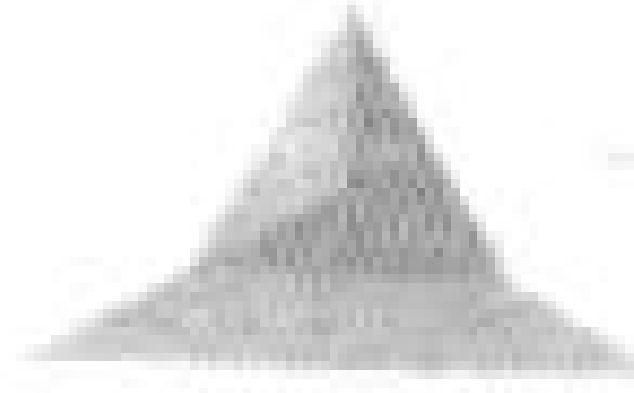
TO WHOMSOEVER IT MAY CONCERN

We hereby certify that the construction work of proposed building on Plot no. 100, Sector 21, Ulwe, Navi Mumbai, is completed RCC upto Fifth slab level, under our supervision. Further work is in progress

This certificate is issued for loan purpose only.

For TRIARCH DESIGN STUDIO,

H. P. Dhavale.
CA/92/14783



TRIARCH DESIGN STUDIO

ARCHITECTS AND INTERIOR DESIGNERS

Date : 18th July 2016

TO WHOMSOEVER IT MAY CONCERN

We hereby certify that the construction work of proposed building on Plot no. 100, Sector 21, Ulwe, Navi Mumbai, is completed RCC upto Fourth slab level, under our supervision. Further work is in progress.

This certificate is issued for loan purpose only.

For TRIARCH DESIGN STUDIO,

H. P. Dhavale.
CA/92/14783.

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Panvel, Dist - Raigad

Receipt No. 798

Date 23.7.2016

Received with thanks from Mr. Ashok Sanjay Bharkar

the sum of Rupees Eight Lakhs Fifty Nine Thousand Seven

Hundred Fifty Only/- by cheque/cash/draft No. RTGS Dated 22.7.2016

drawn on _____

in full/ part/advance payment on A/C of Purchase of Flat 902, in SM
Chandrabhaga, Plot 100, Sect 21, Ulwe, Navi Mumbai.

For M/s. SM DEVELOPERS

Rs 859750/-



Partner

is receipt is valid subject to realisation of cheque

3.10.2016

305

Mr. Ashok Rajan, Bangalore
Eight Lakhs Fifty Nine Thousand Seven

22.7.2016

RTGS

Thousand Fifty only

Purchase of Flat 305

Chandrasekhar, Plot 100, Sect 21, Ulve, New Mangalore

829750/-

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Panvel, Dist - Raigad

Receipt No. 827

Date 1.9.2016

Received with thanks from Mr. Ashok Sanjay Bhaptkar

the sum of Rupees Two Lac Thirty five Thousand Seven

Hundred Fifty Five Only. by cheque/cash/draft No. NEFT Dated 31.8.2016

drawn on -

in full/ part/advance payment on A/C of Purchase of Flat 902 in SM

Chandrabhaga, Plot 100, Sect. 21, Ulwa.

Rs 2,35,755/-

For M/s. SM DEVELOPERS

This receipt is valid subject to realisation of cheque



Partner



SM DEVELOPERS

1787

Builders, Developers & Engineers

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.

Ph. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

Date : 10th Sept. 2016

DEMAND OF PAYMENT

01) Name of Work : Construction of Residential cum Commercial Building on Plot No 100, Sector 21, Ulwe, Navi Mumbai.

02) Number of units : 86 nos.

03) Name of Architect : M/s Triarch Design Studio.

04) Name of the purchaser: Mr. Ashok Sanjay Bhapkar

05) Flat No. 902

06) Stage of the work completed : Work Completed upto Sixth RCC Slab Level.

07) Agreement Cost : Rs. 26,19,500/-

08) Total Payment to be paid as per schedule of work completed : Rs. 16,50,285/-

09) Total payment received till date: Rs. 15,45,505/-

10) Total balance payment till date: Rs 1,04,780/-

You are requested to pay the balance booking payment of Rs.1,04,780/- to M/s SM Developers A/c No. 62460721437, State Bank of Hyderabad, Seawoods Branch Within 15 days and co-operate to expedite the progress of work .

Your co-operation in this regards is highly appreciated.

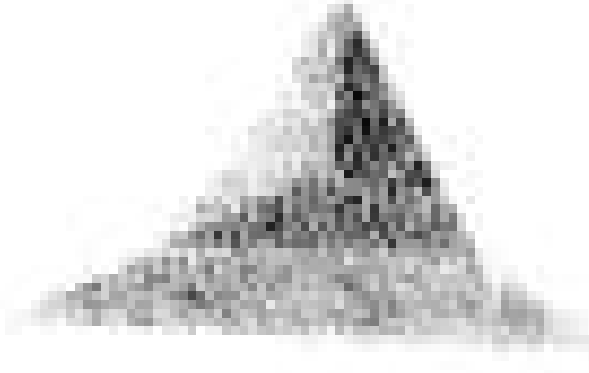
Thanking you.

Yours Truly,

For M/s SM DEVELOPERS

Released Payment of Rs. 1,04,780/- by Partners
No. 3558643866
by Debit
paid directly,
as per Letter, Customer's





TRIARCH DESIGN STUDIO

ARCHITECTS AND INTERIOR DESIGNERS

Date 10th Sept 2016

TO WHOMSOEVER IT MAY CONCERN

We hereby certify that the construction work of proposed building on Plot no. 100 Sector 21, Ulwe, Navi Mumbai, is completed RCC upto Sixth slab level, under our supervision. Further work is in progress.

This certificate is issued for loan purpose only.

For TRIARCH DESIGN STUDIO,

H. P. Dhavale.
CA/92/14783.

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Pangel, Dist - Raigad

Receipt No. 827

Date 1.9.2016

Received with thanks from Mr. Ashok Sanjay Bhaptar

the sum of Rupees Two Lac Thirty five Thousand Seven

Hundred Fifty Five Only by cheque/cash/draft No. NEFT Dated 31.8.2016

drawn on _____

in full/ part/advance payment on A/C of Purchase of Flat 902 in SM

Chandrabhaga, Plot 100, sect. 21, Ulwa.

Rs

2,35,755/-

For M/s. SM DEVELOPERS

This receipt is valid subject to realisation of cheque



Partner



SM DEVELOPERS

Builders, Developers & Engineers

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.

Ph. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

Date : 24th Nov. 2016

DEMAND OF PAYMENT

01) Name of Work : Construction of Residential cum Commercial Building on Plot No 100, Sector 21, Ulwe, Navi Mumbai.

02) Number of units : 86 nos.

03) Name of Architect : M/s Triarch Design Studio.

04) Name of the purchaser: Mr. Ashok Sanjay Bhapkar

05) Flat No. 902

06) Stage of the work completed : Work Completed upto Ninth RCC Slab Level.

07) Agreement Cost : Rs. 26,19,500/-

08) Total Payment to be paid as per schedule of work completed : Rs. 20,43,210/-

09) Total payment received till date: Rs. 15,45,505/-

10) Total balance payment till date (Rs 4,97,705/-)


You are requested to pay the balance booking payment of Rs.4,97,705/- to M/s SM Developers A/c No. 62460721437, State Bank of Hyderabad, Seawoods Branch Within 15 days and co-operate to expedite the progress of work.

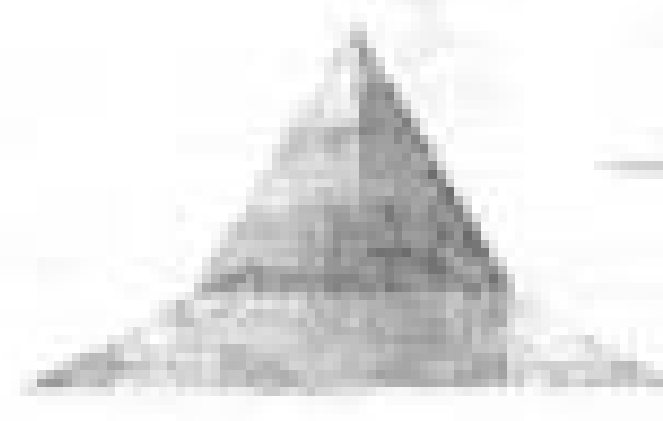
Your co-operation in this regards is highly appreciated.

Thanking you.

Yours Truly,

For M/s SM DEVELOPERS


Partners



TRIARCH DESIGN STUDIO

ARCHITECTS AND INTERIOR DESIGNERS

Date : 25th Nov' 2016.

TO WHOMSOEVER IT MAY CONCERN

We hereby certify that the construction work of proposed building on Plot no. 100, Sector 21, Ulwe, Navi Mumbai, is completed RCC upto Ninth slab level, under our supervision. Further work is in progress.

This certificate is issued for loan purpose only.

For **TRIARCH DESIGN STUDIO,**

H. P. Dhavale.
CA/92/14783.

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Panvel, Dist - Raigad

Receipt No. 902

Date 06/12/2016

Received with thanks from Mr. Ashok Sanjay Bhapkar

the sum of Rupees Four Lakh Ninty Seven Thousand

Seven Hundred Five Only by cheque/cash/draft No. NEFT Dated 05/12/2016

drawn on _____

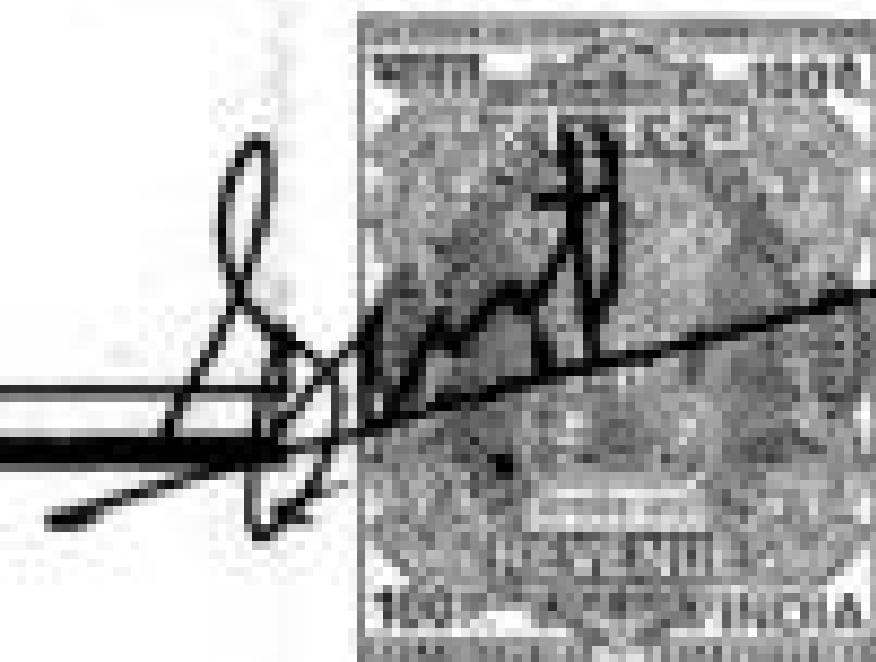
in full/ part/advance payment on A/C of Purchase of Flat 902 in SM

Chandrabhaga, Plot 100, Sect 21, Ulwe, Navi Muro.

Rs. 4,97,705/-

For M/s. SM DEVELOPERS

This receipt is valid subject to realisation of cheque



Partner



SM DEVELOPERS

Builders, Developers & Engineers

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.

Ph. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

Date : 21st Dec. 2016

DEMAND OF PAYMENT

- 01) Name of Work : Construction of Residential cum Commercial Building on Plot No. 100, Sector 21, Ulwe, Navi Mumbai.
- 02) Number of units : 86 nos.
- 03) Name of Architect : M/s Triarch Design Studio.
- 04) Name of the purchaser: Mr. Ashok Sanjay Bhapkar
- 05) Flat No. 902
- 06) Stage of the work completed : Work Completed upto Tenth/Terrace RCC Slab Level and Brickwork upto Sixth Floor.
- 07) Agreement Cost : Rs. 26,19,500/-
- 08) Total Payment to be paid as per schedule of work completed : Rs. 22,00,380/-
- 09) Total payment received till date: Rs. 20,43,210/-
- 10) Total balance payment till date: Rs. 1,57,170/-

You are requested to pay the balance booking payment of Rs. 1,57,170/- to M/s SM Developers A/c No. 62460721437, State Bank of Hyderabad, Seawoods Branch Within 15 days and co-operate to expedite the progress of work.

Your co-operation in this regards is highly appreciated.

Thanking you.

Yours Truly,

For M/s SM DEVELOPERS


Partners

Release Payment of Rs. 129772/-
Debit to Home Loan A/c 35939643866
and Merit A/c _____ by
to SB A/c _____
as per SM Developers Demand Note, Customer's
consent is on record



TRIARCH DESIGN STUDIO

ARCHITECTS AND INTERIOR DESIGNERS

Date 20th Dec 2016

TO WHOMSOEVER IT MAY CONCERN

We hereby certify that the construction work of proposed building on Plot no. 100, Sector 21, Ulwe, Navi Mumbai, is completed RCC upto Tenth/terrace slab level & Brickwork upto Sixth floor, under our supervision. Further work is in progress.

This certificate is issued for loan purpose only.

For TRIARCH DESIGN STUDIO,

H. P. Dhavale.
CA/92/14783.

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Panvel, Dist - Raigad

Receipt No 738

Date 23.7.2016

Received with thanks from Mr. Ashok Sanjay Bharkar

the sum of Rupees Eight Lakhs Fifty Nine Thousand Seven

Hundred Fifty Only/-

by cheque/cash/draft No. RTGS

Dated 22.7.2016

drawn on _____

in full/ part/advance payment on A/C of Purchase of Flat 902, in SM

Chandrabhaga, Plot 100, Sect 21, Ulwe, Navi Mumbai.

For M/s. SM DEVELOPERS

Rs.

859750/-

This receipt is valid subject to realisation of cheque



Partner



SM DEVELOPERS

Builders, Developers & Engineers

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.

Ph. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

Date : 19th April 2017

DEMAND OF PAYMENT

- 01) Name of Work : Construction of Residential cum Commercial Building on Plot No 100, Sector 21, Ulwe, Navi Mumbai.
- 02) Number of units : 86 nos.
- 03) Name of Architect : M/s Triarch Design Studio.
- 04) Name of the purchaser: Mr. Ashok Sanjay Bhapkar
- 05) Flat No. 902
- 06) Stage of the work completed : Work Completed upto Tenth/Terrace RCC Slab Level and all Brickwork & Internal Plastering work completed.
- 07) Agreement Cost : Rs. 26,19,500/-
- 08) Total Payment to be paid as per schedule of work completed : Rs. 23,57,550/-
- 09) Total payment received till date: Rs. 21,72,982/-
- 10) Total balance payment till date: Rs 1,84,568/-

You are requested to pay the balance booking payment of Rs. 1,84,568/- to M/s SM Developers A/c No. 62460721437, State Bank of Hyderabad, Seawoods Branch Within 15 days and co-operate to expedite the progress of work.

Your co-operation in this regards is highly appreciated.

Thanking you.

Yours Truly,

For M/s SM DEVELOPERS

Partners

Release Payment of Rs. 1,84,568 by
Debit to Home Loan A/c 35939643866
and Margin Rs. _____ by Debit
to SB A/c _____ via directy,
as per Sui term Document Ref. No. Customer's
copy attached herewith

TRIARCH DESIGN STUDIO

ARCHITECTS AND INTERIOR DESIGNERS

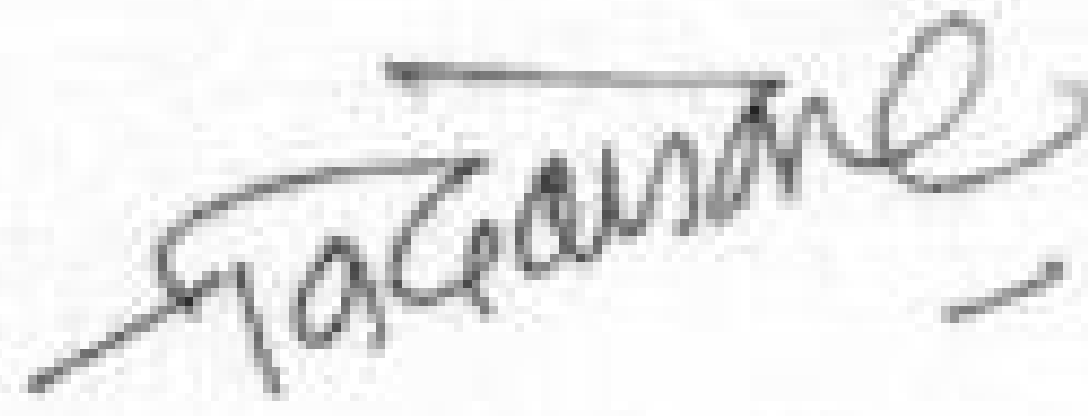
Date : 19th Apr' 2017.

TO WHOMSOEVER IT MAY CONCERN

We hereby certify that the construction work of proposed building on Plot no. 100, Sector 21, Ulwe, Navi Mumbai, is completed upto all RCC work, brickwork and int./ext. plastering work, under our supervision. Further work is in progress.

This certificate is issued for loan purpose only.

For TRIARCH DESIGN STUDIO,



Ar. Vinay Wadekar.
CA/92/14780.

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Panvel, Dist - Raigad

Receipt No. 975

Date 07/03/2017

Received with thanks from Mr. Ashok Sanjay Bhapkar

the sum of Rupees One Lakh Twenty Nine Thousand Seven Hundred Seventy Two Only/-
by cheque/cash/draft No. NEFT Dated 06/03/2017

drawn on State Bank of India

in full/ part/advance payment on A/C of Purchase of Flat 902 in SM

Chandrabhaga, Plot 100, Sect 21, Ulwe, Navi Mum.

Rs. 1,29,772/-

For M/s. SM DEVELOPERS

This receipt is valid subject to realisation of cheque



Partner



SM DEVELOPERS

Builders, Developers & Engineers

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.

Ph. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

Date: 29th Jun 2017

DEMAND OF PAYMENT

01) Name of Work : Construction of Residential cum Commercial Building on Plot No 100, Sector 21, Ulwe, Navi Mumbai.

02) Number of units : 86 nos.

03) Name of Architect : M/s Triarch Design Studio.

04) Name of the purchaser: Mr. Ashok Sanjay Bhapkar

05) Flat No. 902

06) Stage of the work completed : Work completed upto Tenth/Terrace RCC Slab Level, All Brickwork & Plastering work completed, Concealed Plumbing work of Toilet and Kitchen completed, Concealed Electric Piping of all flats completed.

07) Agreement Cost : Rs. 26,19,500/-

08) Total Payment to be paid as per schedule of work completed : Rs. 24,09,940/-

09) Total payment received till date: Rs. 23,57,550/-

10) Total balance payment till date: Rs. 52,390/-

You are requested to pay the balance booking payment of Rs. 52,390/- to M/s SM Developers A/c No. 62460721437, IFSC Code: SBIN0021200, State Bank of India Shreeji Heights Branch Within 15 days and co-operate to expedite the progress of work.

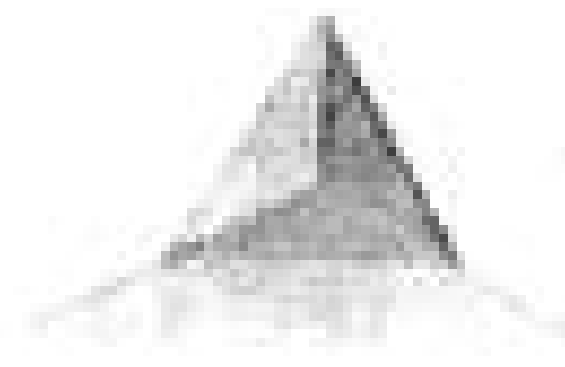
Your co-operation in this regards is highly appreciated.

Thanking you.

Yours Truly,

For M/s SM DEVELOPERS


Partners



TRIARCH DESIGN STUDIO

ARCHITECTS AND INTERIOR DESIGNERS

Date : 29th Jun' 2017.

TO WHOMSOEVER IT MAY CONCERN

We hereby certify that the construction work of proposed building on Plot no. 166, Sector 09, Ulwe, Navi Mumbai, is completed Upto all RCC work and brickwork, Concealed electric Piping work & Concealed plumbing work of toilet & kitchen upto thirteenth floor, internal plastering work upto twelveth floor of A & B wing, under our supervision. Further work is in progress.

This certificate is issued for loan purpose only.

For **TRIARCH DESIGN STUDIO,**

H. P. Dhavale.
CA/92/14783.



M/s. SM DEVELOPERS

'SM PLAZA', Plot No. 24, Sector 50(old), Nerul, Navi Mumbai 400 706.

Receipt No. 1027

Date: 8.5.2017

Received with thanks from Mr. Ashok Sanjay Bhaptar

The sum of Rupees One Lac eighty four Thousand five

Hundred Sixty eight only.
By Cheque/Cash/Draft No. NEFT Dated 6.5.2017

Drawn on -

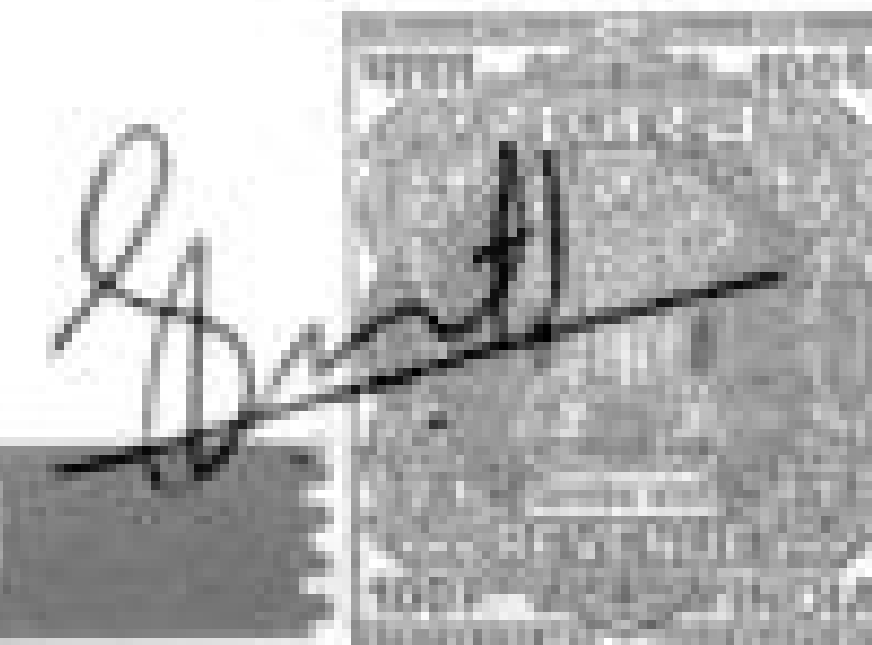

in Full/Part/Advance payment on A/C of Purchase of Flat 902 in SM

Chandrabhaga, Plot 100, Sect. 21, Ulwe.

₹

1,84,568/-

For M/s. SM DEVELOPERS

Partner

This receipt is valid subject to realisation of cheque

At - Targhar, Post - Ulwe, Tal. - Panvel, Dist. - Raigad



M/s. SM DEVELOPERS

'SM PLAZA', Plot No. 24, Sector 50(old), Nerul, Navi Mumbai 400 706.

Receipt No. 1190

Date: 17.7.2018

Received with thanks from Mr. Ashok Sanjay Bhapkar

The sum of Rupees Thirty Nine Thousand Five Hundred

Only. by Cheque/Cash/Draft No. Tot. Dated 16.7.2018

Drawn on -

in Full/Part/Advance payment on A/C of Purchase of Flat 702 in SM

Chandrabhaya, Plot 100, Sect. 21, Ulwe.

₹

39,500/-

For M/s. SM DEVELOPERS

[Signature]



Partner

This receipt is valid subject to realisation of cheque

At - Targhar, Post - Ulwe, Tal. - Panvel, Dist. - Raigad



SM DEVELOPERS

Builders, Developers & Engineers

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.

Ph. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

Date: 17th July 2018

DEMAND OF PAYMENT

01) Name of Work : Construction of Residential cum Commercial Building on Plot No 100, Sector 21, Ulwe, Navi Mumbai.

02) Number of units : 86 nos.

03) Name of Architect : M/s Triarch Design Studio.

04) Name of the purchaser: Mr. Ashok Sanjay Bhapkar

05) Flat No. 902

06) Stage of the work completed : Occupancy Certificate received.

07) Agreement Cost : Rs. 26,19,500/-

08) Total Payment to be paid as per schedule of work completed : Rs. 26,19,500/-

09) Total payment received till date: Rs. 24,50,050/-

10) Total balance payment till date: Rs. 1,69,450/-

You are requested to pay the balance booking payment of Rs. 1,69,450/- to M/s SM Developers A/c No. 62148657831, IFSC Code: SBIN0016215, State Bank of India, NRI Seawoods Branch Within 15 days and co-operate to expedite the progress of work

Your co-operation in this regards is highly appreciated.

Thanking you.

Yours Truly,

For M/s SM DEVELOPERS


Partners

Release Payment of Rs. 62557 by
Debit to Home Loan A/c. 3593642586
and Margin Rs. _____
to SB A/c _____ / Paid directly.
as per builder's Demand Note, Customer's
Consent is on record





CIDCO WE MAKE CITIES **OCCUPANCY COMPLETION CERTIFICATE**

BP-12667/2825

Date : **28 June, 2018**

Unique Code : 20140302102346201

To,

M/s. S. M. Developers.

SM Plaza, Shop No.02, Plot No.24, Sector50,

Nerul, Navi Mumbai.

PIN - 400706

Sub : Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on Plot No. **100** ,
Sector **21** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1) Your Architect application, Dt: 15.06.2018

2) Time extension issued by AEO(12.5% Sch.) vide letter no. CIDCO/Estate/12.5%/Ulwe/1781/2018/26679,
Dt:28.06.2018

3) Final Fire NOC issued by CFO CIDCO Fire Service vide letter no. CIDCO/FIRE/HQ/179/2018,
Dt:08.06.2018

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of **Resi_Commercial [Resi+Comm] Building G+9** [**Total BUA = 3220.65Sq.mtrs , Residential BUA = 2780.19 Sq.mtrs , Commercial BUA = 440.45 Sq.mtrs , Any Other BUA = 0 Sq.mtrs** **Number of units = 86No. , No. of Residential Units = 68No. , No.of Commercial Units = 18No. , Any Other Units = 0No. Ground+No. Of Floors = G+9**] Plot No. **100 ,** Sector - **21** at **Ulwe 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **HEMANT P DHAVAL** Architect has been inspected on **20 June, 2018** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **17 February, 2016** and that the development is fit for the use for which it has been carried out.

As informed by the estate section, in regards to said plot, if the original land owner get the enhanced compensation in pursuance of the claim submitted under section 28A and 18 of the Land Acquisition Act, 1894, and if its proportionate additional lease premium is made applicable on subject plot then licenses has to pay the additional lease premium to the corporation.

Thanking you,

Yours faithfully,

Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO
ASSOCIATE PLANNER (BP)



महाराष्ट्र MAHARASHTRA

© 2015 ©

NW 888022

2735 7001 - 21012095

उपकोषागार कार्यालय, बिलास

उत्तम संजय भापकर रु. धर्मदाद

- 1 JUL 2016

मा.

का. ली. कटोर
न्याय विभाग
बिलास

उपकोषागार अधिकारी



दि. ११/०७/२०१६

शपथपत्र

मी उत्तम संजय भापकर शपथपत्र लिहून देतो की, माझा सख्खा लहान भाऊ अशोक संजय भापकर हा पोलीस उप निरीक्षक पदावर गडचिरोली जिल्ह्यात नक्षलग्रस्त भागात नोकरीस असल्याने त्यास त्याचे फ्लॅट घेणेसाठी पैसे देणे शक्य नसल्याने त्याचे फ्लॅटसाठी मी पुढील नमुद प्रमाणे रक्कम SM DEVELOPER यांना माझ्या पुढील प्रमाणे नमुद बँकेच्या खात्यामधून रोख रक्कम दिली आहे.

शपथपत्र - १

शपथपत्र लिहण्यासाठी (अनसोटे - ४) Only For Affidavit (A.S. No. 4)

शपथपत्र

मुद्रांक
(For
Stamp
Purchase)
मुद्रांक
(Stamp
Purchase)
मुद्रांक
(Stamp
Purchase)

८१६१२०७६

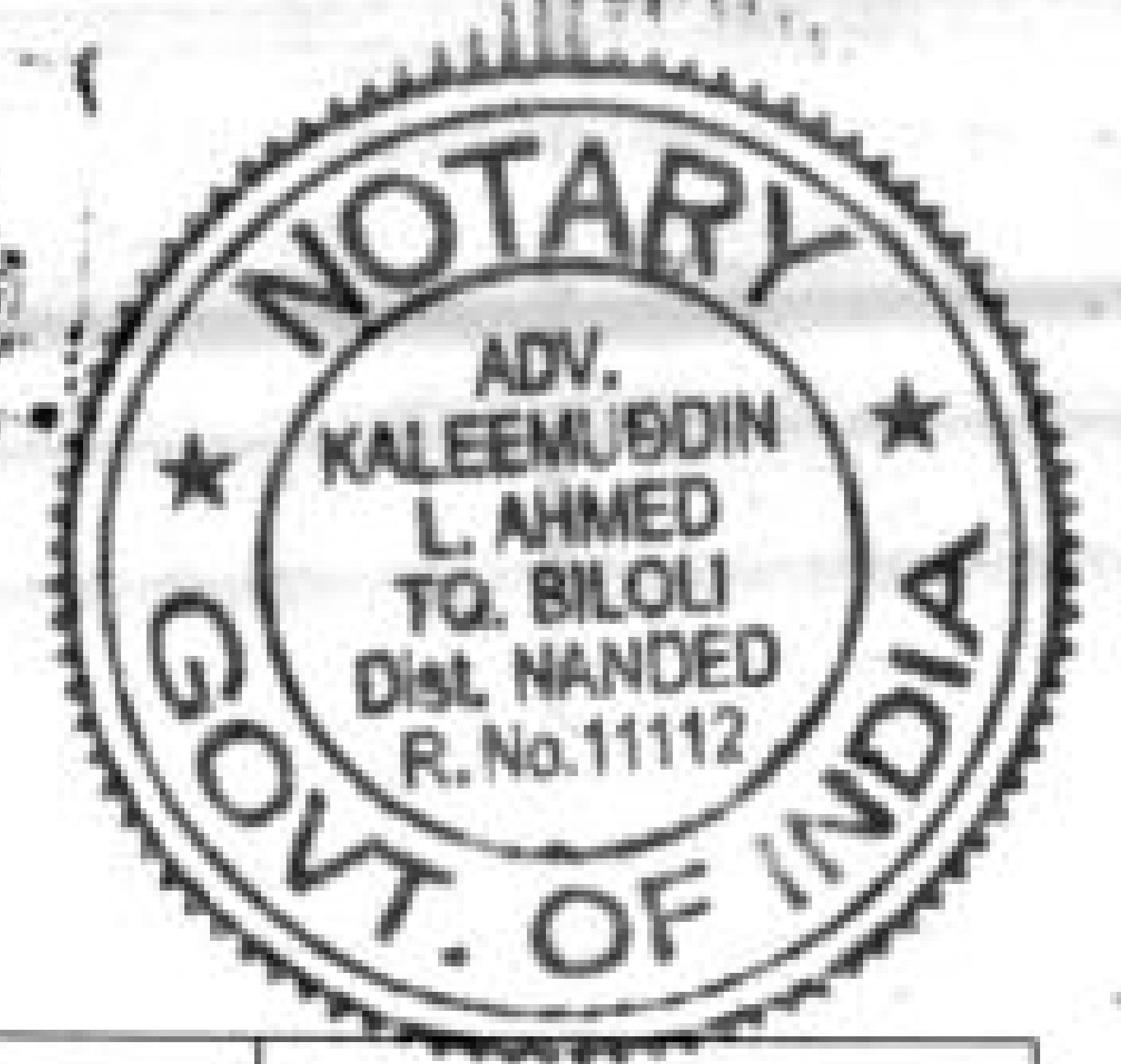
[Handwritten Signature]

मुद्रांक विक्री
(Stamp Purchase)

परवानाधारक मुद्रांक विक्रीदार व
व्यक्तिगत तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

३००३०००

[Handwritten Signature]



अ.क्रं	बँकेचे नाव	दिनांक	चेक क्रमांक / NEFT	रक्कम
१	SBI	१५ नोव्हेंबर २०१४	२५३०१७	रु. २५०००० /-
२	AXIS	१५ डिसेंबर २०१५	NEFT	रु. ५००००० /-
३	AXIS	१६ जानेवारी २०१६	NEFT	रु. १००००० /-
४	रोख रक्कम			रु. ४००००० /-
			एकुण	३५००००० /-

वरील प्रमाणे माझ्या SBI व AXIS बँकेच्या खात्यावरून व रोख रक्कम मी SM DEVELOPER याना माझ्या भावाचे फ्लॅटसाठी दिली आहे.

11 JUL 2016

शपथपत्र लिहून देणार

[Handwritten Signature]
Uttam Sanjay Bhaptar.

"SWORN BEFORE ME"

[Handwritten Signature]
Kaleemuddin L. Ahmed
Advocate & Notary
(Appointed by Govt. of India)
(M.S.) INDIA

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Panvel, Dist - Raigad

Receipt No. 757

Date 29-6-2016

Received with thanks from Mr. Ashok Sanjay Bhaptar

the sum of Rupees Ten thousand only.

_____ by cheque/cash/draft No. NEFF

Dated 16-1-2016 ²⁰¹⁵

drawn on _____

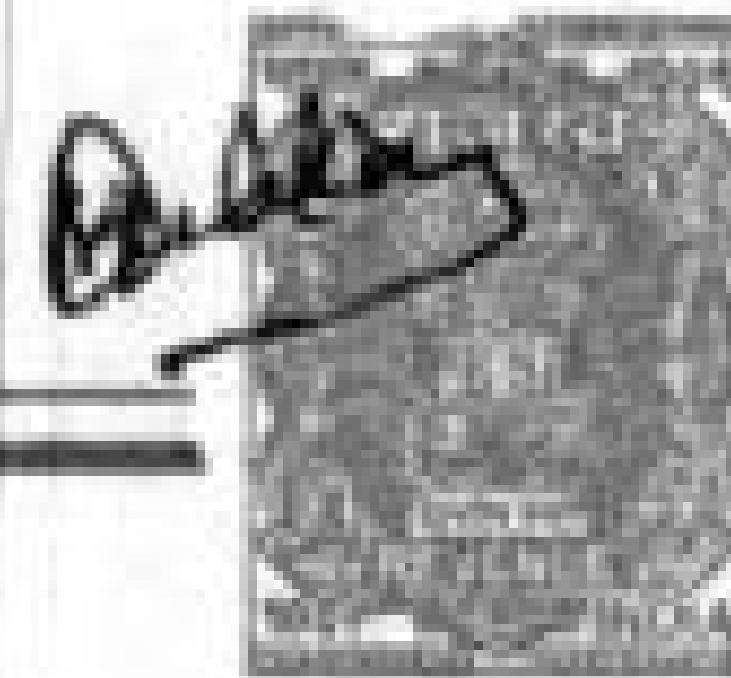
in full/ part/advance payment on A/C of purchase of flat 902 in SM
Chaudrabhaga, Plot 100, Sect. 21, Ulwa.

Rs.

10,000/-

For M/s. SM DEVELOPERS

This receipt is valid subject to realisation of cheque



Partner

M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Panvel, Dist - Raigad

Receipt No. 786

Date 12.12.2014

Received with thanks from Mr. Ashok Sanjay Bhapkar

the sum of Rupees Forty Thousand Only.

_____ by cheque/cash/draft No. Cash Dated _____

drawn on _____

in full/ part/advance payment on A/C of Purchase of Flat 902 in SM

Chandrabhaya, Plot 100, Sect. 21, Ulwa

Rs. 40,000/-

For M/s. SM DEVELOPERS

This receipt is valid subject to realisation of cheque

Bhaskar



Partner

86/1959

पावती

Original/Duplicate

Friday, July 15, 2016

नोंदणी क्र. :39म

11:47 AM

Regn.:39M

पावती क्र.: 1967

दिनांक: 15/07/2016

गावाचे नाव: **Ulave**

फाईलिंगचा अनुक्रमांक: PNL1-1959-2016

दस्तऐवजाचा प्रकार : **Notice of Intimation of Mortgage by way of Deposit of title Deed**सादर करणाऱ्याचे नाव: **ASHOK SANJAY BHAPAKAR**

Document Handling

₹. 300.00

Filing Fee

₹. 1000.00

एकूण:

₹. 1300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 30/06/2016 रोजी घेतलेल्या ₹.2077000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH002412025201617R Defaced vide 0001588719201617 Dated.15/07/2016.

GRN is MH002412025201617R Defaced vide 0001588719201617 Dated.15/07/2016.

S.R. Panvel 1

सह दुय्यम निबंधक
पनवेल-१



SM DEVELOPERS

Builders, Developers & Engineers

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.

Pb. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

To,
The Assistant General Manager
State Bank of India
RASMECC,
Thane

Date: 5th Jan. 2016

We, M/s SM Developers hereby certify that

1. Flat No. 902 in SM Chandrabhaga situated at/ to be constructed at Plot No. 100, Sector 21, Ulwe, Navi Mumbai has been allotted to Mr. Ashok Sanjay Bhapkar.
2. That the total cost of the flat is Rs 26.19,500 (Rupees Twenty Six Lac Nineteen Thousand Five Hundred only).
3. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
4. We confirm that we have no objection whatsoever to Mr. Ashok Sanjay Bhapkar mortgaging the flat to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat/house allotted to him/her/them during the currency of the loan sanctioned / to be sanctioned by the Bank to him/her/them
6. We hereby state and confirm that the building plan sanctioned under commencement certificate number CIDCO/BP-12667/TPO(NM&K)/2014/1222 dated 10th Dec. 2014 shall not be altered/changed without the prior written consent of the bank.

We further state and undertake to record the charge of the bank of the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing society or an Association of Apartment being so mortgaged to your bank.
7. After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the bank from the said purchaser, I/We are agreeable to accept State Bank of India as a Nominee of the above named purchaser for the property described above and once the nomination favoring the bank has been registered and advice sent to the bank of having done so, I/We note not to change the same without written NOC of the bank.
8. We undertake to inform and deposit Share certificate to the bank directly, as and when issued in the name of the applicant

Builders' Signature with stamp.

For M/s. SM DEVELOPERS



Partners

Regd. Office :- At. Targhar, Post. Ulwa, Tal. Parnel, Dist. Raigad - 410 206

Shri.....aged.....years, Indian Inhabitant residing at hereinafter referred to as " **THE PURCHASER/S**" (Which expression shall unless it be repugnant to context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the "**OTHER PART**".

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited, a company incorporated under the companies Act of 1956 (I of 1956) and having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as "THE CORPORATION") is the New Town Development Authority declared for the area designated as a site for the New Town of New Bombay by the Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXII of 1966, hereinafter referred to as "The said Act")
2. The State Government has acquired land and vested the lands in the Corporation for development and disposal.
3. The Corporation laid down plots at Ulwe node, Navi Mumbai Tal. Panvel, Dist. Raigad in its 12.5% Scheme, at Ulwe node, Tal. Panvel, Dist Raigad, Navi Mumbai on one of such piece of land so acquired by the State Government and vested in the Corporation for being leased to its intending leases.
4. By an Agreement to Lease dated 28th February, 2011, made between the Corporation (therein referred to as "THE CORPORATION") of the one part and 1) Shri. Gajanan Pilaji Owalekar 2) Shri. Baburao Pilaji Owalekar 3) Shri. Pandurang Pilaji Owalekar 4) Shri. Mahadev Pilaji Owalekar 5) Shri. Ganpat Pilaji Owalekar 6) Shri. Ganesh Pilaji Owalekar 7) Smt. Sunanda Laxman Owalekar, 8) Shri. Manohar Laxman Owalekar, 9) Shri. Kishor Laxman Owalekar 10) Shri. Samadhan Laxman Owalekar 11) Smt. Nirmala Gajanan Patil. all adults, Indian Inhabitants, residing at Targhar, Post – Ulwe, Tal – Panvel, Dist – Raigad. (therein referred to as "THE LICENSEES") hereinafter referred to as the said "OWNERS" of the "other part" (hereinafter referred to as the said Agreement to Lease"), the corporation has agreed to lease one plot bearing Plot No.100, admeasuring about 2148.15 Sq.mtrs. or thereabout in its 12.5% Scheme at Ulwe node, in

1

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made and entered into _____ at NERUL, NAVI MUMBAI on this _____ day of _____ 2014 BETWEEN "M/s. SM Developers" a partnership firm registered under Indian Partnership Act 1932 through its Partners 1) Shri. Shahaji Anandrao Patil, and 2) Shri Manohar Laxman Owalekar, both -Adults, Indian Inhabitants, having office address at "SM Plaza", Shop No.2, Plot No - 24, Sector - 50, Nerul, Navi Mumbai, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to context or meaning thereof be deemed to mean and include their successor or successors and assign or assignees) of the "ONE PART"

AND

Sector – 21, at Ulwe, Navi Mumbai, Tal Panvel, Dist. Raigad (hereinafter referred to as the "Said Plot") to aforesaid OWNERS i.e. the "THE LICENSEES" referred to above in consideration of a premium of Rs. 26,875/- (Rupees Twenty Six Thousand Eight Hundred Seventy Five Only) as agreed to be paid by the aforesaid LICENSEE to the Corporation subject to observance of the terms and conditions mentioned in the said Agreement to Lease, which Amount of premium of Rs. 26,875/- (Rupees Twenty Six Thousand Eight Hundred Seventy Five Only) the LICENSEES have paid in full to the Corporation and the Corporation granted permission or license to the aforesaid LICENSEE to enter upon the said Land for the purpose of erecting a building or buildings thereupon. The said agreement to lease was registered with Sub-Registrar, Panvel-3 on 1st March 2011, under serial No.:- PVL-3-02249/2011 of the day.

5. The OWNERS have due to their domestic difficulties agreed to sell, convey, transfer, assign their all rights, titles and interest in/or benefits under the said Agreement to lease dated 28th February, 2011, pertaining to the said plot, hereinafter referred to as the "SAID PROPERTY" to the Developers for consideration, and by TRIPARTITE AGREEMENT dated 16th May, 2011 made between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED as Party of FIRST PART and the aforesaid LICENSEE / OWNERS Shri. Gajanan Pilaji Owalekar and 10 others referred to above as party of "SECOND PART" and "M/s SM DEVELOPERS" through its partners 1) Shri. Shahaji Anandrao Patil, and 2) Shri Manohar Laxman Owalekar, both - adults, Indian Inhabitants, having office address at "SM Plaza", Shop No.2, Plot No – 24, Sector – 50, Nerul, Navi Mumbai, as party of "THIRD PART" as the "THE NEW LICENSEES", the aforesaid LICENSEES/OWNERS have transferred, conveyed, assigned and alienated, relinquished and released all their rights, titles, benefits, interest, claims or demands of whatsoever nature in and upon the said plot and in and upon the said Agreement to lease dated 28th February, 2011, in favour of the New Licensees / the Developers. The aforesaid TRIPARTITE AGREEMENT dated 16th May, 2011 was registered with Sub-Registrar Panvel-3, on 16th May, 2011 under serial No. PVL –3 – 05066/2011 of the day. The CIDCO LTD. has substituted the said DEVELOPERS as "NEW LICENSEE" for the aforesaid "original licensee / Owners" in the said Agreement to lease dated 28th February, 2011, with all the rights, obligations, liabilities, benefits and equities accordingly thereunder.

6. The Owners have also delivered vacant and peaceful possession of the aforesaid plot to the said DEVELOPERS on 16th May, 2011.
7. The said DEVELOPERS are in actual, physical possession of the said Plot and otherwise well entitled to deal with and dispose off the said Plot.
8. The Town Planning Officer (BP) (Navi Mumbai & Khopta) of City & Industrial Development Corporation of Maharashtra Limited hereinafter referred to as the said CIDCO Ltd. has sanctioned the plan for proposed residential building/s on the said property vide his order No. CIDCO/BP-12667/TPO(NM&K)2014/1222 dated 10th December, 2014. As per the aforesaid development permission the Developers are entitled to enjoin upon to construct a building on the said property in accordance with the said order (hereinafter referred to as the said plans). The copy of Development permission granted by Town Planning Officer (BP) (Navi Mumbai & Khopta) of CIDCO Ltd. (i.e; "commencement certificate") is hereto annexed and marked as ANNEXURE "A".
9. **AND WHEREAS:**
The certificate of title to the said property described in the first Schedule hereunder written, issued by Shri Suresh Mahadeo Thakur, Advocate of the Developers is annexed hereto and marked ANNEXURE 'B' has been inspected by the Purchaser/s.
10. **AND WHEREAS:**
The Purchaser demanded from the Developers and the Developers have given inspection to the purchaser of the all documents of the title relating to the said Property, Tripartite agreement made with OWNERS of the said Property, the said order of the Town Planning Officer (BP) (Navi Mumbai & Khopta) of CIDCO Limited, the commencement certificate, the agreement and the plans, design and specification prepared by the Developers Architect and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of promotion of construction, sale, management, and transfer) Act, 1963,(hereinafter referred to the "Said Act")and rules made thereunder.
11. **AND WHEREAS:**
While sanctioning the said plans the Town Planning Officer (BP) Navi Mumbai & Khopata of CIDCO Ltd. has laid down certain terms, conditions,

stipulations and restrictions while developing the said property and the said building and upon due observance and performance of which only the completion and occupation certificates in respect of the said building shall be granted by the Town Planning Officer (BP), (Navi Mumbai & Khopda). The copy of the Development permission / commencement certificate bearing No. CIDCO/BP-12667/TPO(NM&K)2014/1222 dated 10th December, 2014. issued by CIDCO Ltd is hereto annexed and marked as ANNEXURE "A".

12. **AND WHEREAS:**

The Developers have accordingly commenced construction of the said building/s upon the said plot in accordance with the said plan. The copy of Typical floor plan is hereto annexed and marked as ANNEXURE "C".

13. **AND WHEREAS :**

The Developers have further informed to the Purchaser/s that the Developers shall be selling flats in the said building known as "SM CHANDRABHAGA" on what is known as on "Ownership Basis" (with a view ultimately that the Purchasers of all the flats in the said building should form themselves into a Co-operative Housing Societies as per the provisions of Co-operative Society's Act, 1960 or ultimately become members of such Society) and only upon the Purchasers of all the flats in the said building paying in full all their respective dues payable to the Developers and strictly complying with all the terms and conditions of their respective agreements with the Developers (in a form similar to this agreement), the DEVELOPERS/OWNERS shall execute the necessary Deed of Conveyance / Deed of Assignment of the said property together with the building/s thereon in favour of such Co-operative Housing Society.

14. **AND WHEREAS:**

On satisfying himself / herself about the plans all documents i.e. Agreement to Lease, Tripartite Agreements, Title Certificate, Commencement Certificate and other terms and conditions including the Title, the Purchaser hereby agrees to purchase Flat No. --- on the ----- Floor admeasuring about ----- sq. meters Carpet Area and Built up Area of Terrace ----- sq. meters or thereabouts in the Project known as "SM CHANDRABHAGA" for a total consideration of Rs/(Rupees
.....Only) with full notice of the terms and conditions

contained in the documents referred to hereinabove and subjects to terms and conditions hereinafter appearing. (hereinafter referred to as the said Premises) The typical floor plan of the said flat is annexed hereto and marked with Annexure "C".

15. **AND WHEREAS:**

The Purchaser demanded from the Developers and Developers have given to the Purchaser inspection of all the documents of title relating to the said property viz. Certificate of the Title issued by the Advocate of the Developers, Agreement to Lease, Tripartite Agreement, Commencement Certificate and other documents and the plans, designs and specifications prepared by the Architect of the Builder and or such other documents as are specified under "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer) Act 1963", (hereinafter referred to as "the said Act") and the Rules made thereunder and the Purchaser declares that he/she has satisfied himself/ herself about the title of the Developers to the said property/plot and their right to develop the same and Purchaser declares that he/she shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.

16. The Developers have entrusted the architectural works to "TRIARCH DESIGN STUDIO" the Architects (hereinafter called the "said Architect") to develop, design, and lay down specifications for construction of the buildings on the said property.

17. **AND WHEREAS:**

Under the Section 4 of the said Act the Developers are required to execute a written Agreement for sale of said flat in favour of the purchaser being in fact these presents and also to register the said agreement under the Registration Act.

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

1. This Agreement shall always be subject to the provisions contained in "The Maharashtra Ownership Flats Act, 1963", and "The Maharashtra Ownership Flats Rules, 1964" or any amendment there in or re-enactment thereof for the time being

in force or any other provisions of law applicable from time to time.

2. The Developers shall under normal condition construct the said buildings known as "SM CHANDRABHAGA" consisting of Ground + 9th floors on the said properties more particularly described in the First Schedule hereunder written in accordance with the plans, designs and specifications approved by the Town Planning Officer of the CIDCO Ltd. which have been kept at their office and the Building site for inspection and which the purchaser has seen and approved; the purchaser also agreed that the Developers may make such variations and modification thereto as the Developers may consider necessary or as may be required by the concerned Local Authority/The Town Planning Officer CIDCO Ltd. or the State/Central Government to be made in by them or any of them.
3. The Purchaser has/have prior to the execution of this agreement satisfied themselves/himself/herself about the title of the Developers to the said properties and they/he/she shall not be entitled further to investigate the title of the said property and no requisition or objection shall be raised on any matter relating thereto. The purchaser shall be deemed to have purchased the said premises on the condition set out in the recitals above. A copy of the certificate of title issued by Advocate pertaining to the title of the Developers to the said property is hereto annexed and marked **Annexure "B"**.
4. The Purchaser/s hereby agree/s to acquire flat/shop No. _____ on the _____ floor in the said building hereinafter called "The Said Premises" as shown on the said typical floor plan hereto annexed and surrounded by red colored boundary line thereon as per the plan and specifications seen and approved by them/him/her for Rs. _____ (Rupees _____ only). The said price is fixed on lumpsum basis and has no bearing on the actual measurement. The carpet area of the said premises is _____ Sq. Meters and Built up area of

the Terrace is Sq. Meters. as per the said sanctioned plans. The said area is liable to vary on actual measurements and the Purchaser shall not be entitled to claim any rebate in price if the variation in the area is upto 5%.

5. The said price shall be paid by the Purchaser/s to the Developers in the manner given below:-

- 20% of the total purchase price as booking charges on or before the execution of this agreement.
- 15% of the total purchase price on account and towards part payment on completion of plinth work.
- 5% of the total purchase price on account and towards part payment on casting of First Slab.
- 5% of the total purchase price on account and towards part payment on casting of Second Slab.
- 5% of the total purchase price on account and towards part payment on casting of Third Slab.
- 5% of the total purchase price on account and towards part payment on casting of Fourth Slab.
- 4% of the total purchase price on account and towards part payment on casting of Fifth Slab.
- 4% of the total purchase price on account and towards part payment on casting of Sixth Slab.
- 5% of the total purchase price on account and towards part payment on casting of Seventh Slab.
- 5% of the total purchase price on account and towards part payment on casting of Eighth Slab.
- 5% of the total purchase price on account and towards part payment on casting of Ninth Slab.
- 4% of the total purchase price on account and towards part payment on casting of Terrace Slab.
- 7% of the total purchase price on account and towards part payment on commencement of brick Masonry.
- 4% of the total purchase price on account and towards part payment on commencement of plastering works.
- 4% of the total purchase price on account and towards part payment on commencement of Plumbing & Sanitary and Electric Work.

- 4% of the total purchase price on account and towards part payment on commencement of Flooring Work.
 - Balance of Rs. _____ equivalent to 2% on handing over possession of the flat/shop to the Purchaser.
 - If due to any unavoidable circumstances there is any increase in the price of building material such as Cement, Steel, Sand, Bricks or any other building material, the flat/shop purchaser/s shall bear and pay such increased in the price without raising any objection in respect thereof.
6. The time for payment of each of the installment shall be essence of contract. A certificate of the Developers Architects shall be conclusive proof that the plinth or the respective slab/or the respective work is completed and within ten days from the receipt of a notice from the Developers to the Purchaser/s, [time being of essence of contract, informing the Purchaser/s that the plinth or the respective slabs or the respective work have been completed,] the Purchaser/s shall make the payment as agreed to by them/him as herein provided. The Purchaser/s shall not raise any objection as regards the completion of the plinth or the respective slabs or the work or in regard to certificate of the Architects.
7. The time for payment is an essence of contract, Whether the Purchaser is availing the loan facilities from any financial institution or not, the Purchaser has unconditionally agreed to pay all the above installments due within 10 days from the due dates, failing which the Purchaser shall pay financial charges at the rate of 24% p.a. from the date the said amount becomes payable by the Purchaser to the Developers till it is paid to the Developers.
8. The Developers hereby agrees to observe; perform and comply with all the terms and 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

Purchaser obtain from the Town Planning Officer (BP), Navi Mumbai & Khopta of CIDCO Ltd. Or concerned local body completion certificate in respect of the Flat/Shop.

9. The Purchaser agrees to pay to the Developers interest at the rate of 24%(Twenty Four percent) on all the amounts which become due and payable by the Purchaser to the Developers under the terms of this agreement from the date the said amount becomes payable by the purchaser to the Developers till it is paid.
10. On the Purchaser committing default in payment on due dates of any amount due and payable by the Purchaser to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority, state Government, Central Government and all other outgoings) i.e. SERVICE TAX, VAT, LBT and any other Taxes that is applied by Government from time to time and on the purchaser committing breach of any of the terms and conditions herein contained the Developers shall be entitled at their 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 Developer shall have given to the Purchaser fifteen days prior notice in writing of their 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 Purchaser in remedying such breach or breaches within a reasonable time after giving of such notices.

Provided further that upon termination of this agreement as aforesaid, 25% of the purchase price of the said flat/premises shall stand forfeited and balance amount shall be refunded by the Developers to the Purchaser but the Developers shall not be liable to pay to the Purchaser any interest on the amount so refunded. And upon termination of this agreement and refund of aforesaid amount by the

Developers, the Developers shall be at liberty to dispose off and sell the Flat/Shop to such person and at such price as the Developers may in their absolute discretion think fit.

11. If the Purchaser surrenders his/her/their Premises for any reason of whatsoever nature at any stage during the construction, the Developers are entitled to forfeit the 25% of the amount paid by the Purchaser and will refund the balance amount without any interest. In this case the Purchaser will not be entitled to any claim in respect of Registration Fees, Stamp Duty, VAT, Service Tax, or any other Tax, / Govt. Charges or interest paid by him.
12. The fixtures, fittings and amenities to be provided by the Developers in the said building and the flat are those that are set out in **Annexure "D"** annexed hereto.
13. The Developers shall give possession of the said flat / shop to the Purchaser on or before **30th December 2017**. If the Developers fail or neglect to give possession of the flat/shop to the Purchaser on account of reasons beyond their control and of their agents as per the provisions of section 8 of the Maharashtra Ownership Flat Act, by the aforesaid date or the date or dates prescribed in Section 8 of the said of the Act, then the Developers shall be liable, on demand, to refund to the Purchaser the amounts already received by them in respect of the flat with simple interest at nine percent per annum from the date Developers received the sums till the date the amounts thereon is repaid.

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 or building in which the flat/shop is to be situated is delayed on account of: -

- (a) Non-availability of steel, cement, other building materials, water or electric supply :
- (b) War, civil commotion or act of God, Natural calamity
- (c) Any notice, order, rule notification of the government and/other public or competent authority.

- (d) Any circumstances / situation beyond the control of Developers.
14. The Purchaser shall take possession of the flat/shop within fifteen days of the Developers giving written notice to the purchaser intimating that the said Flat/Shop is ready for use and occupation as per the completion certificate granted by the Town Planning Officer of CIDCO Ltd.
15. The Purchaser shall use the flat or any part thereof or permit the same to be used only for purpose of residence only or for which purpose the said flat was allotted. The Purchaser shall obtain no objection certificate in writing from the Developers for carrying on any industry or any activity or business in said premises.
16. The Purchaser, along with other Purchasers of flats in the building, shall join in forming and registering the society to be known as **"SM CHANDRABHAGA"** 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 the registration of the Society or and for becoming a member including the bye-laws of the proposed Society and fully fill in, sign and return to the Developers within two days of the same being forwarded by the Developers to the purchaser, so as to enable Developers to register the organization of the Purchaser under Section 10 of the said Act within the time limit prescribed by Rule 9 of "The Maharashtra Ownership Flats (Regulations of the promotion of construction") Act Rules, 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 Association, as may be required by the Registrar of Co-operative Societies, or any other Competent Authority, as the case may be.
17. The said building shall always be known as **"SM CHANDRABHAGA"**. The name of the Co-operative Society Limited or Company or legal body to be formed by the

purchaser/s shall bear the same name or any other name but building name shall not be changed and the purchaser/s covenants with the Developer that the name of the building shall always remain as "SM CHANDRABHAGA".

18. Unless it is otherwise agreed to by and between the parties hereto the Developers shall, within four months of registration of the society as aforesaid cause to be transferred to the society all the rights, title and the interest of the Original Owners/Developers in the said property by obtaining or executing the necessary conveyance of the said property (or to the extent as may permitted by the concerned local authorities) in favour of such Society and such conveyance shall be in keeping with the terms and provisions of this agreement.
19. Commencing a week after notice in writing is given by the Developers to the Purchaser that the Flat is ready for use and occupation, or after getting occupancy certificate the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of all outgoings in respect of the said property and Building/s namely local authority and/or Government, Service Charges, water charges, insurance, common light, 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 is formed and the said land and building/s is transferred to it, the purchaser shall pay to the said Developers such proportionate share of all outgoings as may be determined. The Purchaser shall pay to the Developers provisional monthly contribution of ₹1000/- (Rupees One Thousand Only) per month towards the outgoings. The amounts so paid by the Purchaser to the Developers shall not carry any interest and remain with the Developers until a conveyance is executed in favour of the Society as aforesaid, subject to the provisions of Section 6 of the said Act, on such conveyance / deed of Assignment being executed, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Developers to the Society. The Purchaser undertakes to pay such provisional

monthly contribution and such proportionate share of all outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

20. i) The Purchaser shall, have to pay on Demand of Developers, keep deposited with the Developers the following amounts:
- (a) Rs.5,000/- for legal charges.
 - (b) Rs.260/- for share money application entrance fee of the Society.
 - (c) Rs.25,000/-for formation and registration of the Society.
 - (d) Rs.10,000/- for proportionate share of taxes and other charges.
- ii) The entire amount of deposit for electric meter or any such amount required to be paid to MSEDCL & PSIDC charges to CIDCO for this purpose at the time of providing/fixing Electric meter to the said flat/shop.
- iii) All such amounts which are required to be paid as per the rules of CIDCO, local body or any enactment whether the present or future or of Central/State Government which are not specifically mentioned in this Agreement.
21. The Developers shall utilize the sum of Rs.5,000/- paid by the Purchaser to the Developers, for meeting all legal charges and expenses, including professional costs of the Attorney-at Law/Advocates of the Developers in connection with formation of the said Society as the case may be, preparing and engrossing this agreement. The registration of conveyance deed / Deed of Assignment is a duty of society. The Developers shall take all necessary steps to form co-operative housing society and it shall be responsibility of the society to take initiative for conveyance deed / Deed of Assignment.
22. At the time of registration the Purchaser shall pay to the Developers the Purchasers share of stamp duty and registration charges payable, VAT & Service Tax charges, LBT, payable if

any, or any other charges by the said Society on the conveyance or any document, instrument of transfer in respect of the said land and the building to be executed in favour of the Society. The Purchaser shall also pay his proportionate share (in proportion to his flat/shop area) of transfer charges or amount of Lease premium or amount of addition Lease premium required to be paid to CIDCO Ltd. and/or any local body for obtaining its no objection Certificate for the transfer of the said land and the said building/s or any portion thereof in favour of the said society and the Developers shall not pay any of such amount towards transfer charges, lease premium or additional Lease premium to CIDCO Ltd. or any local body for obtaining its no objection certificate/permission for transfer of said land and the said building/s or any portion thereof.

23. The Purchaser hereby agree/s that in the event of any amount due by way of premium to the CIDCO Ltd. or any local body for betterment charges or development charges; assessment tax, other tax, or payment of similar nature becoming payable by the Developers and of the stamp duty and registration charges, if any, on the documents to be executed under or in pursuance of this agreement becoming payable by the Developers; the same shall be borne and paid by the Purchaser/s in proportion to the area of the said premises agreed to be purchased by the Purchaser/s and in determining such amount the decision of the Developers shall be final, conclusive and binding upon the Purchaser/s.
24. The Purchaser/s shall permit the Developers and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said premises or any part thereof for the purpose of repairing any part of the building and/or the said premises and/or for the purpose of making repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains pipes, cables, watercovers, gutters, wires, part structures, or other conveniences belonging to or use for the said building and also for the purpose of laying down, maintaining, repairing and testing drainage, gas and water pipes and electric wires etc.

and for similar purposes and also for the purpose of cutting off the supply of water to the said premises or of any other premises in case the purchaser or other purchasers shall have made any default in paying their/his/her share of water tax.

25. The purchaser/s agree/s to sign and deliver to the Developers before taking possession of the said premises/flat all writings and papers as may be reasonably necessary and required by the Developers including possession letter, electric meter transfer forms and other papers necessary or expedient for formation and registration of the Society.
26. The Purchaser/s agrees/undertakes on demand to do execute and deliver and cause to be done, executed and delivered all acts, deeds things, matters, documents, letters writings and papers as may be reasonably required by the Developers for further better or more perfectly affecting or carrying out the provisions hereof or for protecting or preserving the rights and interest of the Developers or for securing the due fulfillment of the provisions hereof on the part of the Purchaser/s.
27. The Developers shall have a right to make additions and alternations to the said building or any part or parts thereof including the said premises and also to raise or put up additional storey or storeys or structures on the open land or open part of the said building including terraces at any time either before or after transfer of the property and such right shall include the right to use the floor space index or the additional floor space Index which may be available in respect of the said property or other land at any time in future and as may be permitted by Town Planning Officer of CIDCO Ltd. or any other local body and such additional floor space index, addition alternations and additional structures or storeys shall always be and shall always be deemed to be the sole property of the Developer who shall be entitled to deal with or dispose off the same in any way they choose without any objection or hindrances from the Purchaser/s and the Purchaser/s hereby consent/s to the same. The Purchaser/s hereby agree that they/he/she will agree to the Purchaser/s of such additional storey or structure being made members of the Co-operative.

The Purchaser/s shall not be allowed the use of the terrace and the Developers shall have the exclusive use of the said terrace and the parapet walls till the property is transferred to the Society subject only to the access thereto to the said Society to attend to any leakage from terrace and/or to the water tanks on the said terrace or any repairs to the same. The terrace on the top of the building/s above 9th Floor including the parapet walls and the compound around the buildings shall always be the property of the Developers until the formation of the Society. The agreements with the purchasers of the premises, in the said building shall be subject to the aforesaid rights of the Developers who shall also till the formation of the Society be entitled to use the said terrace including the parapet walls for any purpose including the display of advertisement and signboard and the Purchaser/s shall not be entitled to raise any objection or any abatement in the price of the premises agreed to be acquired by him/them/her and/or to any compensation or damages on the ground of inconvenience or any other ground whatsoever including obstruction of air and/or light. The Purchaser/s hereby agree/s that all necessary facilities, assistance and Co-operation will be rendered by the Purchaser/s to the Developers to make any addition and alternations and/or to raise additional storey or storeys or structures, in accordance with plans or which may hereafter be sanctioned by the Town Planning Officer of CIDCO Ltd. or local body and the Purchaser/s hereby further agree/s that after the proposed Co-operative society is registered; the Purchaser/s as member of such Society shall accord their/his/her consent to such society for giving to the Developers and give full facility; assistance and Co-operation to enable the Developers to make the said addition and/or alternation and/or additional storey or storeys or structures as aforesaid and to make the said additional storey or storeys or structures and also for the aforesaid purpose to shift the present water tanks on the upper floor or floors when so constructed and Purchaser/s hereby consent to the same being done by the Developers. PROVIDED that as long as the Developers do not in any ways affect or prejudice the right hereby granted in favour of the Purchaser/s the Developers shall always be entitled to sell,

assign or otherwise deal with or dispose off their right, title and interest in the said land hereditaments and premises and the building under construction and/or hereafter to be erected thereon.

28. If after the possession of the said premises is offered to the Purchaser/s, any additions of alternations, in or about or relating to the said buildings or any part thereof are at any time required to be made by the Government; Town Planning of CIDCO Ltd. or any local body to be carried out by the Developers the same shall be the responsibility of the Purchaser/s and other aforesaid Purchaser/s in the said buildings to do the same at their/his/her own costs and expenses and the Purchaser/s and other such Purchaser/s shall bear and pay all such cost and expenses in the proportion of the area of their respective premises and shall be liable for and shall bear all consequences of delay or default in that behalf including any fine, injury which may be occasioned in that behalf and the Purchaser/s shall bear and pay their/his/her share of contribution thereof immediately on demand. The Developers shall not be in any manner liable or responsible to carry out the said additions or alternations or any of them, the Developers shall not be responsible for the aforesaid consequences and Developers shall also not be responsible to bear, pay or contribute anything in that behalf.
29. The Purchaser/s shall not let, sub-let, sell, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose off or part with possession of his premises or part thereof not assign, undertake, or part with his interest or the benefit under this agreement or any part thereof till all his dues of whatsoever nature owing to the Developers are fully paid and only if the Purchaser/s has not been guilty of breach of or non-compliance with any of the terms and conditions of this agreement and until he/she obtains previous consent in writing of the Developers.
30. Any delay or indulgence by the Developers in enforcing the terms of this agreement or any forbearance or giving of time to

the Purchasers shall not be construed as a waiver on the part of the Developers of any breach of non-compliance of any of the terms and conditions of this agreement and until he/she obtains previous consent in writing of the Developers.

31. The Purchaser/s shall pay to the Developers additional all such amounts required to be paid to the concerned authorities, Vat, Service tax, LBT, Labour Cess, PSIDC Charges required to be paid to CIDCO, Electric Connection charges to be paid to MSEDCL, Water Charges, infrastructure charges, any amount etc required to be paid to be concerned authority before execution of this agreement and all such amount towards the cost of electric connection, cost of Electric Transformer and installation charges of transformer. The purchaser shall also pay all such additional amounts required to be paid to the concerned authorities, to the Developers towards the water connection charges. Above amount should be paid after the completion of plinth, Slab or whenever Developers Demands.
32. After the building is complete and ready and fit for occupation and after the society is registered and only after all the premises in the said buildings have been sold and disposed off and after the Developers have received in full the dues payable to them under the terms of this Agreements and the Agreements with various purchasers the Developers shall co-operate with the society to execute conveyance / deed of assignment of the said land, in favour of the society.
33. This Agreement shall always be subject to the provisions contained in The Maharashtra ownership Flat Act, 1963, and the Maharashtra Ownership Flat Rule 1964 or the Companies Act 1956, or the Maharashtra Apartment Ownership Act as the case may be or any amendments or re-enactment thereof for the time being in force or any other provisions of law applicable thereto. The purchaser/s shall himself take all steps at his own costs for getting this agreement registered with the Sub-Registrar of Assurance, Panvel and the Developers shall attend the office of the Sub-Registrar for admitting execution upon receipt of the information in writing from the Purchaser. The

purchaser alone will bear and pay the cost of Registration fee, Stamp Duty, etc. of this agreement.

34. It is hereby agreed that the Developers will be entitled to sell the premises, in the said building for the purpose of using the same for Banks, Dispensaries, Nursing Home, and/or Maternity House, Coaching classes and for other business purpose and the Purchaser shall not object to the use of the Flat/Shops for the aforesaid purpose by the Purchaser thereof.
35. In the event of any portion of the said property being required by the Electricity board for putting an electric Sub-station, the Developers shall be entitled to give such portion to any other person for such purpose on terms and conditions as the Developers shall think fit.
36. In the event of the any portion of the property being notified for set back prior to the transfer of the property to a Co-operative Housing Society the Developers alone shall be entitled to receive the amount of compensation for set-back of land.
37. The Developers shall hand over possession of the said property to the Co-operative society, body to be formed by all the Purchasers, Subject to compliance of terms and conditions of clause No. 25, 26, 31, 32 of this Agreement.
38. The parties hereto specifically declare and confirm that:
 - a) The possession of said premises shall not be transferred to the purchaser before the execution, or at the time of execution or after the execution of the Agreement, without executing the conveyance.
 - b) The explanation to Article 25 of the Bombay Stamp Act, 1958 (introduced with effect from 10/12/1985) is not applicable to this agreement.
 - c) Stamp Duty and registration charges in respect of this Agreement shall be borne and paid by the purchaser alone.

39. The Purchaser/s himself/themselves with intention to bring all persons into whomsoever hands the flat may come doth hereby convenient with the Developers as follows:-
- a) To maintain the flat at Purchasers own cost in good tenable repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the flat is situated, staircases 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 flat is situated and to the Flat itself or any part thereof.
 - b) Not to store in the flat 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 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 on upper floors which may damages or likely to damages the staircases, common passages or any other structure of the building in which the flat is situated including entrances of the building in which the flat is situated and in case any damage is caused to the building in which the flat is situated or to the flat on account of negligence or default of the purchaser in this behalf the purchaser shall be liable for the consequences of the breach.
 - c) To carry at his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Developers to the Purchaser/s and shall not do or cause to be done anything in or to the building in which the flat is situated or which may be in contravention of the rules and regulations and bye laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision the 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 or any part thereof, not at any time make or cause to be made any addition or alternation of whatever nature in or to the flat or any part

thereof nor any alternation in the elevation and outside color scheme of the building in which the flat is situated and shall keep the portion, sewers drain pipes in the flat and appurtenances thereto in good, tenable repair and conditions and in particular so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner damage to columns, beams, wall, slabs or RCC Partis or other structural members in the flat without the prior written permission of the Developers and/or the Society.

- e) Not to do, 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 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 in the compound or any portion of the said land and the building in which the flat is situated.
- g) Pay to the Developers within 7 days of demand by the Developers his shares 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 flat is situated.
- 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 use of the flat by the Purchaser/s viz. use for any purposes other than residential purpose.
- i) The Purchaser/s shall observe and perform all the rules and regulations which the society may adopt at its inception and the additions, alternation, or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flat therein and for the observance and performance of the building rules, regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulation and conditions laid

down by the society regarding the occupation and use of the flat 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 a conveyance of building in which flat is situated is executed the Purchaser/s shall permit the Developers and their Surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof.
 - k) After obtaining the occupancy certificate from Town Planning Officer of CIDCO Ltd., User must pay the local Taxes which have been recovered by Developers.
 - l) All the charges and fees for Registration shall be borne by the Purchaser/s.
40. The purchase price of the said flat/shop no _____ on the _____ floor in the said building and as mentioned in the forgoing clause no. 4 of this Agreement does not include the following charges and purchaser alone will have to pay bear following charge.
- i) Stamp Duty, Registration and other charges payable to the concerned authorities.
 - ii) Water connection charges and electricity connection charges.
 - iii) Electric cable laying charges.
 - iv) Land and building Development building charges.
 - v) Legal charges for documentation.
 - vi) Transfer fees, amount of premium or any other charges payable to the CIDCO LTD. or any concerned Authorities in proportionate to his Flat/shop area for obtaining its permission/no objection Certificate for conveyance of the said plot in favour of the Co-Operative Housing Society.
 - vii) Water Resource Development charges, Amount of insurance premium, Entire amount of service tax, charges, amount of VAT, GST or any other tax required to be paid to State/Central government or any body, institution, local body and all such amounts required to

be paid to CIDCO Ltd., local body or State/Central Government or as required to be paid by enactment, law, rules of Central/State Government or local body whether past or future which are not specifically mentioned in this Agreement.

- viii) Service charges of electric connection and electric sub station, deposit for electricity meter, water connection deposit and meter charges, Development charges and any other charges or deposits payable to any authority concerned.
- ix) Any other taxes, cesses that shall be levied or become leviable by CIDCO Ltd., Local body taxes, Cess taxes or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
- x) Drainage connection deposit & development charges payable to CIDCO Ltd.
- xi) Society formation & transfer charges.
- xii) The Purchaser shall pay the aforesaid amounts on the due date without fail and without any delay or default or demur as time in respect of the said payments is essence of this Agreement.

41. The Developers shall maintain a separate account in respect of sums received by the Developers from the Purchaser/s as advance or deposit; sums received on account of the share capital for the promotion of the Co-operative Society or towards the outgoing legal charges and shall utilize the amounts only for the purpose for which they have been received.

42. Nothing contained in this agreement is intended to be nor shall be construed as a grant demise or assignment in law of the said flat or of the said plot and building or any part thereof. The 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, staircases, terraces recreation spaces etc., will remain the property of the Developers until the

said land and building/s is transferred to the society as hereinbefore mentioned.

43. It is agreed that if Floor Space Index is not consumed in full in the construction of the said Complex/building and before the transfer of the Plot to such society if any and further F.S.I. / additional or construction on the said Plot is allowed in accordance with the rules and regulations of CIDCO Ltd, Local body, government, then the Developers will be entitled to put up such additional or other construction on the said Plot without any let or objection or hindrance by the Purchasers and also to sell the same on ownership basis upon such terms and condition at their sole discretion and also to receive and appropriate the price in respect thereof. It is, however, agreed by the Developers that they shall not construct such additional or other structure/s on the said Plot so as to adversely affect the area of the said flat hereby agreed to be allotted/sold to the Purchaser and the Purchaser doth hereby give his/her irrevocable consent to such construction by the Developers and for the said purposes, to make such alterations/changes in the plans shown to the Purchaser.
44. The Developers shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO / Corporation / MIDC concerned/Local authority concerned, causing delay in giving/supplying permanent water connection, Electricity connection, Drainage Connection or such other service connections necessary for using /occupying the Premises.
45. The Purchaser/s shall be liable to bear and pay all taxes and other charges payable in respect of his premises and common expenses of the said building / plot proportionally from the date from which the Developers has executed the Agreement to Lease and Tripartite Agreement with CIDCO and shall be liable to pay service charges and outgoing from the date the Developers obtain part occupying/ occupancy certificate from the CIDCO Ltd.

46. In additions to the agreed consideration, and other charges mentioned hereinabove, the service tax payable to the central government/State Government; VAT, GST, Labour Cess, PSIDC Charges to CIDCO or any other or additional taxes, charges, levies of whatsoever nature as and when levied on the sale of this flat shall be borne and paid by the Purchaser alone. It is hereby specifically agreed by the parties hereto that the liability of the Purchaser to pay the above SERVICE TAX, VAT, LBT, GST or Any other or additional taxes shall remain in force even after the Developers have handed over the possession of the said flat to the Purchaser. And at no point of time the Developers shall be liable to bear or pay the same in any manner whatsoever.
47. The Developers have informed the Purchaser and the Purchaser is aware that after the Purchaser has completed the entire payment towards the cost of the said flat all payment mentioned in this Agreement and has complied with all the terms of this Agreement, the Developers shall form one or more Co-op Housing society / Private Limited Company / condominium of Apartments and shall enroll the Purchaser as the members/ Share holder of such Co-op Society / Private Limited Company/Association of Apartment Owners as the case may be.
48. The Purchaser, at the time of taking possession, agrees and binds himself/ herself to pay to the Developers provisional contribution for 12 months in advance, @RS 2/- per sq. feet per month, being the Ad-hoc maintenance charges in advance and afterwards pay to the Developers regularly every month in advance @RS 2/-per sq. feet per month being maintenance charges until the Deed of Assignment of the said plot with Building or Buildings is executed in favour of the Co-operative Housing Society and/or other body corporate and/or other organization (hereinafter referred to as "the said society") and thereafter to the said society his/her/their proportionate share that may be decided by the office-bearers of the said society as the case may be, all rates taxes, ground rent (including additional ground rent levied by the CIDCO in respect of the

premises) dues, duties, impositions, outgoing and burdens now or at any time levied, assessed or imposed upon or in respect of the said Plot or the said new building or occupiers thereof by the CIDCO or the Government or Revenue authority in respect of the said Complex/building or the use thereof and payable either by the Purchaser or the Developers or occupiers and shall also pay his/her/their proportionate share of all outgoing in respect of the said premises viz. taxes, ground rent, additional ground rent, insurance, sanitation charges, water charges, charges in respect of common lights, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said premises and the Purchasers shall indemnify and keep indemnified the Developers in that behalf. In determining the proportionate share of outgoing payable under this clause the ratable value of the said premises that may be fixed by the CIDCO/Local body will be taken into account.

49. The Purchaser hereby agrees that in the event of any amount by way of premium or security deposit to the CIDCO or Local body or the State Government or to any other competent authority or betterment charges or development tax or security deposits for the purpose of giving water connection or any other tax or payment of similar nature becoming payable by the Developers the same shall be reimbursed by the Purchaser to the Developers and in determining such amount the decision of the Developers shall be conclusive, final and binding upon the Purchaser.
50. In the event of the said society or other body corporate being formed and registered before the sale and disposal by the Developers of all the Flats/ Car parking space in the said Complex/building the power and authority of the said society and the Purchaser and other Purchaser of the Premises shall be subject to the over all authority and control of the Developers over all or any of the matters concerning the said Complex/building and the construction and completion thereof and all amenities pertaining to the same and in particular the

Developers shall have absolute authority and control as regards unsold Premises / Car parking space and the disposal thereof.

51. All notices to be served on the Purchaser/s, as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser/s by registered Post A.D./Under Certificate of posting at his/her address specified below:-

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that pieces or parcels of lands or ground hereditaments bearing Plot No.100, admeasuring 2148.15 Sq.mtrs. or thereabout lying being and situated in Ulwe Node in Sector - 21, in Ulwe, Tal. Panvel, Dist. Raigad in 12.5% scheme of CIDCO Ltd, at Ulwe Node, Tal. Panvel, Dist. Raigad, within the limits of Panvel Taluka Panchayat Samitee, within the Registration District-and Division Raigad, Sub-District and Sub-Registrar Panvel and bounded as follows:-

On or towards the North by: Plot No. 99

On or towards the South by: Plot No.101

On or towards the East by : 30.00 mtr. Wide road

On or towards the West by : 35.00 mtr Channel

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

Signed, Sealed And Delivered by }
withinnamed "M/s SM DEVELOPERS"; }
through its Partners }
1) Shri. Shahaji Anandrao Patil, }
2) Shri Manohar Laxman Owalekar, }
"The Developers", The Party of }
"The First Part" in the presence }
of..... }
1) _____ }
2) _____ }

Signed, Sealed And Delivered By }
The Withinnamed 'Purchaser' }
Shri. }
The Party Of "The Second Part" }
In The Presence Of }
1) _____ }
2) _____ }

RECEIPT

Received of and from within named purchaser **Shri.**
sum of **Rs.**/- (**Rupees**
.....**Only**) being amount of token money / part payment / amount
of sale price in full of the said Flat No., on**floor**, of the said building to be
constructed upon the said property more particularly described in First Schedule
written hereinabove.

WE SAY RECEIVED RUPEES

(**Shri. Shahaji Anandrao Patil**
Shri. Manohar Laxman Owalekar)

For

"M/s SM Developers"

WITNESS :

- 1) _____
- 2) _____

Place.

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 8156

Ref. No.

CIDCO/BP-12667/TPO(NM&K)/2014/1221 - -

Date: 110 DEC 2014

To,
 M/s. S. M. Developers,
 Through its Parter, Shri Shahaji A. Patil Other One,
 Office Address at S.M. Plaza, Shop No.2, Plot No.24, Sector-50,
 Nerul, Navi Mumbai.

ASSESSMENT ORDER NO.335/2014-15 REGISTER NO.01 PAGE NO.335

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	4	6	2	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Building on Plot No.100,
 Sector-21 at Ulwe (12.5% Scheme), Navi Mumbai

REF:- 1) Your architects application dated. 03/10/2013 & 14/11/2014

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. S. M. Developers,
Through its Parter, Shri Shahaji A. Patil Other One, |
| 2. | Location | :- Plot No.100, Sector-21 at Ulwe (12.5% Scheme),
Navi Mumbai |
| 3. | Land use | :- Residential |
| 4. | Plot area | :- 2148.15 Sq. mtrs |
| 5. | Permissible FSI | :- 1.50 |
| 6. | GROSS BUA FOR ASSESSMENT | :- 6590.00 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | :- 6590.00 Sq.mtrs. X 13200.00= Rs.86988000/- |
| B) | AMOUNT OF CESS | :- Rs.86988000/- X 1%= Rs.869880.00 |
| 7) | Construction & Other Workers Welfare Cess charges paid | Rs.8,69,900/- vide Receipt No.12788,
dtd.14/11/2014 |

Yours faithfully,

Manjula
10/12/14

(Manjula Nayak)
 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

Date: 0 DEC 2014

Ref. No.

CIDCO/BP-12667/TPO(NM&K)/2014/1221-2
To,
M/s. S. M. Developers,
Through its Parter, Shri Shahaji A. Patil Other One,
Office Address at S.M. Plaza, Shop No.2, Plot No.24, Sector-50,
Nerul, Navi Mumbai.

ASSESSMENT ORDER NO.335/2014-15 REGISTER NO.01 PAGE NO.335

SUB:- Payment of development charges for Residential Building on Plot No.100, Sector-21 at Ulwe (12.5% Scheme), Navi Mumbai

- REF:-
- 1) Your architects application dated. 03/10/2013 & 14/11/2014
 - 2) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Ulwe/1781/2013, dtd.01/03/2013
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5%Sch/Ulwe/1781/2013, dtd.28/02/2013
 - 4) Height Clearance NOC issued by CIDCO, vide letter No.BT-1/NUC/MUM/13/NM/NOCAS/54, dtd.20/06/2013
 - 5) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%Sch/Ulwe/1781/2011, dtd.20/05/2011
 - 6) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/14/UL-410/895, dtd.25/09/2014
 - 7) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5913/2014, dtd.13/02/2014
 - 8) Hort. NOC issued by I/C. Hort. Officer vide letter No. CIDCO/HORT/2014/10, dtd.24/03/2014
 - 9) 50% IDC paid of Rs.10,74,500/- vide Receipt No.12788, dtd.14/11/2014

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

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

1.	Name of Assessee	: M/s. S. M. Developers, Through its Parter, Shri Shahaji A. Patil Other One,
2.	Location	: Plot No.100, Sector-21 at Ulwe (12.5% Scheme), Navi Mumbai
3.	Land use	: Residential
4.	Plot area	: 2148.15 Sq. mtrs
5.	Permissible FSI	: 1.5
6.	Rates as per Stamp Duty Ready Reckoner, for Sec-21, Ulwe	: Rs.16640/-
7.	AREA FOR ASSESSMENT	
A)	FOR COMMERCIAL	
i)	Plot area	: 293.639 Sq.mtrs..
ii)	Built up area	: 440.459 Sq.mtrs.
B)	FOR RESIDENTIAL	
i)	Plot area	: 1854.511 Sq.mtrs.
ii)	Built up area	: 2780.195 Sq.mtrs.
8.	DEVELOPMENT CHARGES	
A)	FOR COMMERCIAL	
i)	On Plot area @ 1% of (6) above	: 293.639 Sq.mtrs. X 16640 X 1% = Rs. 48861.529
ii)	On Built up area @ 4% of (6) above	: 440.459 Sq.mtrs. X 16640 X 4% = Rs.293169.510
		TOTAL = Rs.342031.039
B)	FOR RESIDENTIAL	
i)	On plot area @ 0.5% of (6) above	: 1854.511 Sq.mtrs. X 16640 X 0.5% = Rs.154295.315
ii)	On built up area @ 2% of (6) above	: 2780.195 Sq.mtrs. X 16640 X 2% = Rs.925248.896
		TOTAL =Rs.1079544.211
9.	Total Assessed development charges	: 8(i) & 8(ii) =Rs.1421575.25, Say Rs.1421576/-
10.	Date of Assessment	: 18/11/2014
11.	Due date of completion	: 2Upto 27/02/2015
12.	Development charges paid of Rs.14,22,100/- vide Receipt No.12788, dtd.14/11/2014	

Unique Code No. 2014 03 021 02 3462 01 is for this Development Permission on Plot No.100, Sector-21 at Ulwe (12.5% Scheme), Navi Mumbai

Yours faithfully,

Manjula
10/12/14

(Manjula Nayak)

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-12667/TPO(NM&K)/2014/1 2 2 2 - -

Date: 10 DEC 2014

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	4	6	2	0	1
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To,
 M/s. S. M. Developers,
 Through its Parter, Shri Shahaji A. Patil Other One,
 Office Address at S.P. Plaza, Shop No.2, Plot No.24, Sector-50,
 Nerul, Navi Mumbai.

SUB:- Payment of development charges for Residential Building on Plot No.100, Sector-21 at Ulwe (12.5% Scheme),
 Navi Mumbai

- REF:-
- 1) Your architects application dated. 03/10/2013 & 14/11/2014
 - 2) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Ulwe/1781/2013, dtd.01/03/2013
 - 3) Moveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5%Sch/Ulwe/1781/2013, dtd.28/02/2013
 - 4) Height Clearance NOC issued by CIDCO, vide letter No.BT-1/NUC/MUM/13/NM/NOCAS/54, dtd.20/06/2013
 - 5) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%Sch/Ulwe/1781/2011, dtd.20/05/2011
 - 6) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/14/UL-410/895, dtd.25/09/2014
 - 7) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5913/2014, dtd.13/02/2014
 - 8) Hort. NOC issued by I/C. Hort. Officer vide letter No. CIDCO/HORT/2014/10, dtd.24/03/2014
 - 9) 50% IDC paid of Rs.10,74,500/- vide Receipt No.12788, dtd.14/11/2014

Sir,

Please refer to your application for development permission for Residential Building on Plot No.100, Sector-21 at Ulwe (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 stilt, the finished stilt 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.10,74,500/- vide Receipt No.12788, dtd.14/11/2014, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

Manjula
 (10/12/14)

(Manjula Nayak)

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

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s.SM Developers, through its Partners.Shri Shahaji Anandrao Patil & Other One, on Plot No- 100, Sector- 21 at Ulwe (12.5% Scheme), Navi Mumbai, as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr. +09th Floor),Resi.BUA= 2780.195 Sq.Mt., Comm.BUA=440.459 Sq.Mt., Total BUA= 3320.654 Sq.Mt.,

(Nos. of Residential Units - 68, Nos. of Commercial units - 18)

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.
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 11000/- deposited with CIDCO as security deposit shall be forfeited either 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 underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground 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.

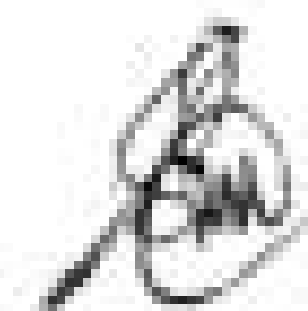


11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings 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.
 - 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.
 - 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
10/12/14

TOWN PLANNING OFFICER

Navi Mumbai & Khopta



C.C. TO: ARCHITECT

M/s Triarch Design Studio

C.C. TO: Separately to:

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

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

वसाहत विभाग, पहिला मजला,
सिडको लि. सिडको भवन,
सीबीडी, बेलापूर, नवी मुंबई.

सिडको/वसाहत/साटयो/ ~~डुम्व~~ / १७८१/ २४ ११

दि. १३/०५/११

प्रति,

श्री.

~~गजानन पीकरी कोरकूर~~
~~तखल, डुम्व, पतयेव~~
~~शमगाड~~

विषय - साडेबारा टक्के योजनेनुसार वाटप करण्यांत आलेल्या
भूखंडाच्या हस्तांतरणास परवानगी देणेबाबत.

महोदय/महोदया,

आपल्या दिनांक ०६/०५/२०११ च्या वरील विषयाबाबतच्या अर्जावरून कळविण्यांत येते की, आपणांस
साडेबारा टक्के योजनेनुसार _____ नोडमधील सेक्टर २१ मध्ये वाटप/हस्तांतरीत करण्यांत
आलेला भूखंड क्र. १०० क्षेत्र २१४६-१५ चौ.मी. धारण करित आहात. सदरचा भूखंड
श्री. मनसुख. लक्ष डेव्ह. तर्फे श्री. शंभरी पीकरी व इतर

यांचे नावे हस्तांतरीत करण्यांस परवानगी मिळावी यासाठी आपण केलेली विनंती मान्य करण्यांत येत असून
आपण सदर भूखंडाचे हस्तांतरण शुल्क म्हणून सिडकोकडे रक्कम रुपये ४५२००० /-
(अक्षरी रुपये चार लाख दोनशे हजार मात्र)
पावती क्र. ३६२४९३ दिनांक १३ ०५ २०११ रोजी भरणा केली आहे. त्याचप्रमाणे सदर बाबतीत सिडकोने
विहित केलेल्या नमुन्यातील घोषणापत्र तथा हमीपत्र सादर केले आहे. तसेच उपरोक्त भूखंड हस्तांतरीत करून घेणारे यांनी
सुद्धा अनुमतीपत्र तथा हमीपत्र आणि आवश्यक ती कागदपत्रे सिडकोकडे सादर केली आहेत. ही सर्व बाब विचारात घेऊन
आणि वर नमूद केलेल्या सिडकोकडे सादर करण्यांत आलेल्या कागदपत्रास अधिन राहून सिडकोने भाडेपट्ट्याने देवू केलेला
उपरोक्त भूखंड हस्तांतरीत करण्यास इतर अटी आणि शर्तीसह पुढील मुख्य अटी व शर्तीवर परवानगी देण्यांत येत आहे.

हस्तांतरणाच्या मुख्य अटी व शर्ती :-

१) भूखंडाच्या हस्तांतरणानंतर सुद्धा हस्तांतर करून घेणाऱ्या व्यक्तीचा दर्जा केवळ सिडकोचा परवानाधारक म्हणून राहिल.
२) वर नमूद केलेल्या भूखंडास दि न्यू बॉम्बे डिसपोसल ऑफ लॅन्ड रेग्युलेशन १९७५ मधील साडेबारा टक्के योजनेच्या
तरतूदी विरुद्ध नसलेल्या सर्व तरतूदी लागू असून याशिवाय साडेबारा टक्के योजनेबाबत शासनाने व सिडकोने वेळोवेळी
लागू केलेले सर्व नियम अटी व शर्ती या भूखंडाचे किंवा भूखंडावर बांधण्यात आलेल्या सदनिका व दुकाने यांचे हस्तांतरण
करून घेणाऱ्या व्यक्तीवर अथवा संस्थेवर बंधनकारक राहतील. तसेच राज्य केंद्र शासनाचे यथास्थिती सर्व नियम आणि
अधिनियम लागू राहतील.

३) या भूखंडाचे वाटप ज्या अटीवर व शर्तीवर करण्यांत आले आहे, त्या सर्व अटी व शर्ती भूखंडाचे हस्तांतरण करून
घेणाऱ्या वर नमूद केलेल्या व्यक्तीवर अथवा संस्थेवर बंधनकारक राहतील. तसेच भूखंडापोटी भरणा करण्यांत आलेल्या
रक्कमेखेरीज सेवा आकार, आकृषिक जमीन महसूल अन्य कोणतीही रक्कम भरणे आवश्यक आहे असे सिडकोस
केव्हाही वाटले तर अशी कोणतीही रक्कम भूखंड हस्तांतरीत करून घेणाऱ्या व्यक्तीने अथवा संस्थेने भरावी लागेल

याबाबत कोणतीही तक्रार, विवाद अथवा विरोध करता येणार नाही. अशी रक्कम भरली नाही तर ती जमीन महसूल थकबाकी म्हणून विलंब आकारासह वसूल करण्यास पात्र ठरेल.

४) सदर भूखंडाचे हस्तांतरण या नंतरसुद्धा करावयाचे झाल्यास त्यास सिडकोने ठरविलेले हस्तांतरण शुल्क व इतर आकार भरून सिडकोची परवानगी घ्यावी लागेल.

५) आपण दिलेल्या माहितीप्रमाणे उपरोक्त भूखंडावर अद्यापपर्यंत बांधकाम पूर्ण करण्यात आलेले नसल्याने भोगवटा प्रमाणपत्र (अॅक्युपन्सी सर्टीफिकेट) प्राप्त केलेले नाही. त्यामुळे आपण हे पत्र मिळाल्यापासून आठ दिवसांत आमचे कार्यालयात सुट्टीचे दिवस सोडून सोमवार ते शुक्रवार यापैकी कोणत्याही दिवशी दुपारी २.०० ते ५.०० या कालावधीमध्ये त्रिपक्षीय करारनामा करण्याकरिता भूखंडाचे हस्तांतरण करून घेणाऱ्या व्यक्तीसह उपस्थित रहावे.

६) त्रिपक्षीय करारनामा झाल्यानंतर सदर करारनाम्याची संबंधित दुय्यम निबंधक यांचेकडे नोंदणी करून त्यांची प्रमाणित प्रत सिडकोकडे सात दिवसांत सादर केली पाहिजे.

७) या भूखंडाचे वाटप जमीनीच्या संपादनाचे व इतर जे कागदपत्र संबंधित भूधारकांने सिडकोकडे सादर केले आहेत, त्या कागदपत्राच्या व दिलेल्या माहितीच्या आधारवर करण्यांत आले आहे, त्यामुळे सदर कागदपत्र व भूखंड वाटपासाठी दिलेली माहिती केव्हाही चुकीची आहे, खोटी आहे अथवा प्रत्यक्ष दस्तुस्थिती व दिलेली माहिती यामध्ये तफावत आहे असे केव्हाही निदर्शनास आल्यास सदर भूखंडाचे देयपत्र आणि करारनामा ही बाब निदर्शनास आल्यास त्या दिवसापासून मूळातूनच रद्द होईल व या भूखंडाचे उत्तरदायीत्व असलेल्या हस्तांतरण करून घेणाऱ्याने या बाबतीत सर्व जबाबदारी घेतली आहे असे समजले जाईल. तसेच अशा प्रसंगी सदर भूखंडावर बांधण्यात आलेल्या कोणत्याही वास्तुसह नुकसान भरपाई अथवा इतर कोणत्याही प्रकारची रक्कम न देता सदर भूखंडाचा ताबा सिडको घेईल व तसे करण्यास या भूखंडाशी ज्यांचा प्रत्यक्ष अथवा अप्रत्यक्ष संबंध येतो अशी कोणतीही व्यक्ती विरोध व विवाद करणार नाही तसेच या भूखंडाच्या हस्तांतरणास परवानगी मिळण्यासाठी उभयपक्षांनी जी कागदपत्र सिडकोकडे सादर केलेले आहेत ती कागदपत्र खोटी आहेत अथवा दस्तुस्थिती व जी दर्शविलेली माहिती यामध्ये तफावत आहे किंवा त्यामधील कोणतीही माहिती चुकीची आहे असे केव्हाही निदर्शनास आल्यास सदर कागदपत्रावर अवलंबून देण्यांत आलेली भूखंडाच्या हस्तांतरणाची ही परवानगी त्यावर बांधकाम झालेले असो अगर नसो, ही बाब निदर्शनास आल्याच्या दिवसापासून कोणतीही पूर्व सुचना न देता रद्द करण्यांत येईल व अशा प्रसंगी सदर भूखंडावर बांधण्यांत आलेल्या कोणत्याही वास्तुसह नुकसान भरपाईची अथवा इतर कोणत्याही प्रकारची रक्कम न देता सदर भूखंडाचा ताबा सिडको घेईल व तसे करण्यास या भूखंडाशी ज्यांचा प्रत्यक्ष अथवा अप्रत्यक्ष संबंध येतो अशी कोणतीही व्यक्ती विरोध व विवाद करणार नाही.

८) सदर भूखंडाचा कब्जा आपण हस्तांतरण करून घेणाऱ्या व्यक्तीस स्वतःहून द्यावयाचा असून या भूखंडाच्या खरेदी विक्रीच्या रक्कमेची सिडकोचा कोणताही संबंध राहणार नाही.

९) हस्तांतरणास परवानगी देण्यांत आलेल्या भूखंडाचे किंवा आपण नविन मुंबई प्रकल्प क्षेत्रामध्ये धारण करित असलेल्या एकूण जमिनीचे क्षेत्र ५०० चौ.मी. हून जास्त असल्यास व नागरी जमिन (कमाल धारणा व नियमन) अधिनियमान्वये सदर जमिन धारण करण्यास अथवा सुट मिळण्यास आवश्यकता असल्यास आपण संबंधित सक्षम प्राधिकारी यांचे कडून नागरी जमिन (कमाल धारणा व नियमन) अधिनियमान्वये आवश्यक ती परवानगी अथवा सुट मिळवून सदर आदेशाची प्रत आमच्याकडे सादर करावी लागेल.

१०) सदर भूखंडाच्या बाबतीत जे त्रिपक्षीय करारनामा करण्यांत येईल त्यामध्ये उपरोक्त कोणत्याही अटी आणि शर्ती नमुद केलेल्या नसल्या तरीसुद्धा त्या उभय पक्षावर बंधनकारक राहिल व त्रिपक्षीय करारनामा अथवा अन्य कोणताही करारनामा केल्यास उपरोक्त अटी नमुद केलेल्या नसल्या तरी त्या रद्द करण्यांत आलेल्या आहेत असे केव्हाही समजता येणार नाही.

कळावे.

आपला विश्वासू

16/5

व्यवस्थापक (शहरसेवा-२)

प्रत :

श. रा. रा. अ. रा. रा.
श. रा. रा. अ. रा. रा.
श. रा. रा. अ. रा. रा.
श. रा. रा. अ. रा. रा.
श. रा. रा. अ. रा. रा.

Transferred charges 1281
Jethur.



City & Industrial Development Corporation of Maharashtra Ltd.

EMS / B No. 362493

Branch CPD

Date 13/5/2011

Received with thanks from Shri/Smt. Gajanan Pilaji owalekar

an amount of Rs. 459500/- (Rupees four lac

fifty nine thousand five hundred only

in by ~~Cash~~ Cheque / D.D. No. 026648 dt. 12/9/2011

drawn on Parshu in respect of Apt./R.H./Plot No. 8

Sec. 2 Plot No. 100 Location ULW

Tenements Code No. _____ towards as mentioned below :-

Apartment No. _____ Plot No. _____	Amount Rs. P.	Upto period ended (Month)
1) Monthly Equ. Instal/HDFC/BUDP/HUDCO (including D.P.C.)		
2) Monthly Service Charges (including D.P.C.)		
3) Lease Rent		
4) Certificate Charges		
5) Transfer Charges ✓	459000	
6) Addl. Lease Premium		
7) Water Resource Development Charges	500	
8) Documentation Charges ✓		
9) Others		
	459500	



PDhe/z

For CIDCO

* Subject to realisation of Cheque/D.D.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) +९१-२२-६६५० ०९००

फॅक्स : +९१-२२-२२०२ २५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६९४.

दूरध्वनी : +९१-२२-६७९९ ८९००

फॅक्स : +९१-२२-६७९९ ८९६६

संदर्भ क्र.: सिडको/भूमी/साटयो/उलवे/1781/2011

दिनांक:

प्रति,

चंद्रभागा पिलाजी ओवळेकर (मयत) यांचे वारस

- 1) श्री. गजानन पिलाजी ओवळेकर
- 2) श्री. बाबूराव पिलाजी ओवळेकर
- 3) श्री. पांडूरंग पिलाजी ओवळेकर
- 4) श्री. महादेव पिलाजी ओवळेकर
- 5) श्री. गणपत पिलाजी ओवळेकर
- 6) श्री. गणेश पिलाजी ओवळेकर
- 7) श्रीमती. सुनंदा लक्ष्मण ओवळेकर
- 8) श्री. मनोहर लक्ष्मण ओवळेकर
- 9) श्री. किशोर लक्ष्मण ओवळेकर
- 10) श्री. समाधान लक्ष्मण ओवळेकर
- 11) सौ. निर्मला गजानन पाटील

मु. तरघर, पो. उलवे,

ता. पनवेल, जि. रायगड.

सोडत क्र : 1B

सोडत दिनांक : 13-07-2007

विषय :- साडेबाराटक्के योजनेप्रमाणे निवासी भूखंडाचे वाटपपत्र.

आपल्या वरील विषयाबाबतच्या अर्जावरून कळविण्यात येते की, महाराष्ट्र शासनाच्या नगर विकास विभागाकडील शासन निर्णय क्र.एलक्युएन/1985/1910/सीआर-217/85 नवी-10 दि. 6 मार्च 1990 प्रमाणे व त्यानंतर झालेल्या शासन निर्णय क्र.सी.आय.डी./1094/प्र.क्र.287/न.वि.-10, दि. 28.10.1994 यानिर्णयानुसार आपल्या मालकीची जमीन नवी मुंबई प्रकल्पासाठी संपादित झाली असल्यामुळे आपणांस 12.5 टक्के योजनेच्या सर्व अटी व शर्तीस अधिन ठेवून मानवी/संगणकीय पध्दतीने दिनांक 13-07-2007 रोजी काढण्यात आलेल्या सोडतीप्रमाणे खालील तपशिलामध्ये नमुद केलेला निवासी भूखंड भाडेपट्ट्याने देण्याचे ठरविण्यात आले आहे.

निवाडा क्र / सर्व्हे नं.	संपादित क्षेत्र हे.आर.	एकूण पात्रता चौ.मी.	पूर्वी वाटप केलेल्या क्षेत्राचा तपशील [अतिक्रमण नियमनासहोत]				वाटप अतिक्रमणाचा तपशील		पात्रतेनुसार वाटपाचे शिल्लक क्षेत्र	भूखंडाचा तपशील		
			नोड	से. क्र.	बंधकाम क्र. भूखंड क्र.	क्षेत्र चौ.मी.	भूखंड क्र.	क्षेत्र चौ.मी.		स्थळ सेक्टर क्रमांक	भूखंड क्र.	क्षेत्र चौ.मी.
तरघर 174		2150	--	--	--	--	--	--	उलवे 21	100	2148.15	
54/1	0-84-2											
तरघर 174क												
83/10	0-10-0											
तरघर 174ब												
16/5	0-29-0											
तरघर 174												
44/1ब	0-32-7											
44/23अ	0-05-6											
44/2ब	0-24-0											
47/2	0-46-0											
81/2	0-14-8											

.....2.....

आपण उपरोक्त भूखंडापोटी पुढील तपशिलानुसार भाडेपट्ट्याची रक्कम व इतर रक्कमा भरणे आवश्यक आहे. तथापि, खाली नमूद केलेली भाडेपट्ट्याची रक्कम शासन निर्णय क्र. एलक्यएन/1985/1710/सीआर-217/85/नवी-10, दि. 06.03.1990 मधील कलम 'क' प्रमाणे आपणाकडून संपादित केलेल्या जमिनीच्या प्रति चौरस मिटर मोबदल्याच्या (दिलेल्या व्याजासह) दुप्पट रक्कम अधिक विकास खर्चापोटी प्रत्येक चौ.मि. ला रु.5/- या दराने निश्चित करण्यात आली आहे. हा दर भूमिसंपादन अधिनियमाचे कलम 11 खाली विशेष भूसंपादन अधिकारी यांनी आपल्या प्रकरणी जाहीर केलेल्या निवाडयामध्ये देण्यात आलेल्या एकूण नुकसान भरपाईवर आधारित आहे. आपण जे नुकसान भरपाईचा दिलेला दर वाढवून मिळावा यासाठी भूसंपादन अधिनियमाचे कलम 18 खाली अगर कलम 28 अ खाली अर्ज दाखल केला असल्यास/करणार असल्यास व त्यामुळे नुकसान भरपाईची रक्कम वाढीव दराने मिळाल्यास भाडेपट्ट्याच्या त्या प्रमाणे वाढ होऊन अशी फरकाची रक्कम सिडकोस अदा करणे आपणावर/आपल्या वारसांवर बंधनकारक राहिल. अशा वाढीव दराचा तपशिल आपणास कळविणेत येईल व या रक्कमेचा भरणे न केल्यास आपणांस देऊ करणेत आलेला भूखंड त्यावरील हमीपत्र आपण सिडकोकडे सादर करणे आवश्यक राहिल.

भूखंडासाठी भरावयाच्या रक्कमांचा तपशिल :
(निवाडयामधील वाढीव मावेजा रक्कमेच्या अधिन राहून दर बदलणेचे अटीवर)

अ.क्र.	तपशिल	रक्कम रु.
1.	भाडेपट्ट्याची एकूण भरावयाची रक्कम प्रति चौ.मि.ला रु. 12.50 सरांसरी या दराने	26875-00
2.	करारनाम्यासाठी दस्तऐवज शुल्क	500-00
3.	वार्षिक भाडेपट्ट्याच्या रक्कम प्रती वर्षास रु. 1/- या दराने	60-00
4.	जलस्रोत विकास शुल्क प्रति चौ.मि. रु. 25/- या दराने	53750-00
5.	इतर	-
	एकूण रक्कम रुपये :	81185-00

वरील रक्कम आपण 'सिडको लिमिटेड' यांच्या नावे काढलेल्या बँक डिमांड ड्राफ्टद्वारे सिडकोच्या भूमी विभागाकडे [साडेबारा टक्के योजना] संपर्क करून 60 दिवसांत दि. _____ पर्यंत भरणे करावी. त्यानंतर आपणांस विलंब आकार लावण्यात येईल व या अवधित उपरोक्त भूखंडावर आपण अथवा आपल्या व्यतिरिक्त इतर कोणीही त्याचा गैरवापर करणार नाही जसे की, अनधिकृत बांधकाम इत्यादी याची पूर्ण जबाबदारी आपल्या स्वतःवर राहिल याची कृपया नोंद घ्यावी.

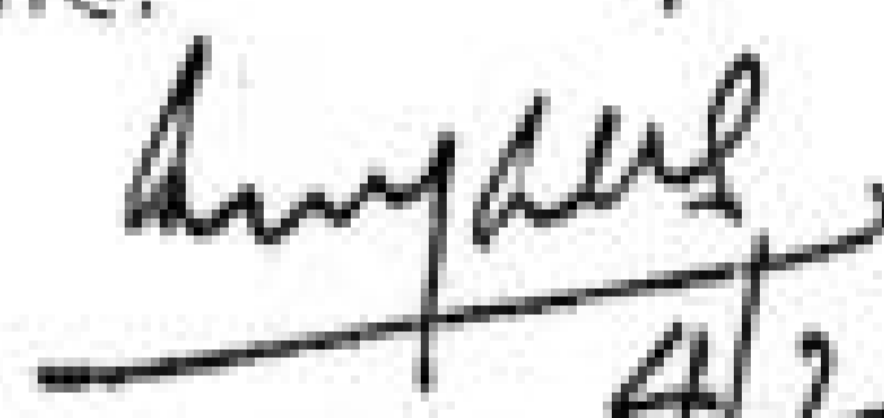
.....3/-

उपरोक्त भूखंड आपणांस करारनाम्यामधील इतर अटी व शर्तीसह खालील अटी व शर्तीवर देण्यात येत आहे.

1. आपणांस देऊ करण्यात आलेल्या भूखंडाचे हस्तांतरण करावयाचे झाल्यास सदर हस्तांतरणासाठी सिडकोची याबाबत आवश्यक असणारी सर्व पूर्तता करुन पूर्व परवानगी घ्यावी लागेल.
2. भूखंडाचे हे वाटप आपल्या नवी मुंबई क्षेत्रामध्ये संपादीत केलेल्या जमीनीवर कोठेही अनधिकृत बांधकाम नाही असे गृहित धरुन करण्यात येत आहे. तथापि, आपण/आपल्या कुटुंबातील सदस्यांनी नवी मुंबई प्रकल्पासाठी संपादीत केलेल्या जमीनीवर बांधकाम केले असल्याचे आढळून आल्यास सदर देयक पत्र रद्द होईल. याची कृपया नोंद घ्यावी. आपले नवी मुंबई प्रकल्प क्षेत्रामध्ये नवी मुंबई प्रकल्पासाठी संपादीत केलेल्या जमीनीवर कोठेही अनधिकृत बांधकाम नसल्याबाबतचे प्रतिज्ञापत्र आपणांस करारनामा करण्यापूर्वी सिडकोस द्यावे लागेल. त्यानंतरच करारनामा करण्यात येईल.
3. आपणांस भूखंडाचे वाटप महाराष्ट्र शासनाच्या नगर विकास विभागाकडील वर नमूद केलेल्या शासन निर्णयातील तरतुदीनुसार करण्यात येणार असून त्याशिवाय दि.न्यू बॉम्बे डिसपोजेस ऑफ लॅन्ड रेग्युलेशन 1975 मधील ज्या तरतुदी दिनांक 06.03.1990 व 28.10.1994 च्या शासन निर्णयामधील तरतुदी विरुद्ध नाही अशा सर्व तरतुदी या भूखंड वाटपास लागू राहतील.
4. आपण अनधिकृत बांधकाम असूनही भूखंडाचे वाटपपत्र/करारनामा करुन घेतल्यास आपले भूखंड नंतर बांधकाम केले तरी ते पाडून ताब्यात घेण्यात येतील व त्याचा सर्व खर्च आपणांस करावा लागेल. तसेच आपण फौजदारी गुन्ह्यासही पात्र ठराल याची कृपया नोंद घ्यावी.
5. **भाडेपट्ट्याची मुदत :** भाडेपट्ट्याची मुदत करारनाम्याच्या तारखेपासून 60 वर्षाची राहिल.
6. **वार्षिक भाडेपट्टा :** वार्षिक भाडेपट्टा प्रती वर्षी प्रती भूखंडास रु. 1/- याप्रमाणे आकारण्यात येईल.
7. **भूखंडाचा वापर :** सदर भूखंडाचा वापर मुख्यत्वेकरुन निवासी कारणासाठी करावयाचा आहे. तथापि, अनुज्ञेय असलेल्या चईक्षेत्र 1.5 निर्देशांकाप्रमाणे 15 टक्के चटईक्षेत्र वाणिज्य कारणासाठी वापरता येईल.
8. **सेवा आकार :** करारनाम्याच्या तारखेपासून 4 वर्षानंतर लगेच किंवा नगर नियोजन अधिका-यांकडून 'भोगवटा प्रमाणपत्र' मिळाल्यानंतर, यापैकी जी अगोदरची तारीख असेल त्या तारखेपासून सिडको ठरविल त्या दराने सेवा आकार भरावा लागेल.

9. **विद्युत पुरवठा :** आपण महाराष्ट्र राज्य विद्युत मंडळ यांचेकडे विद्युत पुरवठ्यासाठी अर्ज करून विद्युत पुरवठा घेऊ शकाल.
10. **बांधकामाची परवानगी व भोगवटा प्रमाणपत्र :** सदरच्या भूखंडामध्ये इमारतीचे बांधकाम करण्यासाठी करारपत्र झाल्यापासून 6 महिन्यांच्या आत नगर नियोजन अधिकारी, सिडको/नवी मुंबई महानगरपालिका यांचेकडे विहित नमुन्यामध्ये सर्व पूर्ततेसह अर्ज सादर करावा लागेल. तसेच नगर नियोजन अधिका-याची परवानगी मिळवून इमारतीच्या बांधकामास मरारनाम्याच्या तारखेपासून एक वर्षाच्या आत सुरुवात करून ते 4 वर्षांच्या आत पूर्ण करावे लागेल. इमारतीचे बांधकाम पूर्ण झाल्यानंतर सिडकोच्या नगर नियोजन अधिका-यांस/नवी मुंबई महानगरपालिका यांचेकडे आपण कळविणे जरूरीचे आहे व त्यांचेकडून भोगवटा प्रमाणपत्र { अॅक्युपन्सी सर्टिफिकेट } प्राप्त करून ते आमच्या विभागास सादर केले पाहिजे. त्यानंतर 60 वर्षांचा भाडेपट्ट्याचा करारनामा आपणाबरोबर करण्यात येईल.
11. **करारनामा :** सिडको बरोबर आपणास वाटपपत्र दिल्यापासून 90 दिवसांच्या आत करारनामा करावा लागेल व सदर करारनाम्यामधील अटी व शर्तीचे काटेकोरपणे पालन करावे लागेल. 90 दिवसांच्या मुदतीत करारनामा न केल्यास ते वाटपपत्र आपोआप रद्द होईल व वाटपपत्र दिलेला भूखंड इतर पात्र भूधारकास वाटप करण्यात येईल. तसेच याबाबत पुढे कोणतीही तक्रार ऐकली जाणार नाही याची कृपया नोंद घ्यावी.
- उपरोक्त आपणास वाटप केलेल्या भूखंडावर करारनामा करण्याचे तारखेपर्यंत आपण लक्ष ठेवावे व त्यावर अतिक्रमण होणार नाही याची जबाबदारी घ्यावी. आपणांस वाटपपत्र देऊनही त्यावर कोणी अतिक्रमण करत असेल तर ते करू देऊ नये व त्याबाबत आपल्या स्तरावर रितसर कारवाई करावी. वेळ पडल्यास फौजदारी गुन्हाही दाखल करावा.
- विहित कालावधीत करारनामा न केल्यास व सदर भूखंडाचे वाटपपत्र देऊनही आपण लक्ष न ठेवल्यास व त्यावर अतिक्रमण झाल्यास त्याबाबतची सर्वस्वी जबाबदारी तुमची राहिल याची कृपया नोंद घ्यावी.
12. सदरचा भूखंड आपण आपल्या मालकीच्या जमिनीबाबतचे व इतर दिलेल्या माहितीनुसार व सादर केलेल्या कागदपत्रानुसार भाडेपट्ट्याने देण्यात यावयाचे ठरविण्यात आले आहे. आपण दिलेली कोणतीही माहिती खोटी किंवा चुकीची आहे किंवा वस्तुस्थिती व दिलेली माहिती यामध्ये तफावत आहे असे केव्हाही आढळून आल्यास आपण ' दि न्यु बॉम्बे डिसपोजल ऑफ लॅन्ड रेग्युलेशन 1975 ' नुसार कारवाईस पात्र ठरून हे देयकपत्र कोणत्याही प्रकारची पूर्वसूचना न देता ही त्या दिवसापासून रद्द समजले जाईल.
13. पृष्ठ क्रमांक 2 मध्ये नमूद केल्याप्रमाणे कृपया त्वरित रकमेचा भरणा करून भूखंडाचा ताबा घेण्यात यावा.

14. सादर सोडतीद्वारे आपणांस वाटप केले असल्याने भूखंडावर अनधिकृत बांधकाम झाल्यास त्याची पूर्ण जबाबदारी आपले स्वतःवर राहिल. महामंडळ त्यास जबाबदार राहणार नाही. याची कृपया नोंद घ्यावी.
15. भूधारकाने करारनाम्यापूर्वी त्याचे किंवा त्याच्या भूखंडाशी नाते संबंधित/हितसंबंधित व्यक्तीपैकी कोणाचेही बांधकाम असल्यास त्याबाबतचे प्रतिज्ञापत्र घ्यावे तसेच प्रतिज्ञापत्रात मी किंवा माझ्या कुटूंबियांनी कोणतेही अतिक्रमण केलेले नाही तसेच सिडकोने दिलेले भूखंड रद्द व त्याची भरपाई करून देण्यास बांधिल असेल तसेच फौजदारी व दिवाणी कार्यावाहीस पात्र राहिल अशा बाबींचा समावेश असलेले लेखी प्रतिज्ञापत्र सादर करावे.
16. संचालक मंडळाचा ठराव क्रमांक 3954 दिनांक 12.02.2004 नुसार अतिरिक्त विकास शुल्क व सिडकोच्या धोरणानुसार विहित केलेले सर्व शुल्क [उदा. अकृषिक कर सेवा कर] इत्यादी कर नकाशे सादर करताना आपणांस महामंडळाच्या बांधकाम परवानगी विभागाकडे किंवा इतर समक्ष विभागाकडे जमा करावे लागेल.
17. तिवरांच्या झाडाबाबत विकास परवानगी पूर्वी केंद्रीय पर्यावरण आणि वन विभागाची परवानगी घेण्याची जबाबदारी आपली राहिल.
18. विमानतळ बाधित क्षेत्रामध्ये राहत असलेल्या प्रकल्पग्रस्तांचे पुनर्वसन सिडकोने तयार केलेल्या पुनर्वसन धोरणानुसार करण्यात येणार आहे. तसेच शासनाने गरजेपोटी बांधलेली घरे नियमानुकूल करण्याचे धोरण स्विकारले आहे. त्यामुळे पुनर्वसन धोरण किंवा गरजेपोटी बांधलेली घरे नियमानुकूल करण्याचे धोरण त्यानुसार अनुज्ञेय होणा-या क्षेत्रापेक्षा अतिक्रमणाखालील क्षेत्र जास्त असल्यास ते स्वःखर्चाने काढून टाकण्यात येईल व त्यासाठी कोणतीही नुकसान भरपाई मागणार नाही या अटीवर अनुज्ञेय क्षेत्राचे वाटपपत्र देण्यात येत आहे.


4/2
मुख्य भूमी व भूमापन अधिकारी

खालील कागदपत्राची पूर्तता भाडेपट्ट्याची रक्कम भरण्यास येताना करण्यात यावी.

1. निवाड्याच्या मूळ प्रती
2. रेशनकार्डची साक्षांकित प्रत
3. फोटो [नोटरीने] साक्षांकित केलेला
4. प्रतिज्ञापत्र [बांधकाम नसल्याबाबत] नोटरीने साक्षांकित केलेला
[रु. 100/- स्टॅम्पपेपरवर]
5. हमीपत्र [100 रु. स्टॅम्प पेपरवर]
6. इतर [वारस दाखला इत्यादी]

Tuesday, December 15, 2015
4:44 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 17665 दिनांक: 15/12/2015

गावाचे नाव: उलवे
दस्तऐवजाचा अनुक्रमांक: पवेल4-15795-2015
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अशोक संजय भापकर

नोंदणी फी ₹. 26200.00
दस्त हाताळणी फी ₹. 1320.00
पृष्ठांची संख्या: 66

एकूण: ₹. 27520.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:01 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

बाजार मूल्य: ₹.2284000 /-
भरलेले मुद्रांक शुल्क : ₹. 131000/-

मोबदला: ₹.2619500/-

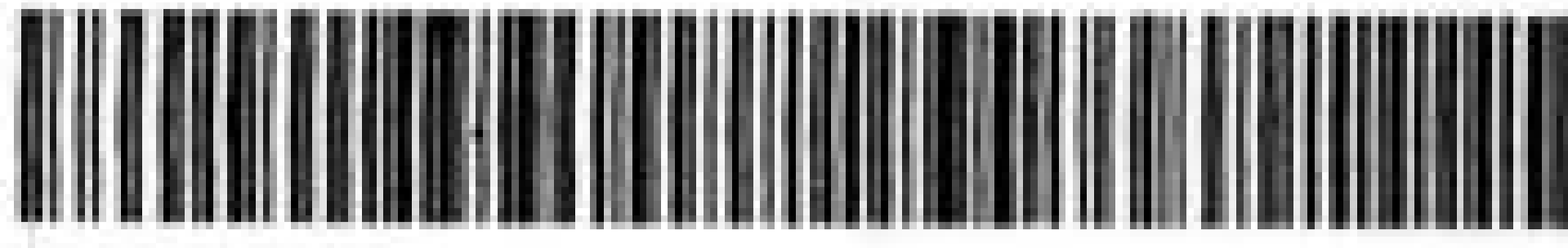
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बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹ 1320/-

नोंदणी दिनांक 1/1/15
दस्तऐवज सीडी व थंबनेल प्रिंट माझे परिचयाचे असलेले
अशोक संजय भापकर यांचे कडे देण्यात यावे.

मूळ दस्त
पक्षकाराचा
लिपीक 17/12/15
मह. दुय्यम निबंधक पनवेल

ASIS



15/12/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

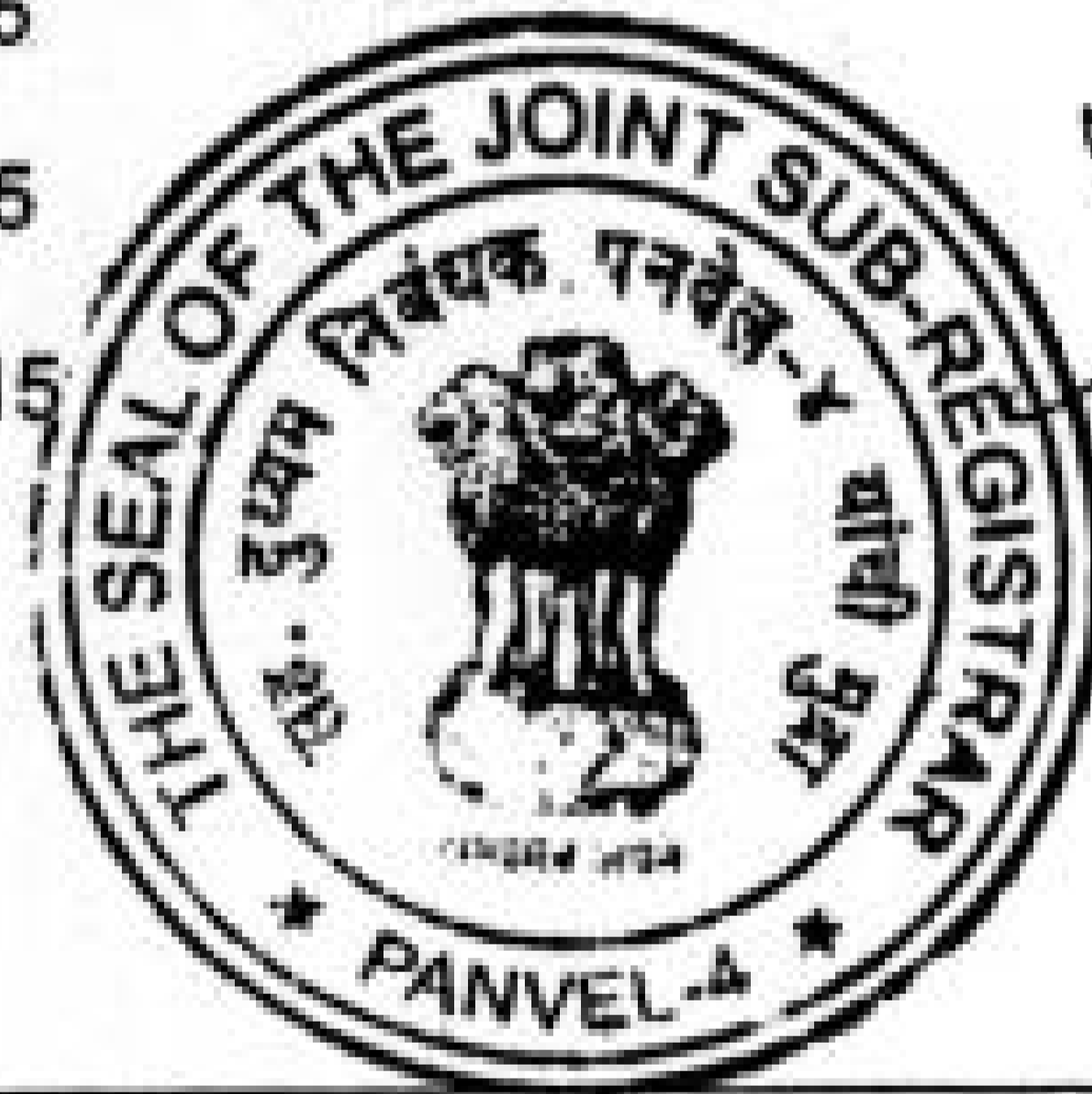
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नोंदणी :

Regn:63m

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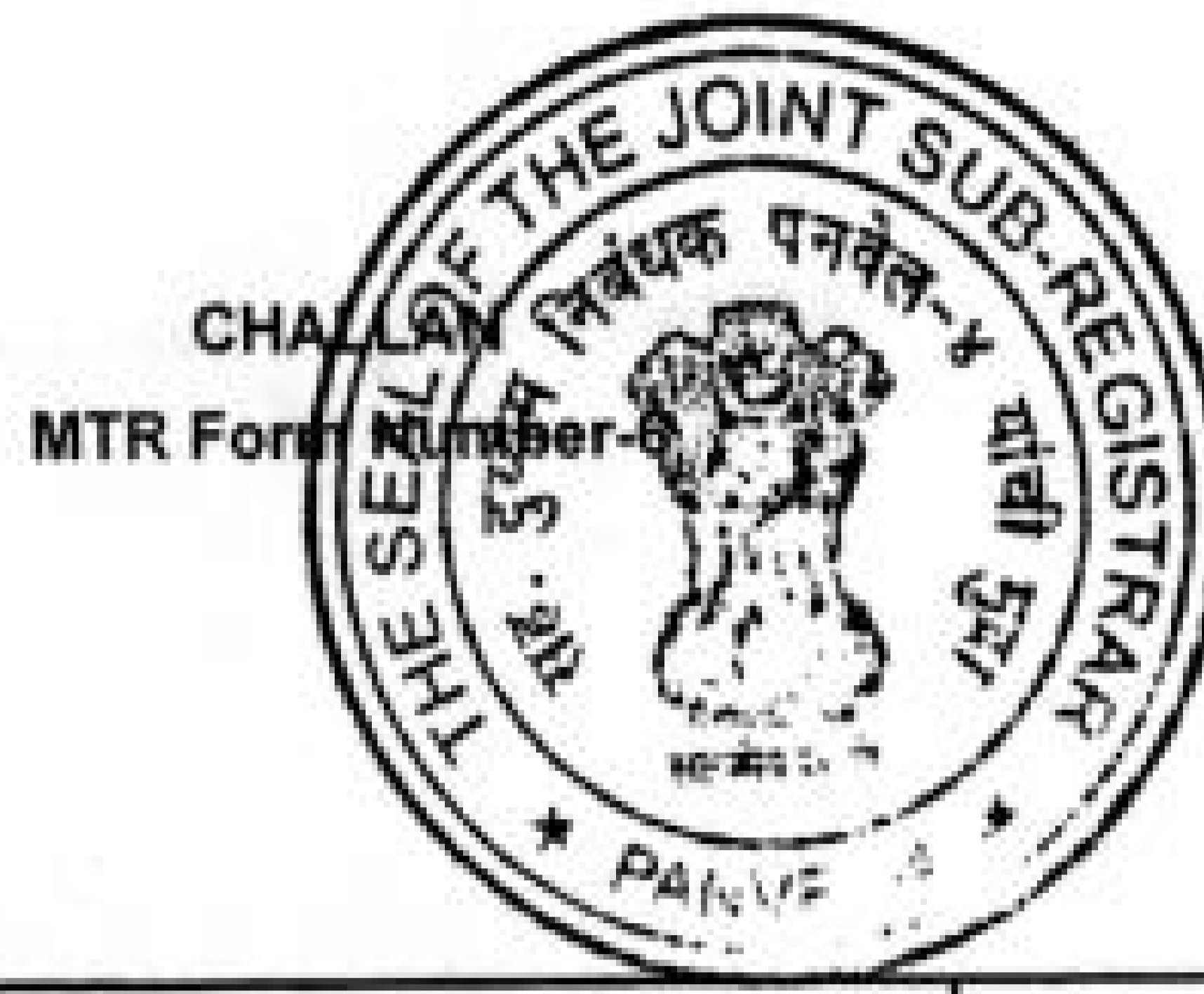
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2619500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2284000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र.902, नववा मजला, एस.एम.चंद्रभागा, प्लॉट क्र.100, से.21, उलवे, ता.पनवेल, जि.रायगड. क्षेत्र 30.258 चौ.मी.कारपेट. ((Plot Number : 100 ;))
(5) क्षेत्रफळ	1) 30.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-मे.एस.एम. डेव्हलपर्स तर्फे भागीदार शहाजी आनंदराव पाटील यांचे कु मु म्हणुन मनोहर लक्ष्मण ओवळेकर -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुकान नं.२, एस.एम.प्लाझा, प्लॉट नं.२४, से.५०, नेरुळ, नवी मुंबई. , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AAKFM9101A 2) नाव:-मे.एस.एम. डेव्हलपर्स तर्फे भागीदार मनोहर लक्ष्मण ओवळेकर -- वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुकान नं.२, एस.एम.प्लाझा, प्लॉट नं.२४, से.५०, नेरुळ, नवी मुंबई. , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- AAKFM9101A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-अशोक संजय भापकर -- वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम क्र.18, सर पोचखानवाला रोड, वरळी कॅम्प, शमा क्वार्टर्स, बिल्डिंग क्र.४१, वरळी, मुंबई. , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-AOUPB4433J
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2015
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2015
(11) अनुक्रमांक, खंड व पृष्ठ	15795/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	131000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26200
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



पवल-४
१५/१२/२०१५
१/६६

GRN	MH005639101201516E	BARCODE		Date	15/12/2015-14:50:32	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)	AOUPB4433J		
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	Ashok Sanjay Bhapkar		
Location	RAIGAD			Flat/Block No.	902 SM CHANDRABHAGA		
Year	2015-2016 One Time			Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	PLOT 100 SECTOR 21		
0030046401	Stamp Duty	131000.00		Area/Locality	ULWE NAVI MUMBAI		
0030063301	Registration Fee	26200.00		Town/City/District			
				PIN	4	1	0 2 0 6
				Remarks (If Any)	PAN2=AAKFM9101A~SecondPartyName=SM DEVELOPERS-CA=2619500		
				Amount In	One Lakh Fifty Seven Thousand Two Hundred Rupees O		
Total				Words	nly		
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF HYDERABAD				Bank CIN	REF No.	01106342015121563123	CK81486253
Cheque-DD Details				Date	15/12/2015-14:51:25		
Cheque/DD No				Bank-Branch	STATE BANK OF HYDERABAD		
Name of Bank				Scroll No. . Date	Not Verified with Scroll		
Name of Branch							

Mobile No. : Not Available



पवल-४
 १५/१२/२०१५
 २ / ६६

DEFACED FOR RS:157200.00

MH00563919 231588 RCODE II 0003346237201516 15795 Date 15/12/2015 IGR547(PNL4) ID 25.2

CHALAN MTR Form Number-6

DEFACED FOR RS:157200.00

DEFACE NUMBER 0003346237201516

AMOUNT 26200.00

Stamp Duty 131000.00

Registration Fee 26200.00

(Amt.in words) One Lakh Fifty Seven Thousand Two Hundred Rupees Only

Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR

Location RAIGAD

Year 2015-2016 One Time

Account Head Details

Account Head Details	Amount in Rs.
000046401 Stamp Duty	131000.00
000063301 Registration Fee	26200.00

Total 157200.00

Remarks (If Any)

PAN2=AAKFM9101A~SecondPartyName=SM
 DEVELOPERS-CA=2819500

Amount in Words One Lakh Fifty Seven Thousand Two Hundred Rupees Only

Payment Details STATE BANK OF HYDERABAD

FOR USE IN RECEIVING BANK

Cheque-DD Details

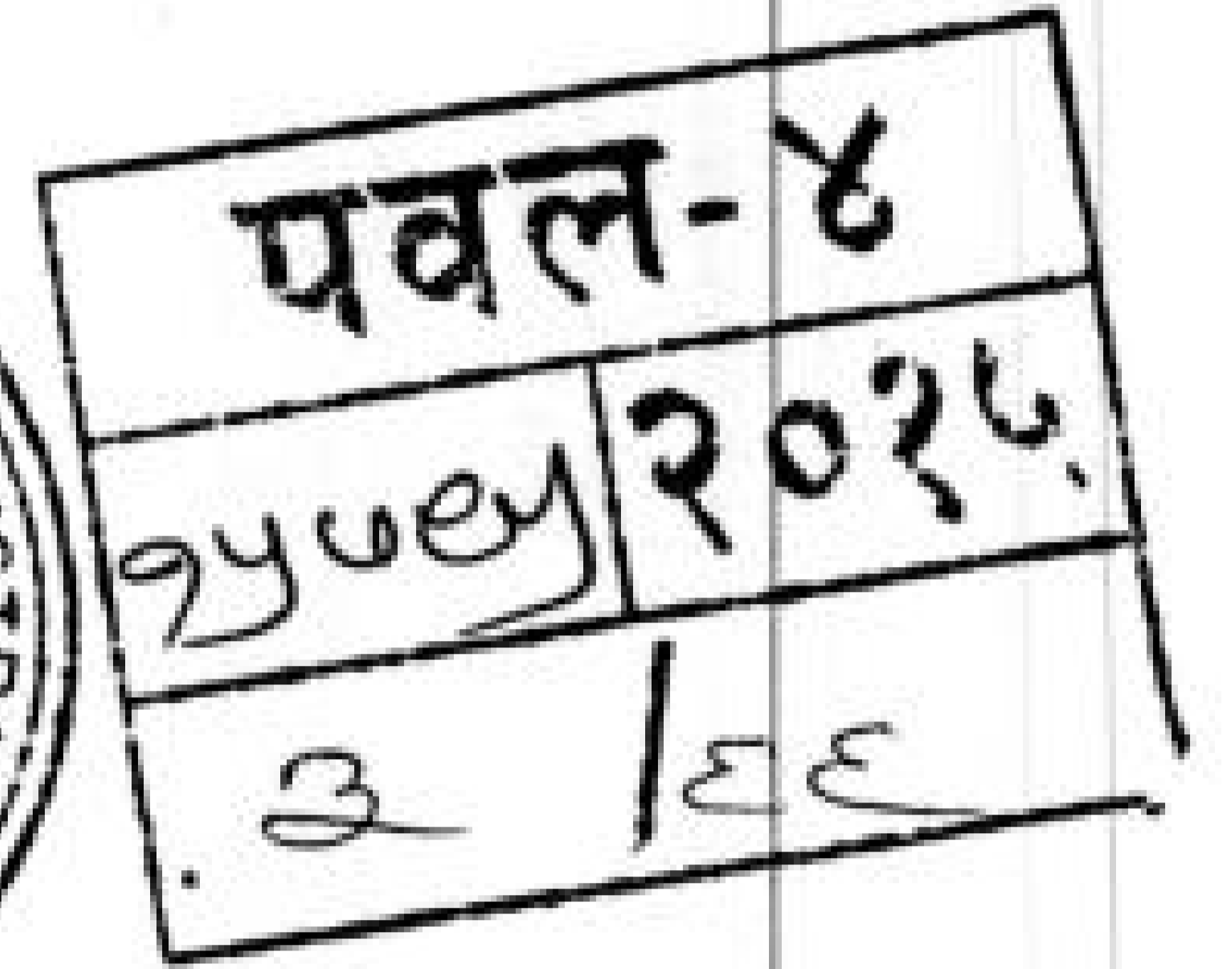
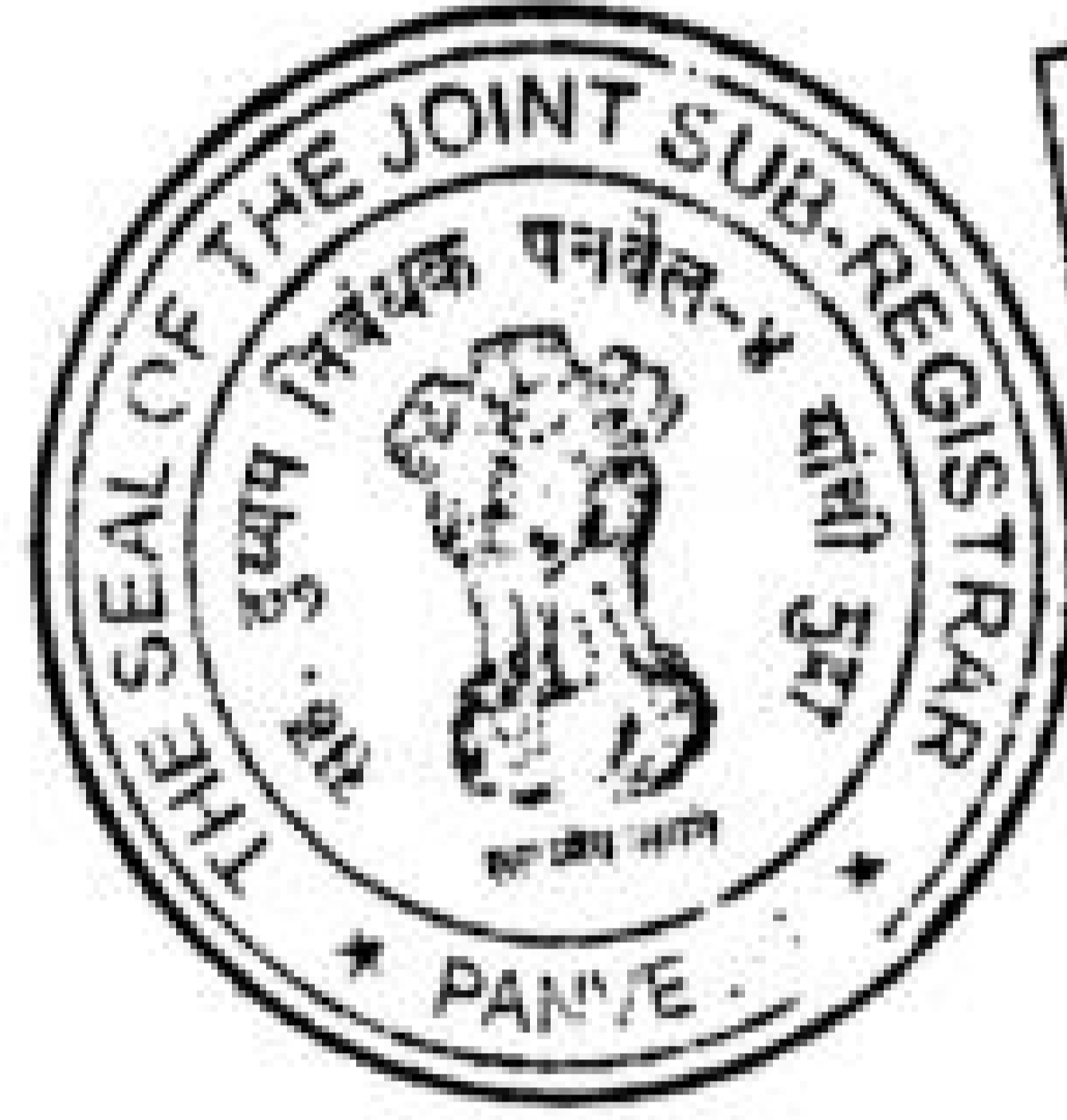
Cheque/DD No	Bank CIN	REF No.	Date
	01106342015121563123	CK81486253	15/12/2015-14:51:25

Name of Bank STATE BANK OF HYDERABAD

Name of Branch Not Verified with Scroll

Mobile No. : Not Available

क. सु. निबंधक पनवेल क्र. ४.



15-12-2015

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made and entered into at NERUL, NAVI MUMBAI on this 15 day of Dec 2015 BETWEEN "M/s. SM Developers" a partnership firm registered under Indian Partnership Act 1932 through its Partners 1) Shri. Shahaji Anandrao Patil, and 2) Shri Manohar Laxman Owalekar, both -Adults, Indian Inhabitants, having office address at "SM Plaza", Shop No.2, Plot No - 24, Sector - 50, Nerul, Navi Mumbai, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to context or meaning thereof be deemed to mean and include their successor or successors and assign or assignees) of the "ONE PART"

AND

Mr. Ashok Sanjay Bhapkar aged 30 years, Indian Inhabitant residing at Worli Police Camp, Shama Quarters, Building No. 41, Room No. 78, Sir Pochkhanwala Road, Worli, Mumbai-30, hereinafter referred to as "THE PURCHASER/S"



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such expression shall times it be repugnant to context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns)

OTHER PART

HEREAS

1. The City and Industrial Development Corporation of Maharashtra Limited, a company incorporated under the companies Act of 1956 (I of 1956) and having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as "THE CORPORATION") is the New Town Development Authority declared for the area designated as a site for the New Town of New Bombay by the Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXII of 1966, hereinafter referred to as "The said Act")
2. The State Government has acquired land and vested the lands in the Corporation for development and disposal.
3. The Corporation laid down plots at Ulwe node, Navi Mumbai Tal. Panvel, Dist. Raigad in its 12.5% Scheme, at Ulwe node, Tal. Panvel, Dist Raigad, Navi Mumbai on one of such piece of land so acquired by the State Government and vested in the Corporation for being leased to its intending leases.
4. By an Agreement to Lease dated 28th February, 2011, made between the Corporation (therein referred to as "THE CORPORATION") of the one part and 1) Shri. Gajanan Pilaji Owalekar 2) Shri. Baburao Pilaji Owalekar 3) Shri. Pandurang Pilaji Owalekar 4) Shri. Mahadev Pilaji Owalekar 5) Shri. Ganpat Pilaji Owalekar 6) Shri. Ganesh Pilaji Owalekar 7) Smt. Sunanda Laxman Owalekar. 8) Shri. Manohar Laxman Owalekar, 9) Shri. Kishor Laxman Owalekar 10) Shri. Sanadhan Laxman Owalekar 11) Smt. Nirmala Gajanan Patil. all adults, Indian Inhabitants, residing at Targhar, Post - Ulwe, Tal - Panvel, Dist - Raigad. (therein referred to as "THE LICENSEES") hereinafter referred to as the said "OWNERS" of the

G. A. Patil *M. A. Patil* *A. Patil*

L.A
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"other part" (hereinafter referred to as the said Agreement to Lease"), the corporation has agreed to lease one plot bearing Plot No.100, admeasuring about 2148.15 Sq.mtrs. or thereabout in its 12.5% Scheme at Ulwe node, in Sector - 21, at Ulwe, Navi Mumbai, Tal Panvel, Dist. Raigad (hereinafter referred to as the "Said Plot") to aforesaid OWNERS i.e. the "THE LICENSEES" referred to above in consideration of a premium of Rs. 26,875/- (Rupees Twenty Six Thousand Eight Hundred Seventy Five Only) as agreed to be paid by the aforesaid LICENSEE to the Corporation, subject to observance of the terms and conditions mentioned in the said Agreement to Lease, which Amount of premium of Rs. 26,875/- (Rupees Twenty Six Thousand Eight Hundred Seventy Five Only) the LICENSEES have paid in full to the Corporation and the Corporation granted permission or license to the aforesaid LICENSEE to enter upon the said Land for the purpose of erecting a building or buildings thereon. The said agreement to lease was registered with Sub-Registrar, Panvel, on 28th February, 2011, under serial No.:- PVL-3-02249/2011 of the day.



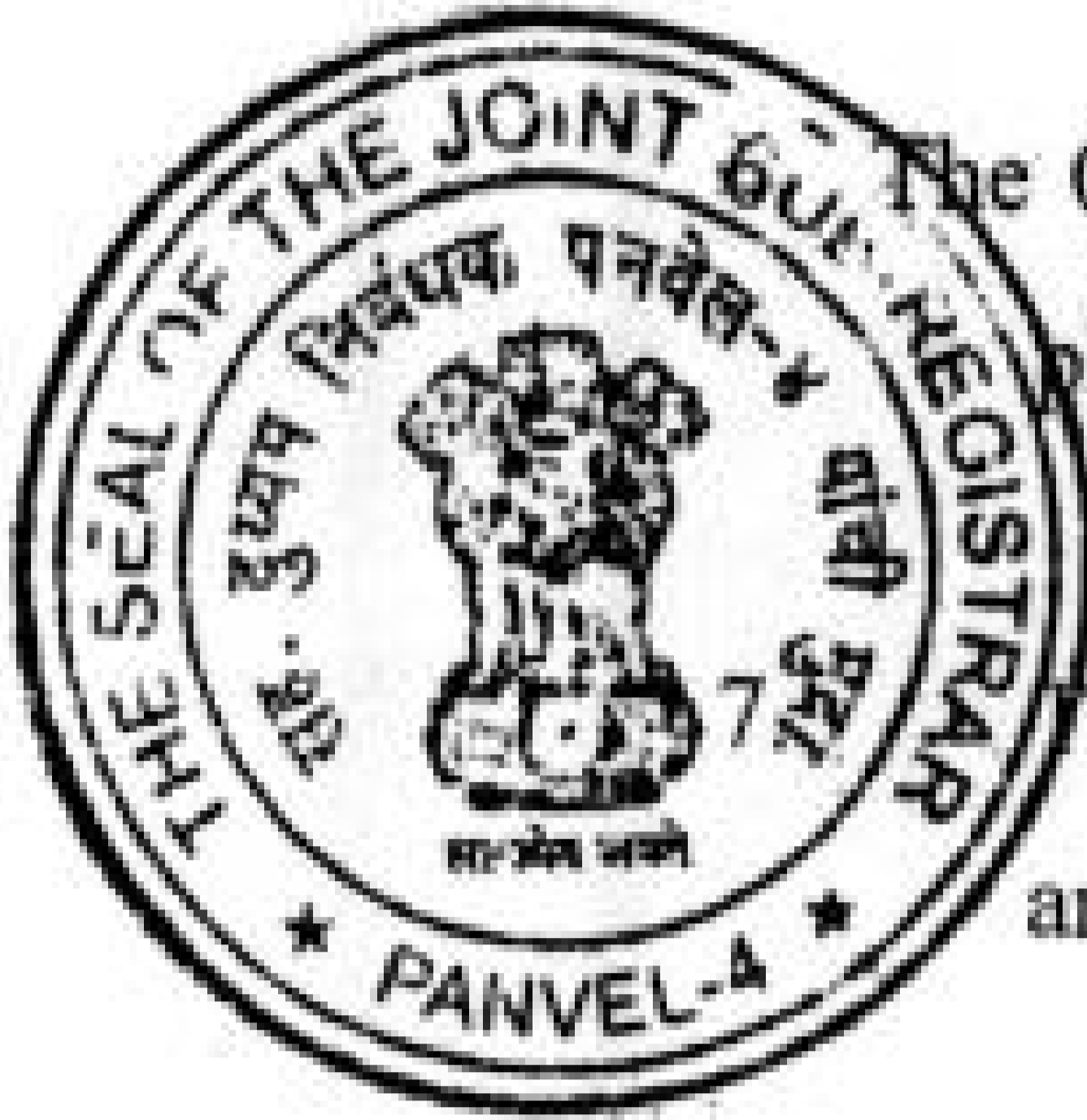
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5. The OWNERS have due to their domestic difficulties agreed to sell, convey, transfer, assign their all rights, titles and interest in/benefits under the said Agreement to lease dated 28th February, 2011, pertaining to the said plot, hereinafter referred to as the "SAID PROPERTY" to the Developers for consideration, and by TRIPARTITE AGREEMENT dated 16th May, 2011 made between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED as Party of FIRST PART and the aforesaid LICENSEE / OWNERS Shri. Gajanan Pilaji Owalekar and 10 others referred to above as party of "SECOND PART" and "M/s SM DEVELOPERS" through its partners 1) Shri. Shahaji Anandrao Patil, and 2) Shri Manohar Laxman Owalekar, both - adults, Indian Inhabitants, having office address at "SM Plaza", Shop No.2, Plot No - 24, Sector - 50, Nerul, Navi Mumbai, as party of "THIRD PART" as the "THE NEW LICENSEES", the aforesaid LICENSEES/OWNERS have transferred, conveyed, assigned and alienated, relinquished and released all their rights, titles, benefits, interest, claims or demands of whatsoever nature in and upon the said plot and in and upon the said Agreement to lease dated 28th February, 2011, in favour of the New Licensees / the Developers. The aforesaid TRIPARTITE AGREEMENT dated 16th May, 2011 was registered with Sub-Registrar Panvel-3, on 16th May, 2011 under serial No. PVL -3 - 05066/2011 of the day. The CIDCO LTD. has substituted the said DEVELOPERS as "NEW LICENSEE" for the aforesaid "original licensee / Owners" in the said

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Agreement to lease dated 28th February, 2011, with all the rights, obligations, liabilities, benefits and equities accordingly thereunder.



The Owners have also delivered vacant and peaceful possession of the aforesaid plot to the said DEVELOPERS on 16th May, 2011.

The said DEVELOPERS are in actual, physical possession of the said Plot and otherwise well-entitled to deal with and dispose off the said Plot.

8. The Town Planning Officer (BP) (Navi Mumbai & Khopta) of City & Industrial Development Corporation of Maharashtra Limited hereinafter referred to as the said CIDCO Ltd. has sanctioned the plan for proposed residential building/s on the said property vide his order No. CIDCO/BP-12667/TPO(NM&K)2014/1222 dated 10th December, 2014. As per the aforesaid development permission the Developers are entitled to enjoy upon to construct a building on the said property in accordance with the said order (hereinafter referred to as the said plans). The copy of Development permission granted by Town Planning Officer (BP) (Navi Mumbai & Khopta) of CIDCO Ltd. (i.e; "commencement certificate") is hereto annexed and marked as ANNEXURE "A".

9. **AND WHEREAS:**

The certificate of title to the said property described in the first Schedule hereunder written, issued by Shri Suresh Mahadeo Thakur, Advocate of the Developers is annexed hereto and marked ANNEXURE 'B' has been inspected by the Purchaser/s.

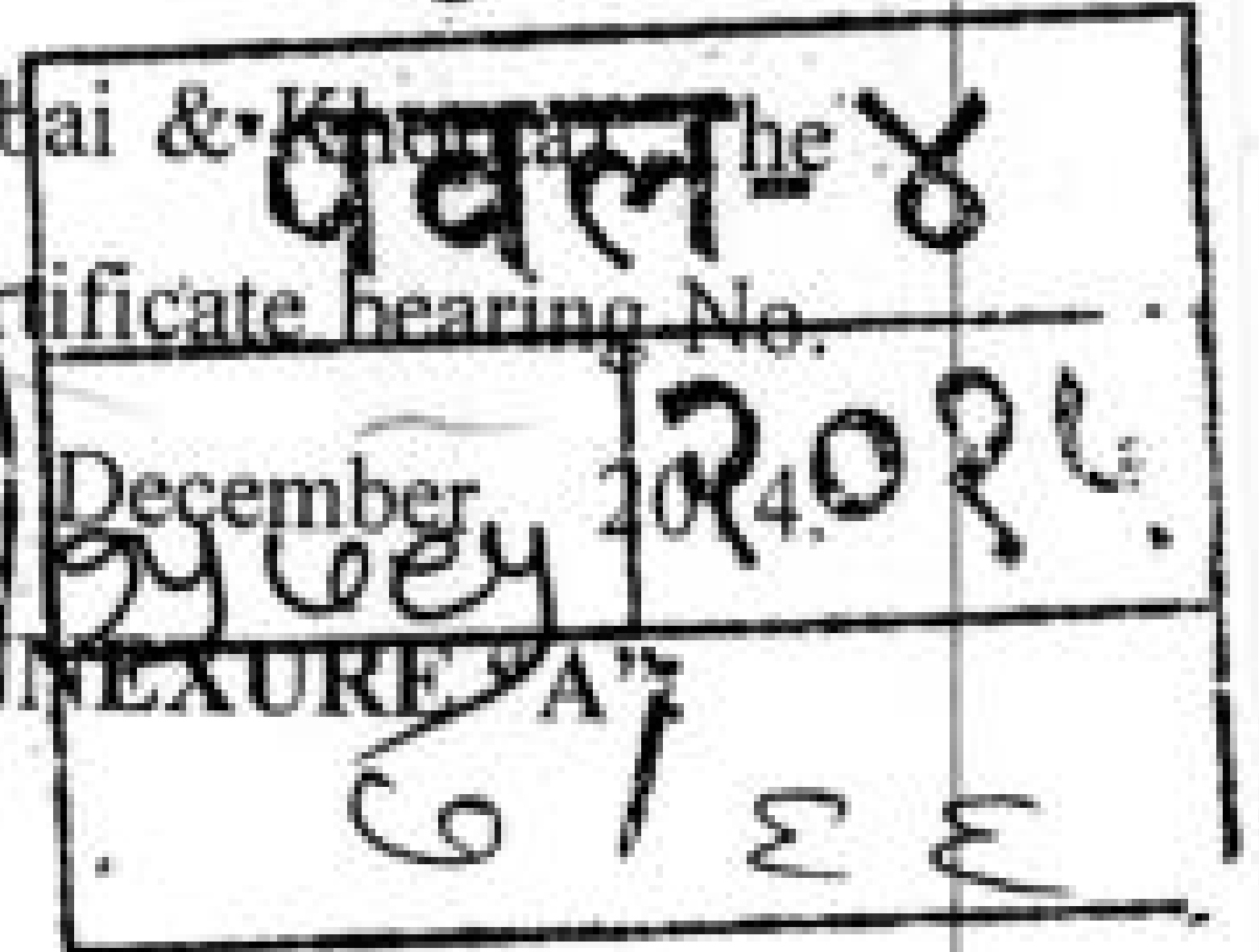
10. **AND WHEREAS:**

The Purchaser demanded from the Developers and the Developers have given inspection to the purchaser of the all documents of the title relating to the said Property, Tripartite agreement made with OWNERS of the said Property, the said order of the Town Planning Officer (BP) (Navi Mumbai & Khopta) of CIDCO Limited, the commencement certificate, the agreement and the plans, design and specification prepared by the Developers Architect and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of promotion of construction, sale, management, and transfer) Act, 1963,(hereinafter referred to the "Said Act")and rules made thereunder.

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11. **AND WHEREAS:**

While sanctioning the said plans the Town Planning Officer (BP) Navi Mumbai & Khopata of CIDCO Ltd. has laid down certain terms, conditions, stipulations and restrictions while developing the said property and the said building and upon due observance and performance of which only the completion and occupation certificates in respect of the said building shall be granted by the Town Planning Officer, Navi Mumbai & Khopata. The copy of the Development permission/Completion Certificate bearing No. CIDCO/BP-12667/TPO(NM&K) 2014/222 dated 22 December 2014 issued by CIDCO Ltd is hereto annexed and marked as ANNEXURE "A".

12. **AND WHEREAS:**

The Developers have accordingly commenced construction of the said building/s upon the said plot in accordance with the said plan. The copy of Typical floor plan is hereto annexed and marked as ANNEXURE "C".

13. **AND WHEREAS :**

The Developers have further informed to the Purchaser/s that the Developers shall be selling flats in the said building known as "SM CHANDRABHAGA" on what is known as on "Ownership Basis" (with a view ultimately that the Purchasers of all the flats in the said building should form themselves into a Co-operative Housing Societies as per the provisions of Co-operative Society's Act, 1960 or ultimately become members of such Society) and only upon the Purchasers of all the flats in the said building paying in full all their respective dues payable to the Developers and strictly complying with all the terms and conditions of their respective agreements with the Developers (in a form similar to this agreement), the DEVELOPERS/OWNERS shall execute the necessary Deed of Conveyance / Deed of Assignment of the said property together with the building/s thereon in favour of such Co-operative Housing Society.

14. **AND WHEREAS:**

On satisfying himself / herself about the plans all documents i.e. Agreement to Lease, Tripartite Agreements, Title Certificate, Commencement Certificate and other terms and conditions including the Title, the Purchaser hereby agrees to purchase Flat No. 902 on the Ninth Floor admeasuring about 30.258 sq. meters Carpet Area thereabouts in the Project known as "SM

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CHANDRABHAGA" for a total consideration of Rs 26,19,500/- (Rupees Twenty Six Lac Nineteen Thousand Five Hundred Only) with full notice of the terms and conditions contained in the documents referred to hereinabove and subjects to terms and conditions hereinafter appearing. (hereinafter referred to as the said Premises) The typical floor plan of the said is annexed hereto and marked with Annexure "C".



The Purchaser demanded form the Developers and Developers have given to the Purchaser inspection of all the documents of title relating to the said property viz. Certificate of the Title issued by the Advocate of the Developers, Agreement to Lease, Tripartite Agreement, Commencement Certificate and other documents and the plans, designs and specifications prepared by the Architect of the Builder and or such other documents as are specified under "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer) Act 1963", (hereinafter referred to as " the said Act") and the Rules made thereunder and the Purchaser declares that he/she has satisfied himself/ herself about the title of the Developers to the said property/plot and their right to develop the same and Purchaser declares that he/she shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.

16. The Developers have entrusted the architectural works to "TRIARCH DESIGN STUDIO" the Architects (hereinafter called the "said Architect") to develop, design, and lay down specifications for construction of the buildings on the said property.

17. **AND WHEREAS:**

Under the Section 4 of the said Act the Developers are required to execute a written Agreement for sale of said flat in favour of the purchaser being in fact these presents and also to register the said agreement under the Registration Act.

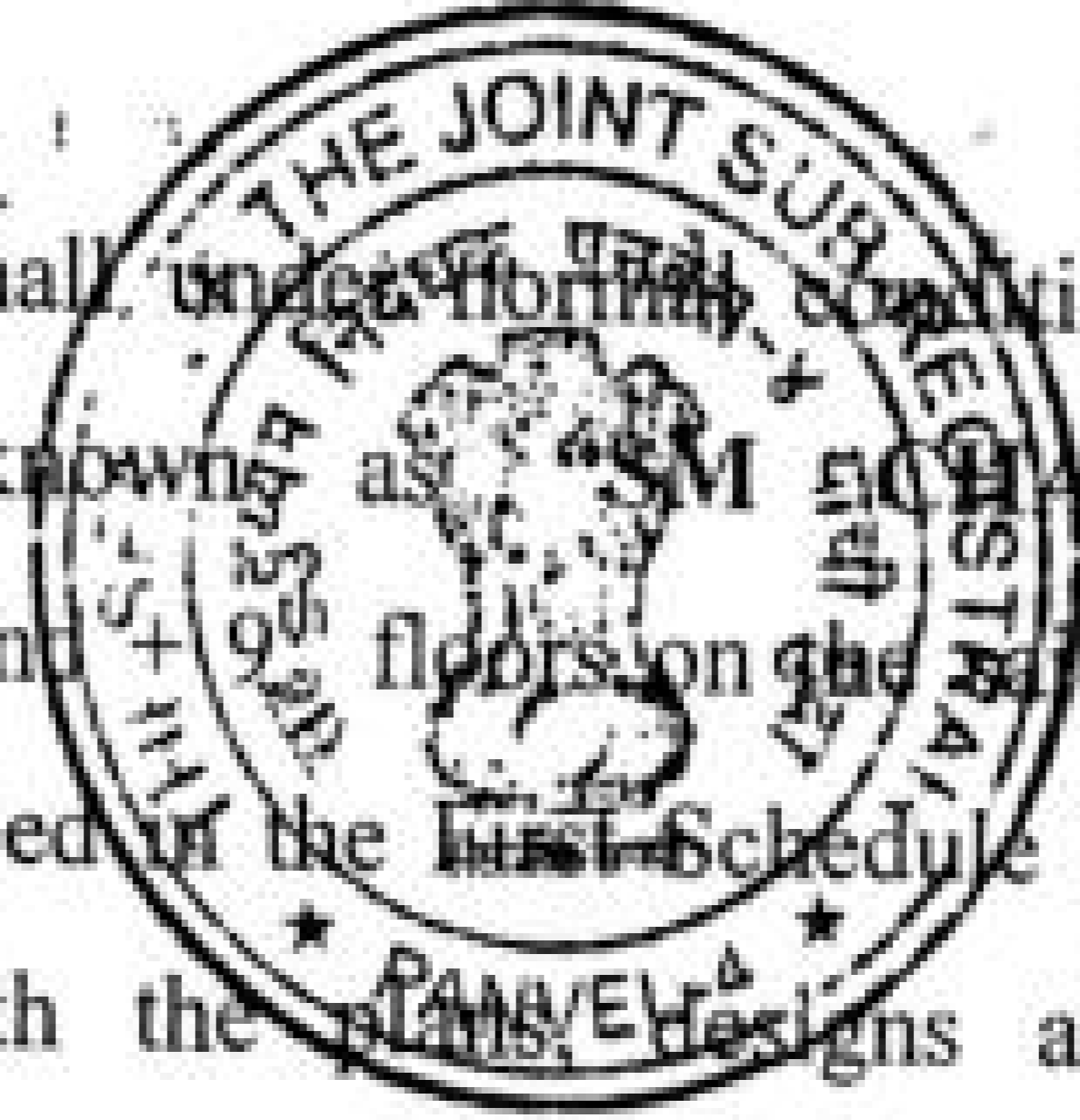
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement shall always be subject to the provisions contained in "The Maharashtra Ownership Flats Act, 1963",

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and "The Maharashtra Ownership Flats Rules, 1964" or any amendment there in or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time.

2. The Developers shall, under normal condition construct the said buildings known as **SM ENDRABHAG** consisting of Ground floors on the said properties more particularly described in the First Schedule hereunder written in accordance with the plans, designs and specifications



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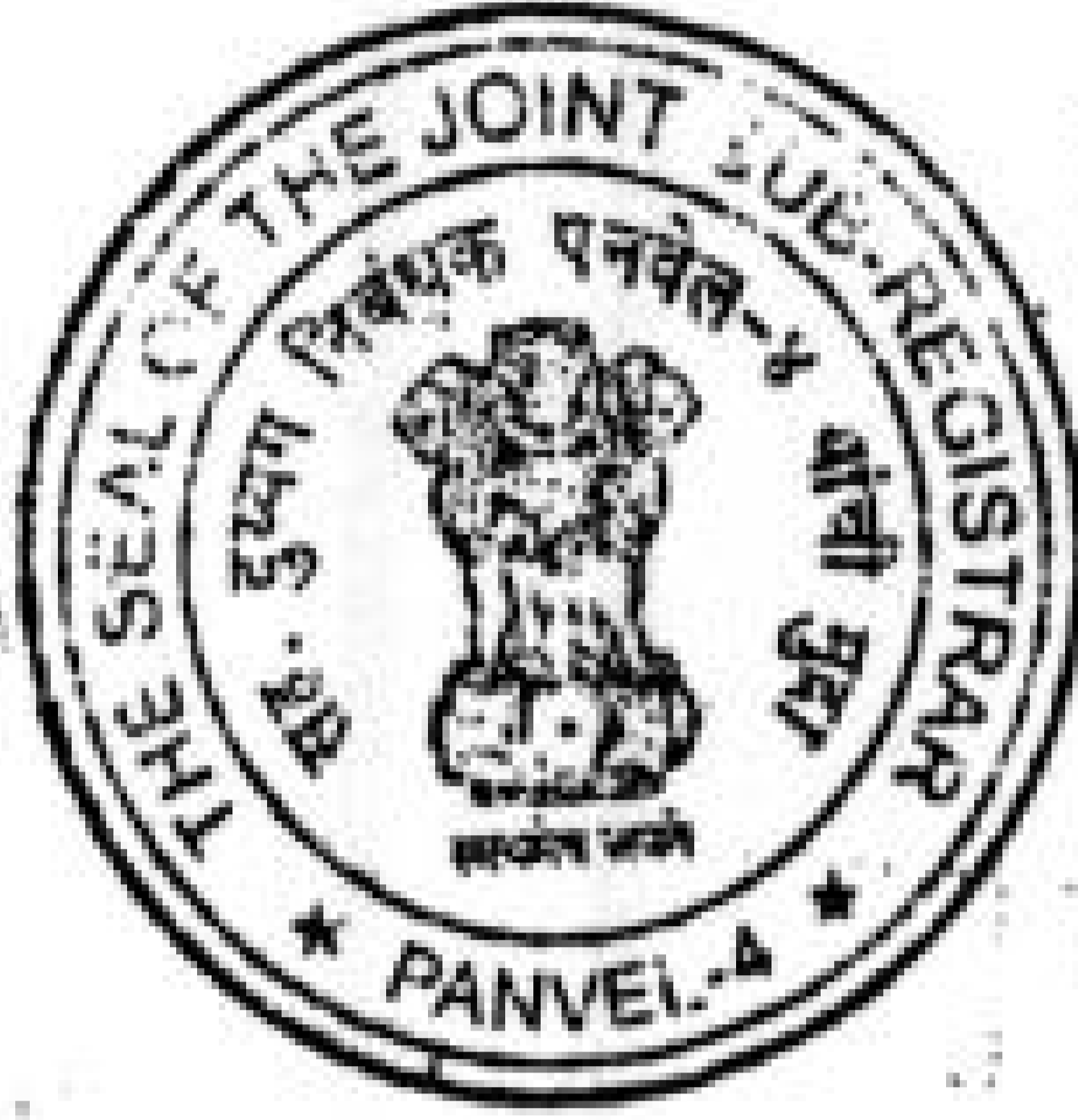
approved by the Town Planning Officer of the CIDCO Ltd. which have been kept at their office and the Building site for inspection and which the purchaser has seen and approved; the purchaser also agreed that the Developers may make such variations and modification thereto as the Developers may consider necessary or as may be required by the concerned Local Authority/The Town Planning Officer CIDCO Ltd. or the State/Central Government to be made in by them or any of them.

3. The Purchaser has/have prior to the execution of this agreement satisfied themselves/himself/herself about the title of the Developers to the said properties and they/he/she shall not be entitled further to investigate the title of the said property and no requisition or objection shall be raised on any matter relating thereto. The purchaser shall be deemed to have purchased the said premises on the condition set out in the recitals above. A copy of the certificate of title issued by Advocate pertaining to the title of the Developers to the said property is hereto annexed and marked **Annexure "B"**.

4. The Purchaser/s hereby agree/s to acquire flat No. **902** on the **Ninth floor** in the said building hereinafter called "The Said Premises" as shown on the said typical floor plan hereto annexed and surrounded by red colored boundary line thereon as per the plan and specifications seen and approved by them/him/her for **Rs 26,19,500/- (Rupees Twenty Six Lac Nineteen Thousand Five Hundred Only)**. The said price is fixed on lumpsum basis and has no bearing on the actual

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measurement. The carpet area of the said premises is 30.258 Sq. Meters as per the said sanctioned plans. The said area is liable to vary on actual measurements and the Purchaser shall



4. The area is upto 5%.	
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5. The said price shall be paid by the Purchaser/s to the Developers in the manner given below:-	
20%	

not be entitled to claim any rebate in price if the variation in

the area is upto 5%.

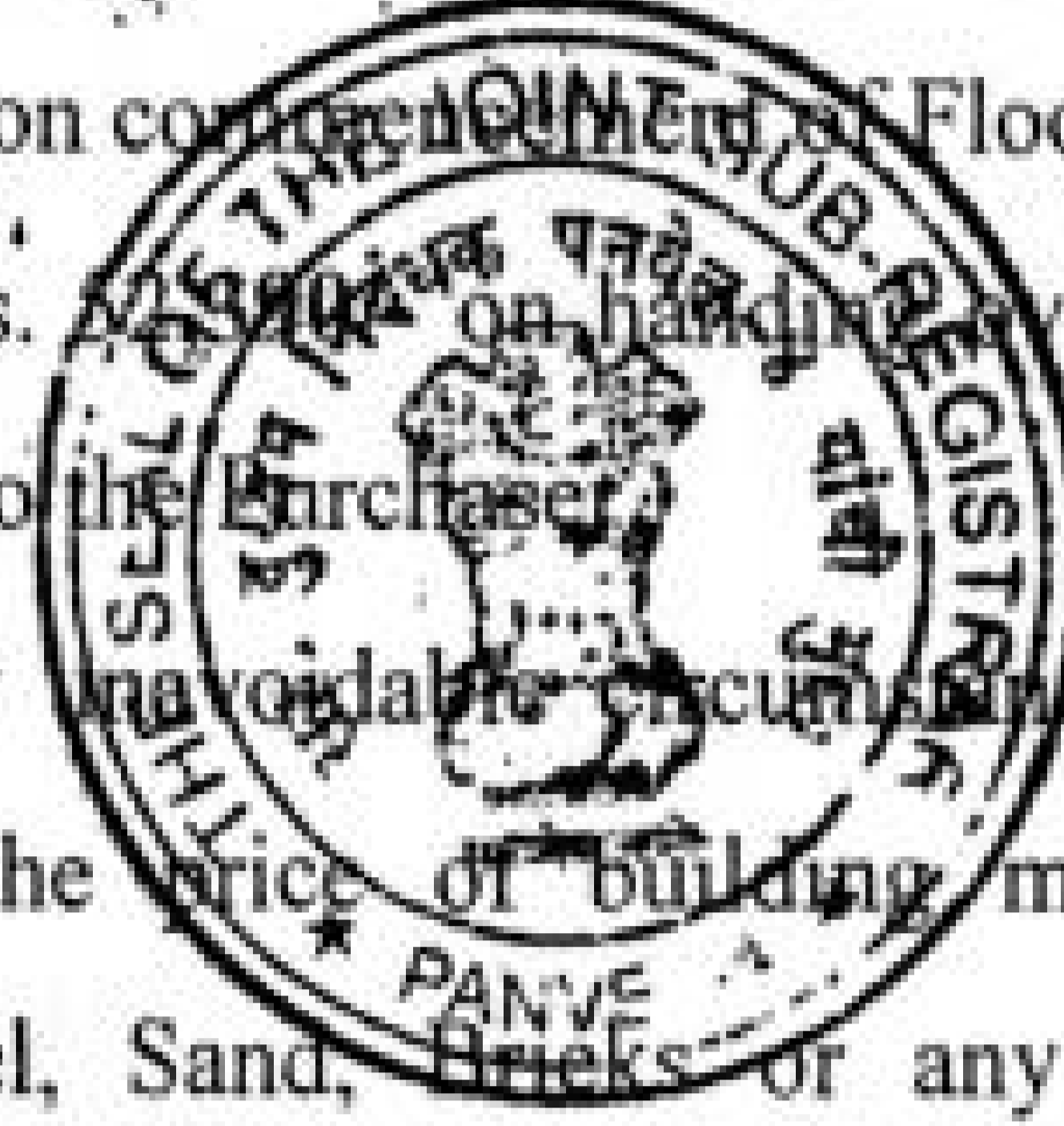
5. The said price shall be paid by the Purchaser/s to the Developers in the manner given below:-

20% of the total purchase price as booking charges on or before the execution of this agreement.

- 15% of the total purchase price on account and towards part payment on completion of plinth work.
- 5% of the total purchase price on account and towards part payment on casting of First Slab.
- 5% of the total purchase price on account and towards part payment on casting of Second Slab.
- 5% of the total purchase price on account and towards part payment on casting of Third Slab.
- 5% of the total purchase price on account and towards part payment on casting of Fourth Slab.
- 4% of the total purchase price on account and towards part payment on casting of Fifth Slab.
- 4% of the total purchase price on account and towards part payment on casting of Sixth Slab.
- 5% of the total purchase price on account and towards part payment on casting of Seventh Slab.
- 5% of the total purchase price on account and towards part payment on casting of Eighth Slab.
- 5% of the total purchase price on account and towards part payment on casting of Nineth Slab.
- 4% of the total purchase price on account and towards part payment on casting of Terrace Slab.
- 4% of the total purchase price on account and towards part payment on commencement of brick Masonry.
- 4% of the total purchase price on account and towards part payment on commencement of plastering works.

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- 4% of the total purchase price on account and towards part payment on commencement of Plumbing & Sanitary and Electric Work.
- 4% of the total purchase price on account and towards part payment on commencement of Flooring Work.
- Balance of Rs. 52,39,000/- on handing over possession of the flat/shop to the Purchaser.
- If due to any unavoidable circumstances there is any increase in the price of building material such as Cement, Steel, Sand, Bricks or any other building material, the flat/shop purchaser/s shall bear and pay such increased in the price without raising any objection in respect thereof.



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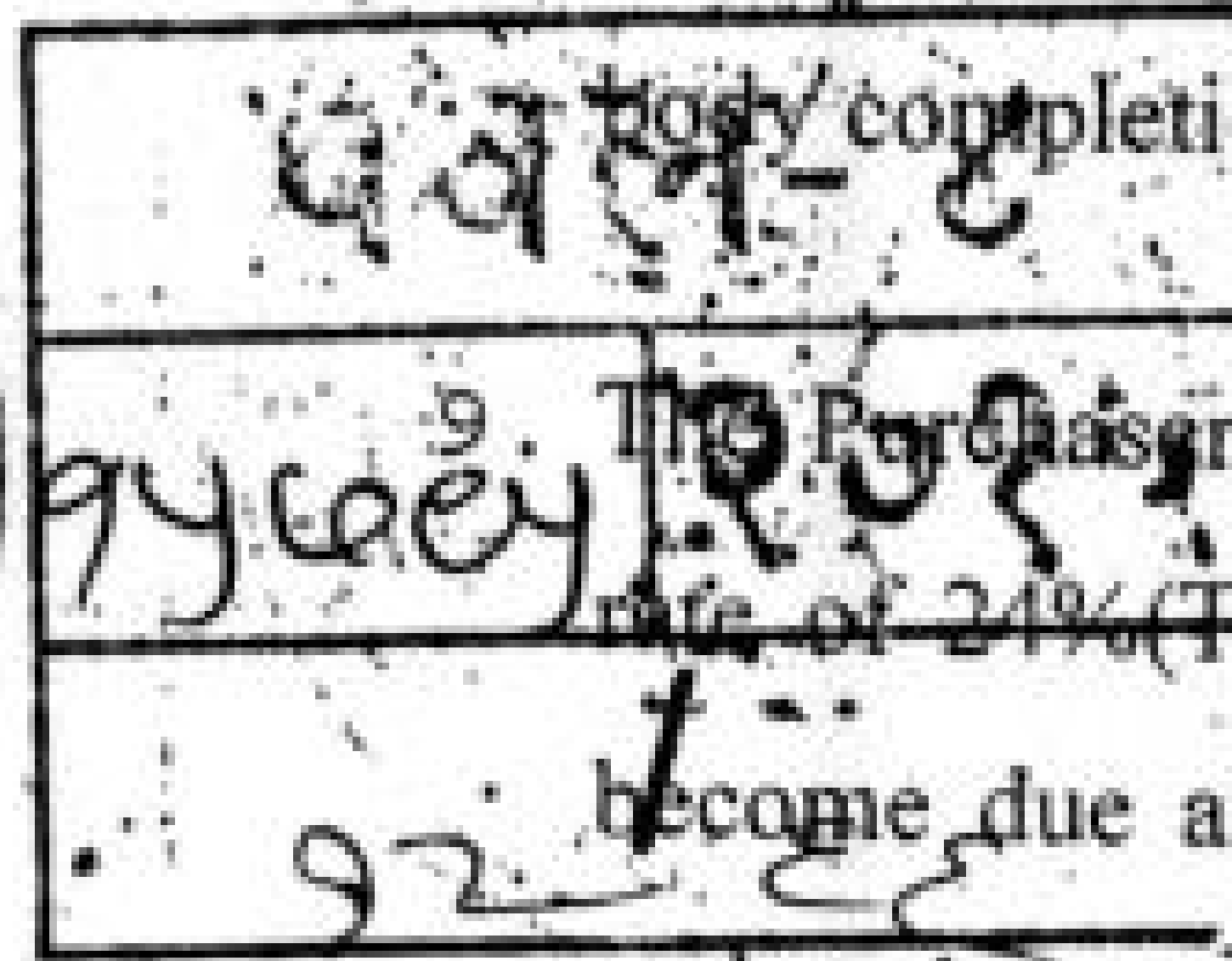
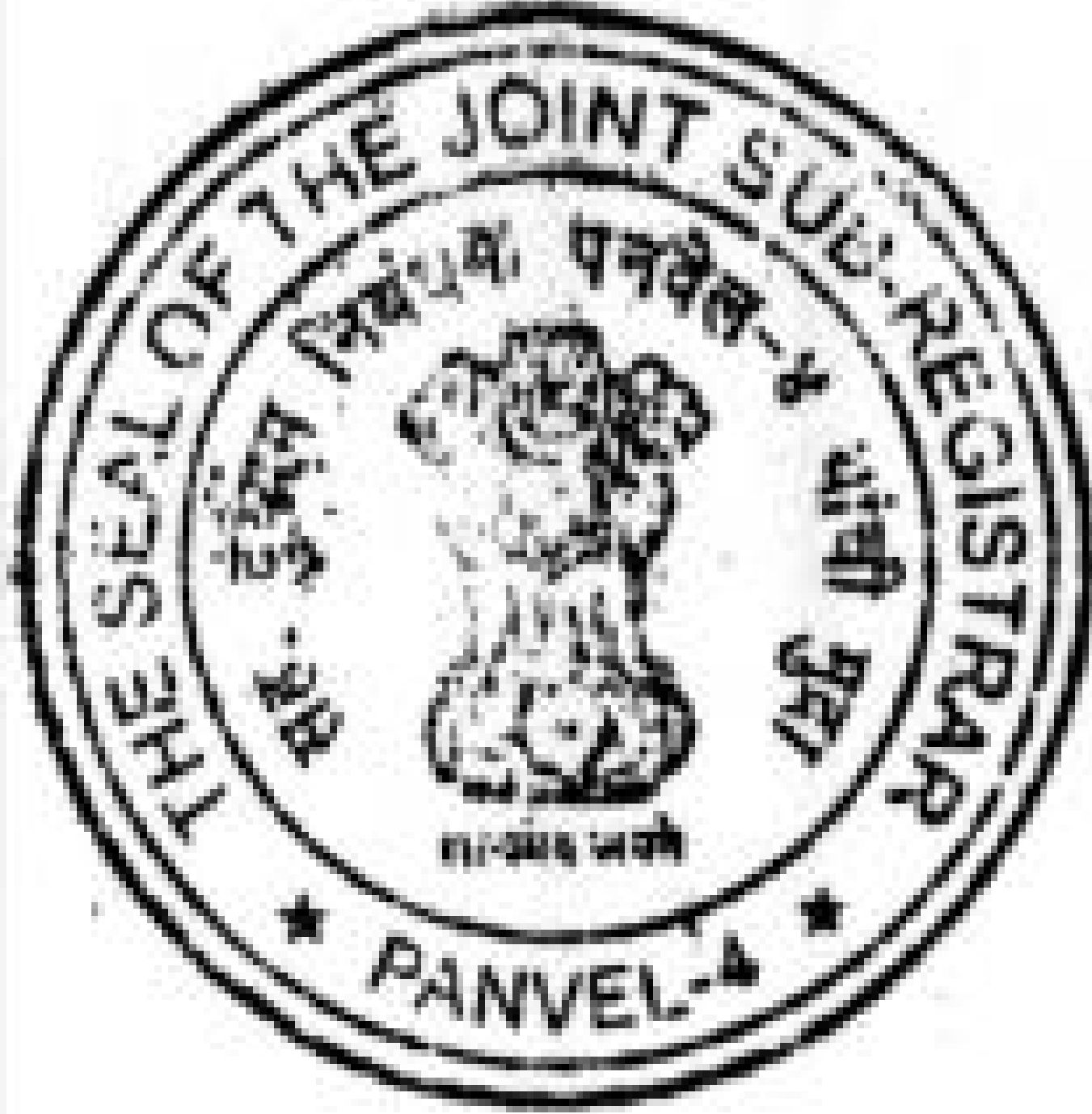
6. The time for payment of each of the installment shall be essence of contract. A certificate of the Developers Architects shall be conclusive proof that the plinth or the respective slab/or the respective work is completed and within ten days from the receipt of a notice from the Developers to the Purchaser/s, [time being of essence of contract, informing the Purchaser/s that the plinth or the respective slabs or the respective work have been completed,] the Purchaser/s shall make the payment as agreed to by them/him as herein provided. The Purchaser/s shall not raise any objection as regards the completion of the plinth or the respective slabs or the work or in regard to certificate of the Architects.

7. The time for payment is an essence of contract, Whether the Purchaser is availing the loan facilities from any financial institution or not, the Purchaser has unconditionally agreed to pay all the above installments due within 10 days from the due dates, failing which the Purchaser shall pay financial charges at the rate of 24% p.a. from the date the said amount becomes payable by the Purchaser to the Developers till it is paid to the Developers.

8. The Developers hereby agrees to observe; perform and comply with all the terms and conditions stipulations and restrictions if any which may have been imposed by the concerned local

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authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the premises to the Purchaser obtain from the Town Planning Officer (BP), Navi Mumbai & Khopta of CIDCO Ltd. Or concerned local body completion certificate in respect of the Flat/Shop.



The Purchaser agrees to pay to the Developers interest at the rate of 24% (Twenty Four percent) on all the amounts which become due and payable by the Purchaser to the Developers under the terms of this agreement from the date the said amount becomes payable by the purchaser to the Developers till it is paid.

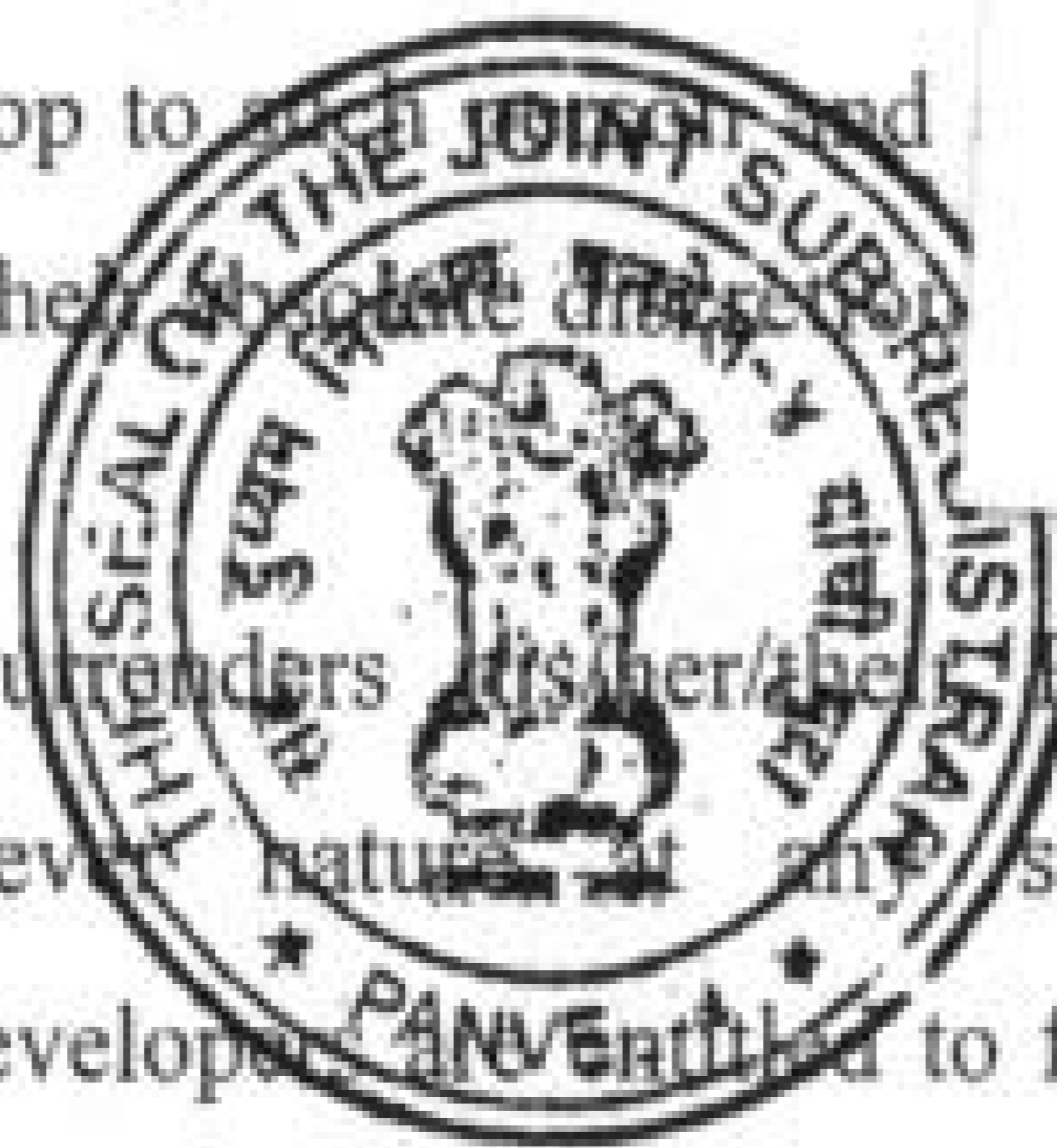
10. On the Purchaser committing default in payment on due dates of any amount due and payable by the Purchaser to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority, state Government, Central Government and all other outgoings) i.e. SERVICE TAX, VAT, LBT and any other Taxes that is applied by Government from time to time and on the purchaser committing breach of any of the terms and conditions herein contained the Developers shall be entitled at their 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 Developer shall have given to the Purchaser fifteen days prior notice in writing of their 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 Purchaser in remedying such breach or breaches within a reasonable time after giving of such notices.

Provided further that upon termination of this agreement as aforesaid, 25% of the purchase price of the said flat/premises shall stand forfeited and balance amount shall be refunded by the Developers to the Purchaser but the Developers shall not be liable to pay to the Purchaser any

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interest on the amount so refunded. And under this agreement and refund of aforesaid Developers, the Developers shall be at liberty to buy and sell the Flat/Shop to such persons and Developers may in their discretion.



11. If the Purchaser surrenders the premises for any reason of whatsoever nature at any stage during the construction, the Developer is entitled to forfeit the 25% of

the amount paid by the Purchaser and will refund the balance amount without any interest. In this case the Purchaser will not be entitled to any claim in respect of Registration Fees, Stamp Duty, VAT, Service Tax, or any other Tax, / Govt. Charges or interest paid by him.

12. The fixtures, fittings and amenities to be provided by the Developers in the said building and the flat are those that are set out in Annexure "D" annexed hereto.

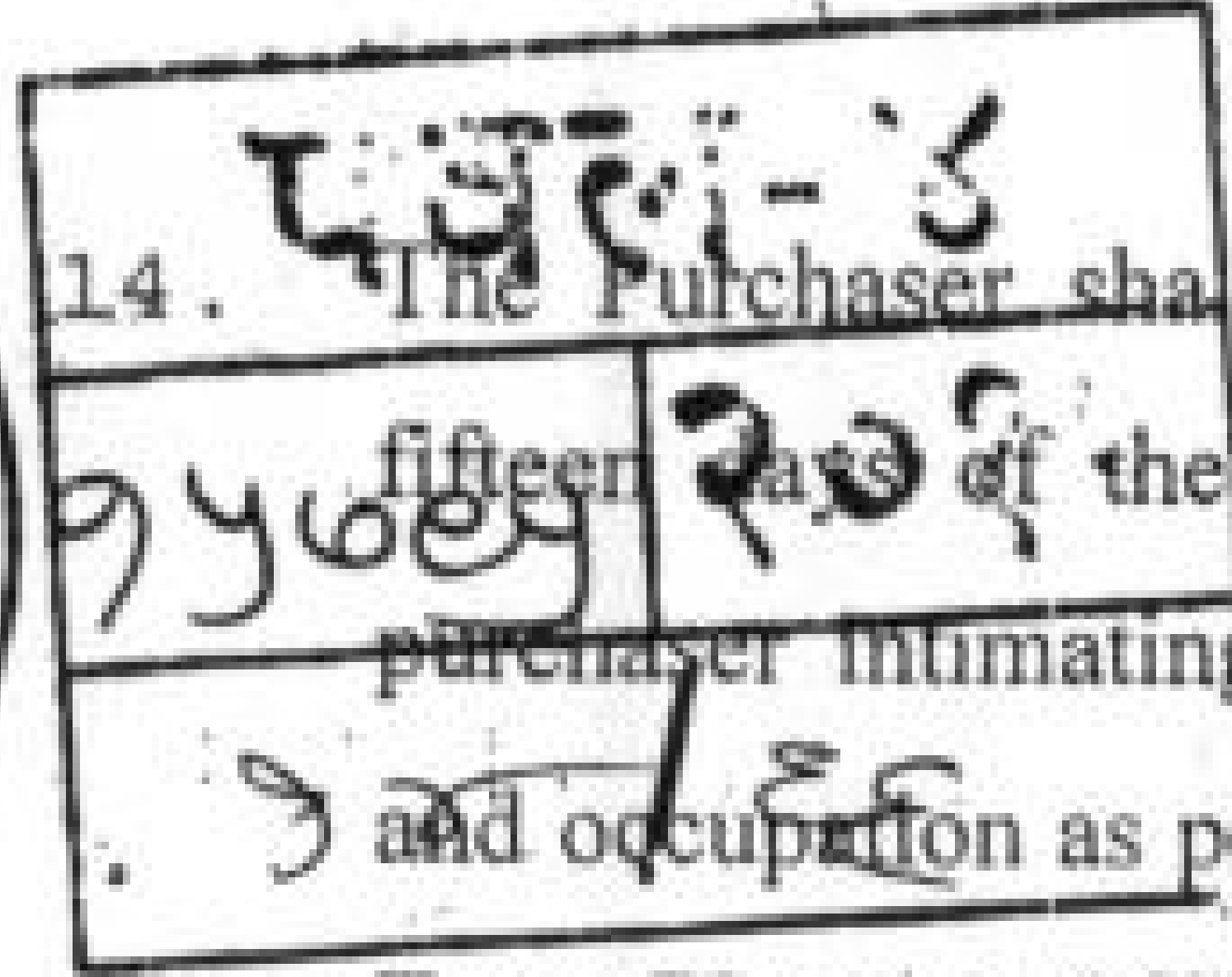
13. The Developers shall give possession of the said flat / shop to the Purchaser on or before 30th December 2017. If the Developers fail or neglect to give possession of the flat/shop to the Purchaser on account of reasons beyond their control and of their agents as per the provisions of section 8 of the Maharashtra Ownership Flat Act, by the aforesaid date or the date or dates prescribed in Section 8 of the said of the Act, then the Developers shall be liable, on demand, to refund to the Purchaser the amounts already received by them in respect of the flat with simple interest at nine percent per annum from the date Developers received the sums till the date the amounts thereon is repaid.

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 or building in which the flat/shop is to be situated is delayed on account of: -

- (a) Non-availability of steel, cement, other building materials, water or electric supply :
- (b) War, civil commotion or act of God, Natural calamity

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- (c) Any notice, order, rule notification of the government and/other public or competent authority.
- (d) Any circumstances / situation beyond the control of Developers.



14. The Purchaser shall take possession of the flat/shop within fifteen days of the Developers giving written notice to the purchaser intimating that the said Flat/Shop is ready for use and occupation as per the completion certificate granted by the Town Planning Officer of CIDCO Ltd.

15. The Purchaser shall use the flat or any part thereof or permit the same to be used only for purpose of residence only or for which purpose the said flat was allotted. The Purchaser shall obtain no objection certificate in writing from the Developers for carrying on any industry or any activity or business in said premises.

16. The Purchaser, along with other Purchasers of flats in the building, shall join in forming and registering the society to be known as "SM CHANDRABHAGA" 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 the registration of the Society or and for becoming a member including the bye-laws of the proposed Society and fully fill in, sign and return to the Developers within two days of the same being forwarded by the Developers to the purchaser, so as to enable Developers to register the organization of the Purchaser under Section 10 of the said Act within the time limit prescribed by Rule 9 of "The Maharashtra Ownership Flats (Regulations of the promotion of construction") Act Rules, 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 Association, as may be required by the Registrar of Co-operative Societies, or any other Competent Authority, as the case may be.

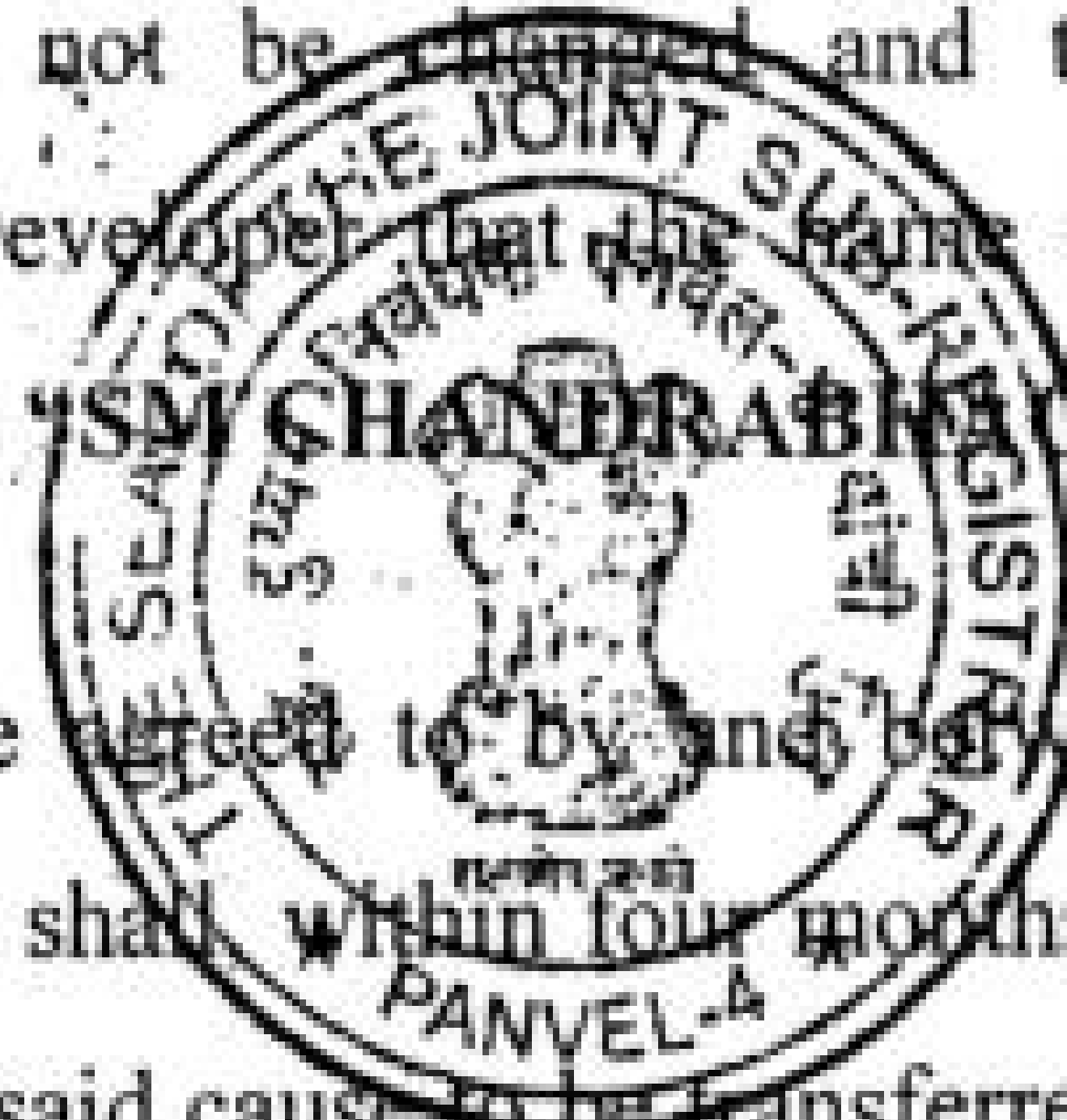
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17. The said building shall always be known as "SM CHANDRABHAGA". The name of the Co-operative Society Limited or Company or legal body to be formed by the purchaser/s shall bear the same name or any other name but building name shall not be changed and the purchaser/s covenants with the Developer that the name of the building shall always remain as "SM CHANDRABHAGA".

18. Unless it is otherwise agreed to by and between the parties hereto the Developers shall within four months of registration of the society as aforesaid cause to be transferred to the society all the rights, title and the interest of the Original Owners/Developers in the said property by obtaining or executing the necessary conveyance of the said property (or to the extent as may permitted by the concerned local authorities) in favour of such Society and such conveyance shall be in keeping with the terms and provisions of this agreement.

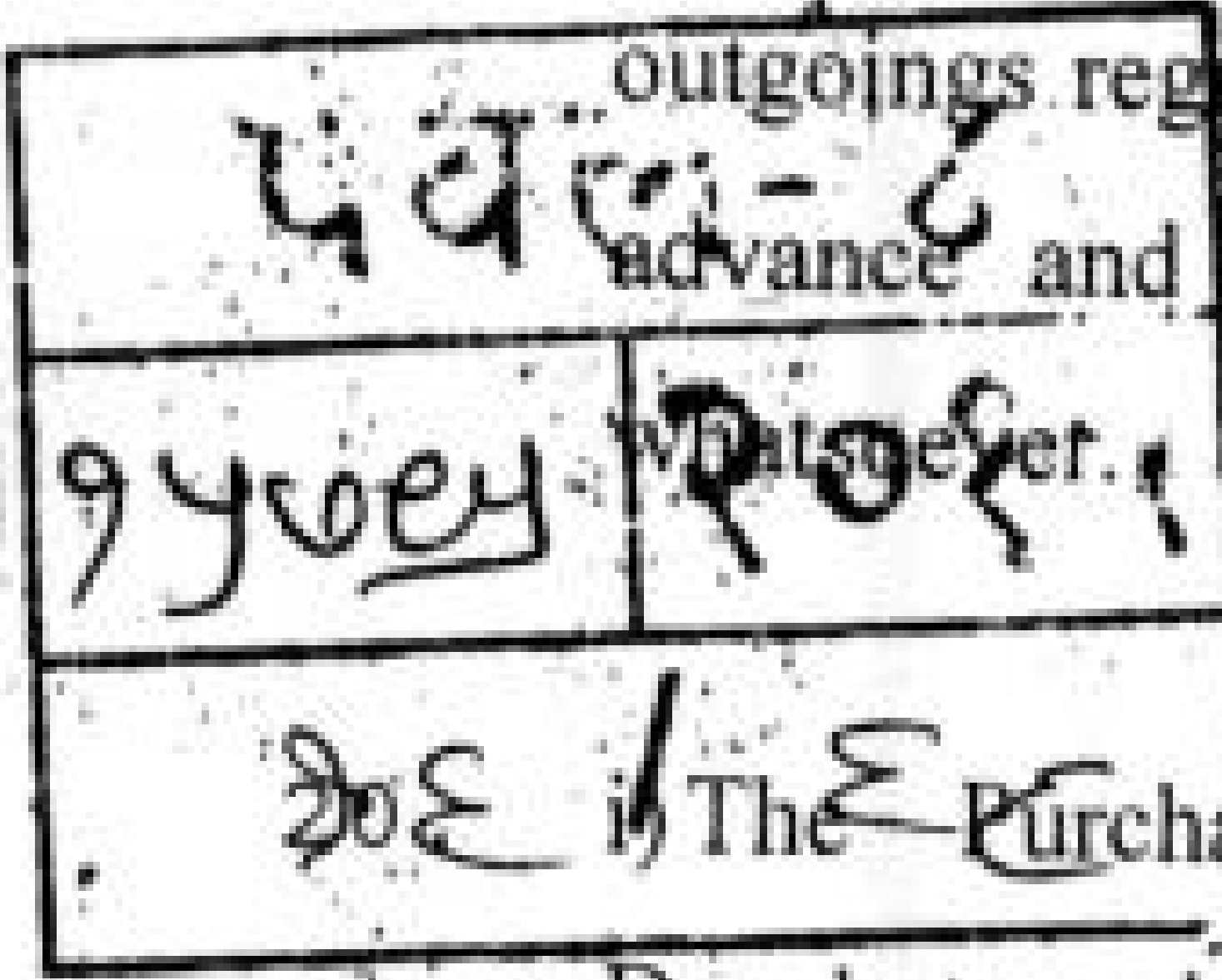
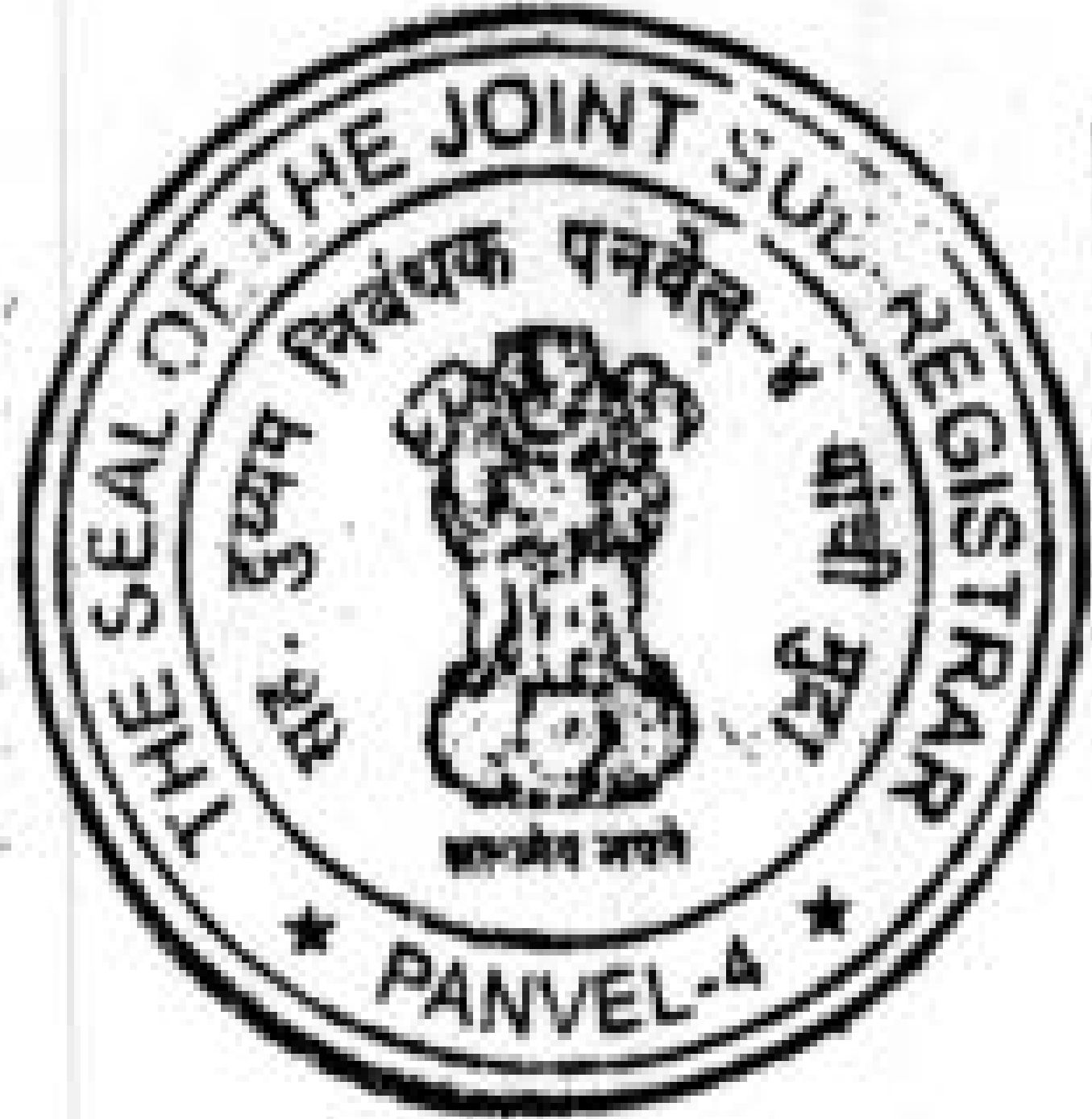
19. Commencing a week after notice in writing is given by the Developers to the Purchaser that the Flat is ready for use and occupation, or after getting occupancy certificate the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of all outgoings in respect of the said property and Building/s namely local authority and/or Government, Service Charges, water charges, insurance, common light, 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 is formed and the said land and building/s is transferred to it, the purchaser shall pay to the said Developers such proportionate share of all outgoings as may be determined. The Purchaser shall pay to the Developers provisional monthly contribution of Rs.1000/- (Rupees One Thousand Only) per month towards the outgoings. The amounts so paid by the Purchaser to the Developers shall not carry any interest and remain with the Developers until a conveyance is executed in favour of the Society as aforesaid, subject to the provisions of Section 6 of the said Act, on such conveyance / deed of Assignment being

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executed, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Developers to the Society. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of all outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason



The Purchaser shall, have to pay on Demand of Developers, keep deposited with the Developers the following amounts:

- (a) Rs.5,000/- for legal charges.
 - (b) Rs.260/- for share money application entrance fee of the Society.
 - (c) Rs.25,000/-for formation and registration of the Society.
 - (d) Rs.10,000/- for proportionate share of taxes and other charges.
- ii) The entire amount of deposit for electric meter or any such amount required to be paid to MSEDCL & PSIDC charges to CIDCO for this purpose at the time of providing/fixing Electric meter to the said flat/shop.
 - iii) All such amounts which are required to be paid as per the rules of CIDCO, local body or any enactment whether the present or future or of Central/State Government which are not specifically mentioned in this Agreement.

21. The Developers shall utilize the sum of Rs.5,000/- paid by the Purchaser to the Developers, for meeting all legal charges and expenses, including professional costs of the Attorney-at Law/Advocates of the Developers in connection with formation of the said Society as the case may be, preparing and engrossing this agreement. The registration of conveyance deed / Deed of Assignment is a duty of society. The Developers shall take all necessary steps to form co-operative housing society and it shall be responsibility of the society to take initiative for conveyance deed / Deed of Assignment.

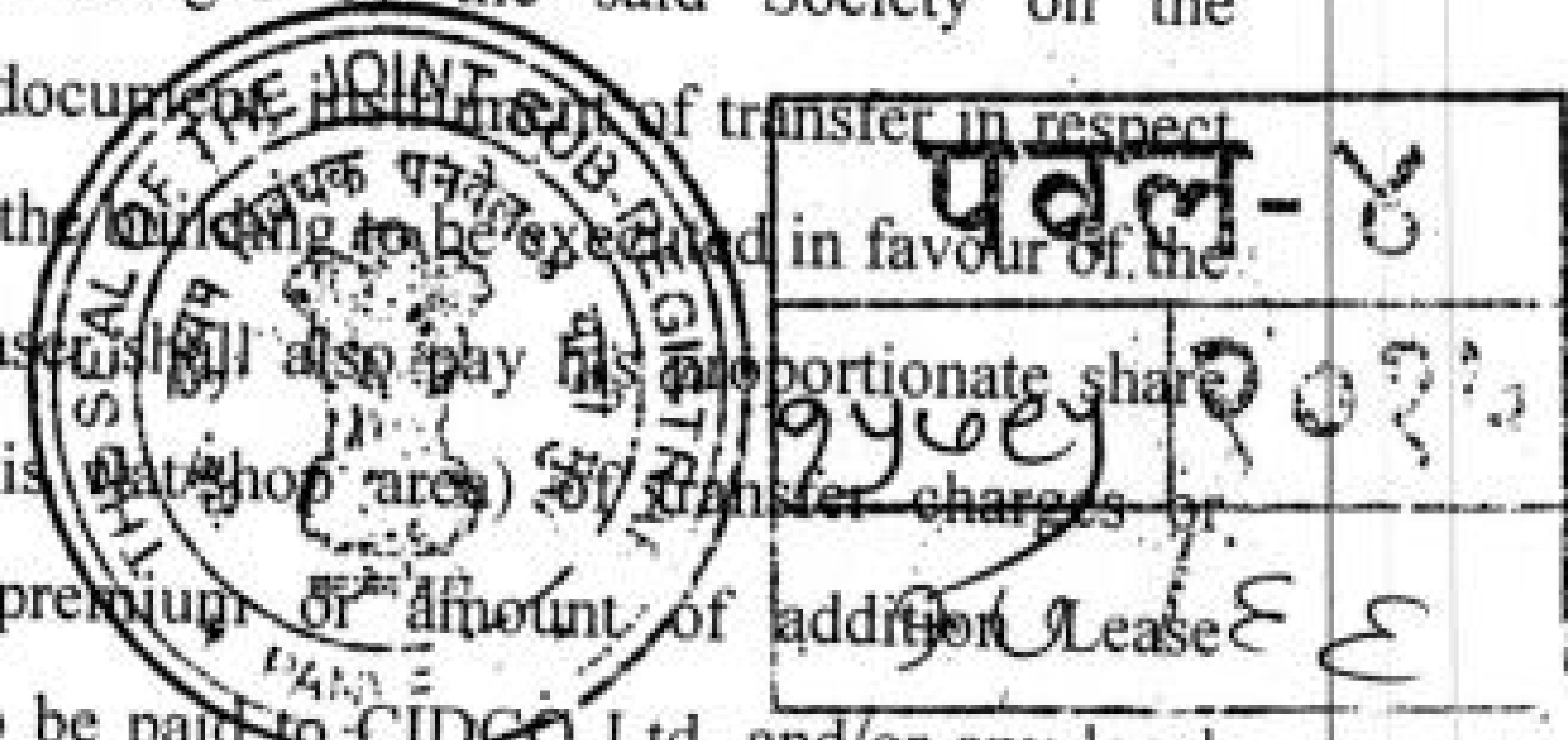
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22. At the time of registration the Purchaser shall pay to the Developers the Purchasers share of stamp duty and registration charges payable, VAT & Service Tax charges, LBT, payable if any, or any other charges by the said Society on the conveyance or any document of transfer in respect of the said land and the building to be executed in favour of the Society. The Purchaser shall also pay his proportionate share (in proportion to his plot/shop area) of transfer charges or amount of Lease premium or amount of additional Lease premium required to be paid to CIDCO Ltd. and/or any local body for obtaining its no objection Certificate for the transfer of the said land and the said building/s or any portion thereof in favour of the said society and the Developers shall not pay any of such amount towards transfer charges, lease premium or additional Lease premium to CIDCO Ltd. or any local body for obtaining its no objection certificate/permission for transfer of said land and the said building/s or any portion thereof.

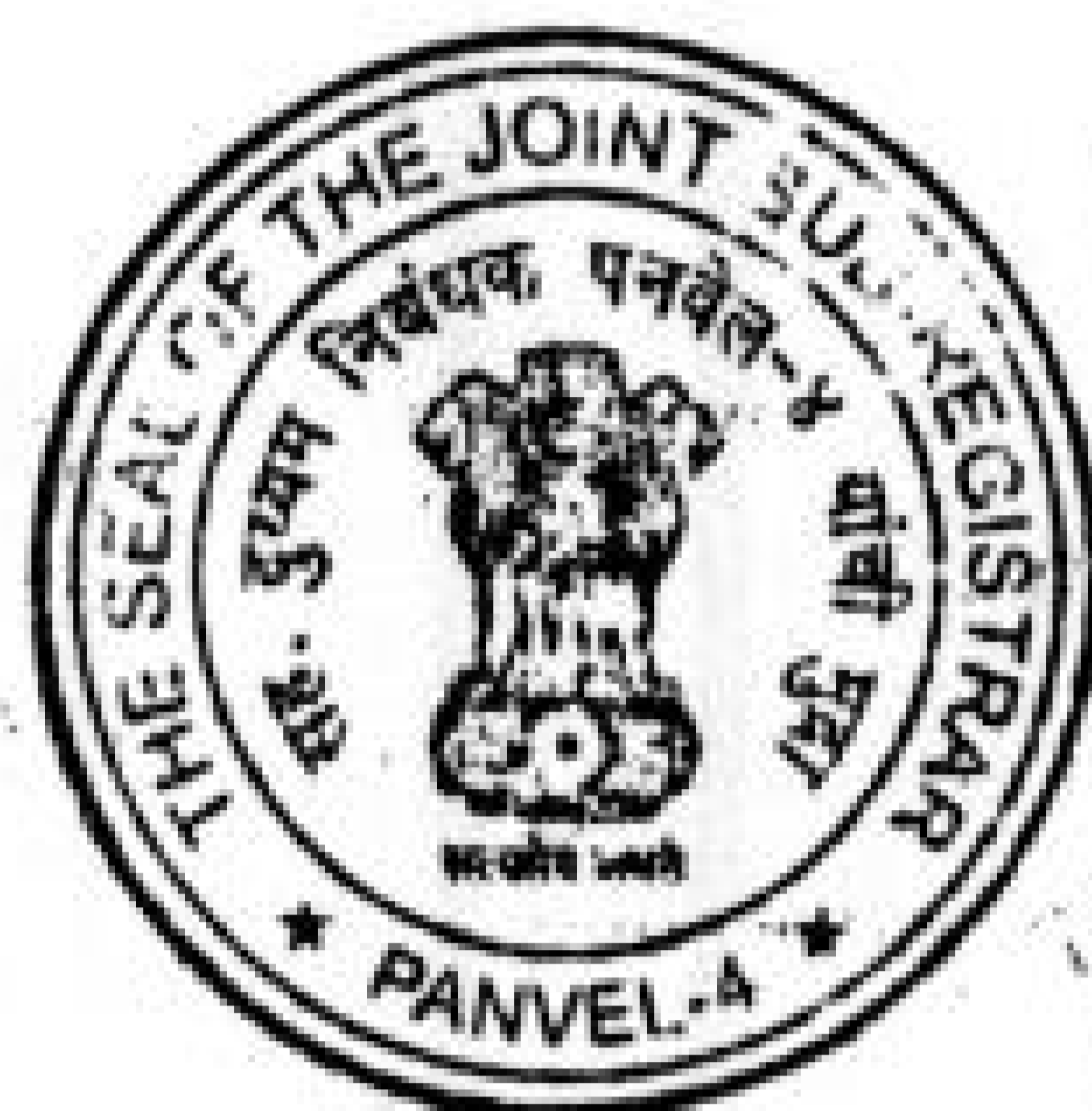
23. The Purchaser hereby agree/s that in the event of any amount due by way of premium to the CIDCO Ltd. or any local body for betterment charges or development charges; assessment tax, other tax, or payment of similar nature becoming payable by the Developers and of the stamp duty and registration charges, if any, on the documents to be executed under or in pursuance of this agreement becoming payable by the Developers; the same shall be borne and paid by the Purchaser/s in proportion to the area of the said premises agreed to be purchased by the Purchaser/s and in determining such amount the decision of the Developers shall be final, conclusive and binding upon the Purchaser/s.

24. The Purchaser/s shall permit the Developers and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said premises or any part thereof for the purpose of repairing any part of the building and/or the said premises and/or for the purpose of making repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains pipes, cables, watercovers, gutters, wires, part structures, or

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other conveniences belonging to or use for the said building and also for the purpose of laying down, maintaining, repairing and testing drainage, gas and water pipes and electric wires etc.



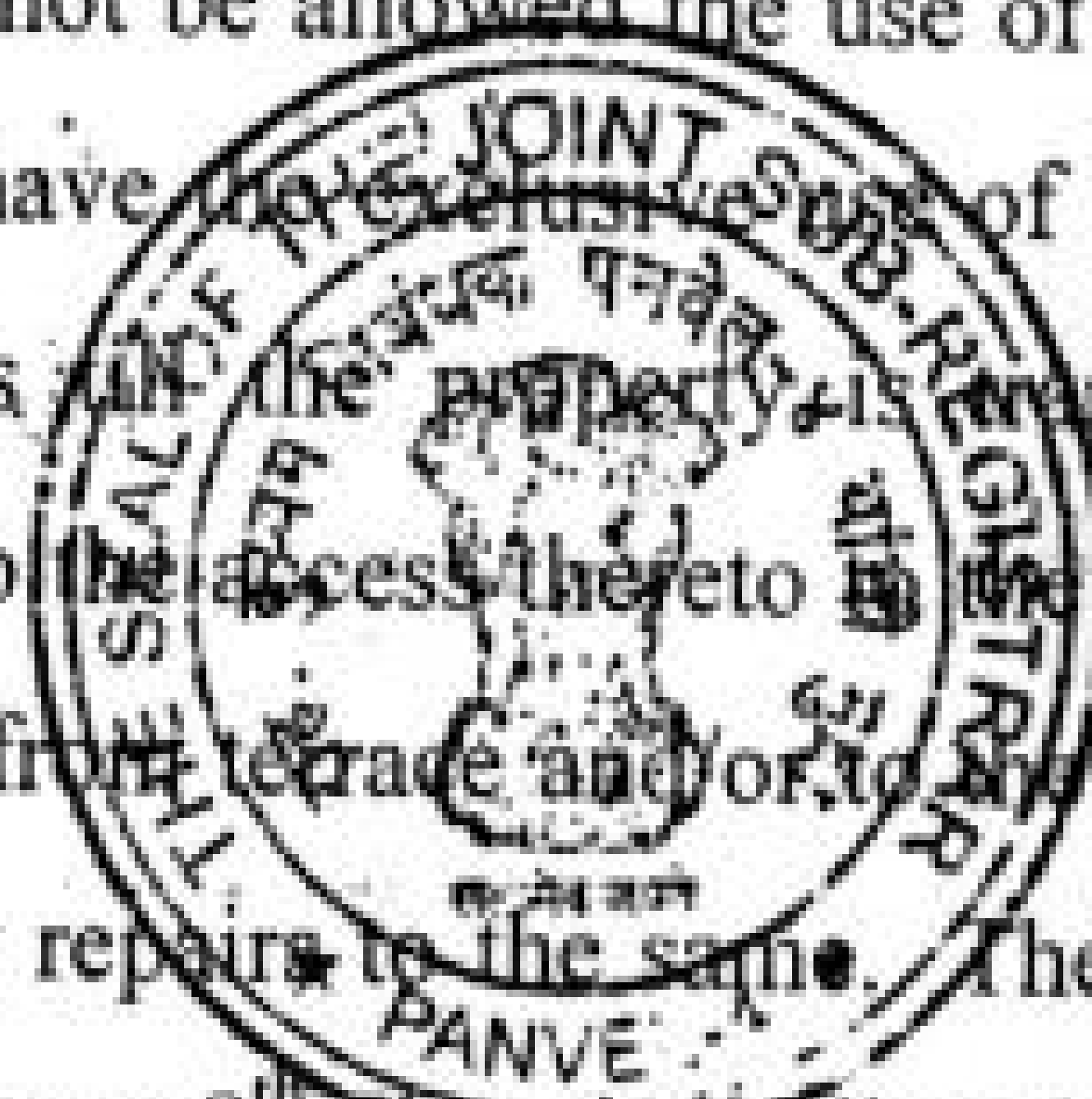
and for similar purposes and also for the purpose of cutting off the supply of water to the said premises or of any other premises in case the purchaser or other purchasers shall have made any default in paying their/his/her share of water tax.

The purchaser/s agree/s to sign and deliver to the Developers before taking possession of the said premises/flat all writings and papers as may be reasonably necessary and required by the Developers including possession letter, electric meter transfer forms and other papers necessary or expedient for formation and registration of the Society.

26. The Purchaser/s agrees/undertakes on demand to do execute and deliver and cause to be done, executed and delivered all acts, deeds things, matters, documents, letters writings and papers as may be reasonably required by the Developers for further better or more perfectly affecting or carrying out the provisions hereof or for protecting or preserving the rights and interest of the Developers or for securing the due fulfillment of the provisions hereof on the part of the Purchaser/s.
27. The Developers shall have a right to make additions and alternations to the said building or any part or parts thereof including the said premises and also to raise or put up additional storey or storeys or structures on the open land or open part of the said building including terraces at any time either before or after transfer of the property and such right shall include the right to use the floor space index or the additional floor space Index which may be available in respect of the said property or other land at any time in future and as may be permitted by Town Planning Officer of CIDCO Ltd. or any other local body and such additional floor space index, addition alternations and additional structures or storeys shall always be and shall always be deemed to be the sole property of the Developer who shall be entitled to deal with or dispose off the same in any way they choose without any objection or hindrances from the Purchaser/s and the Purchaser/s hereby

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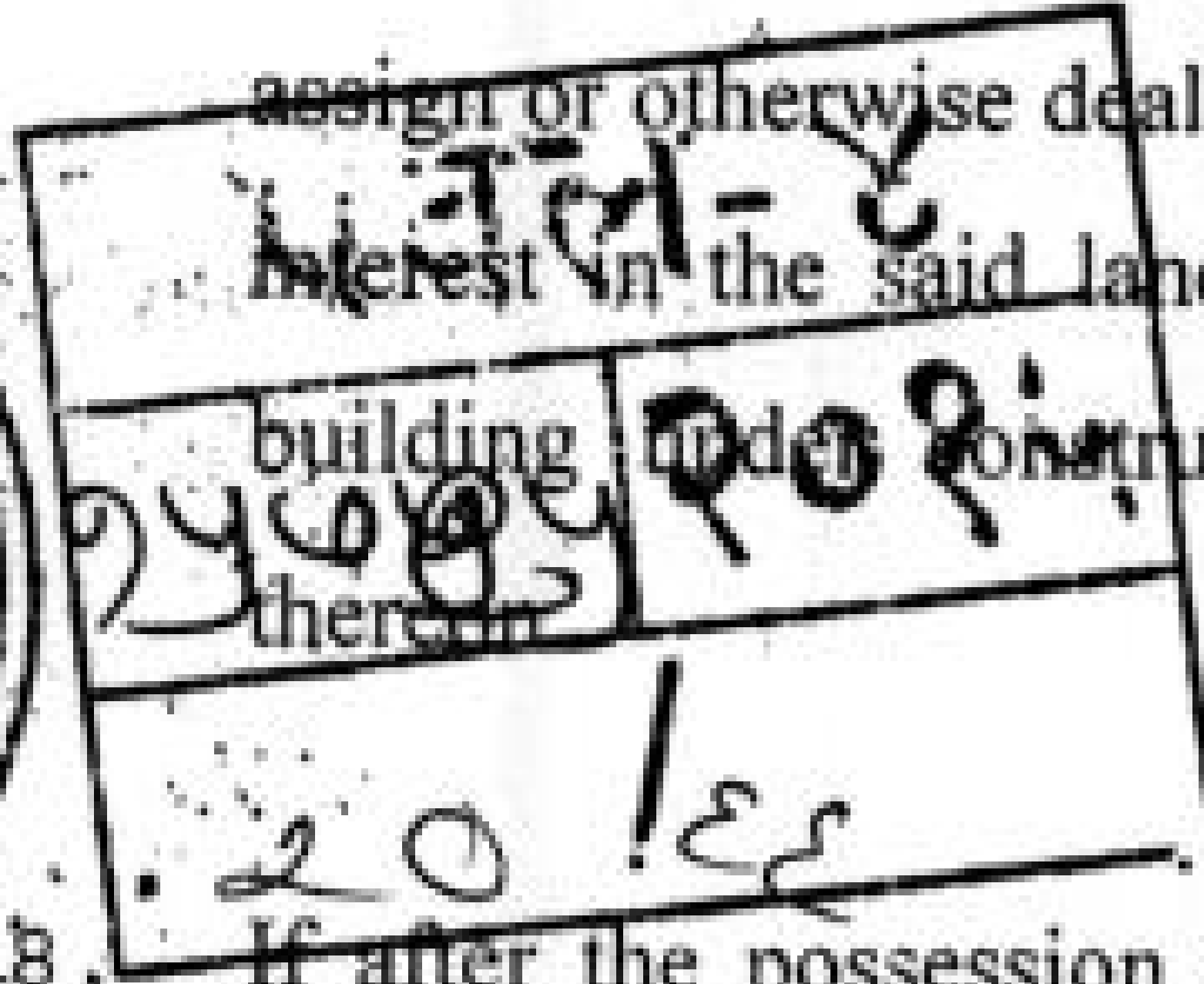
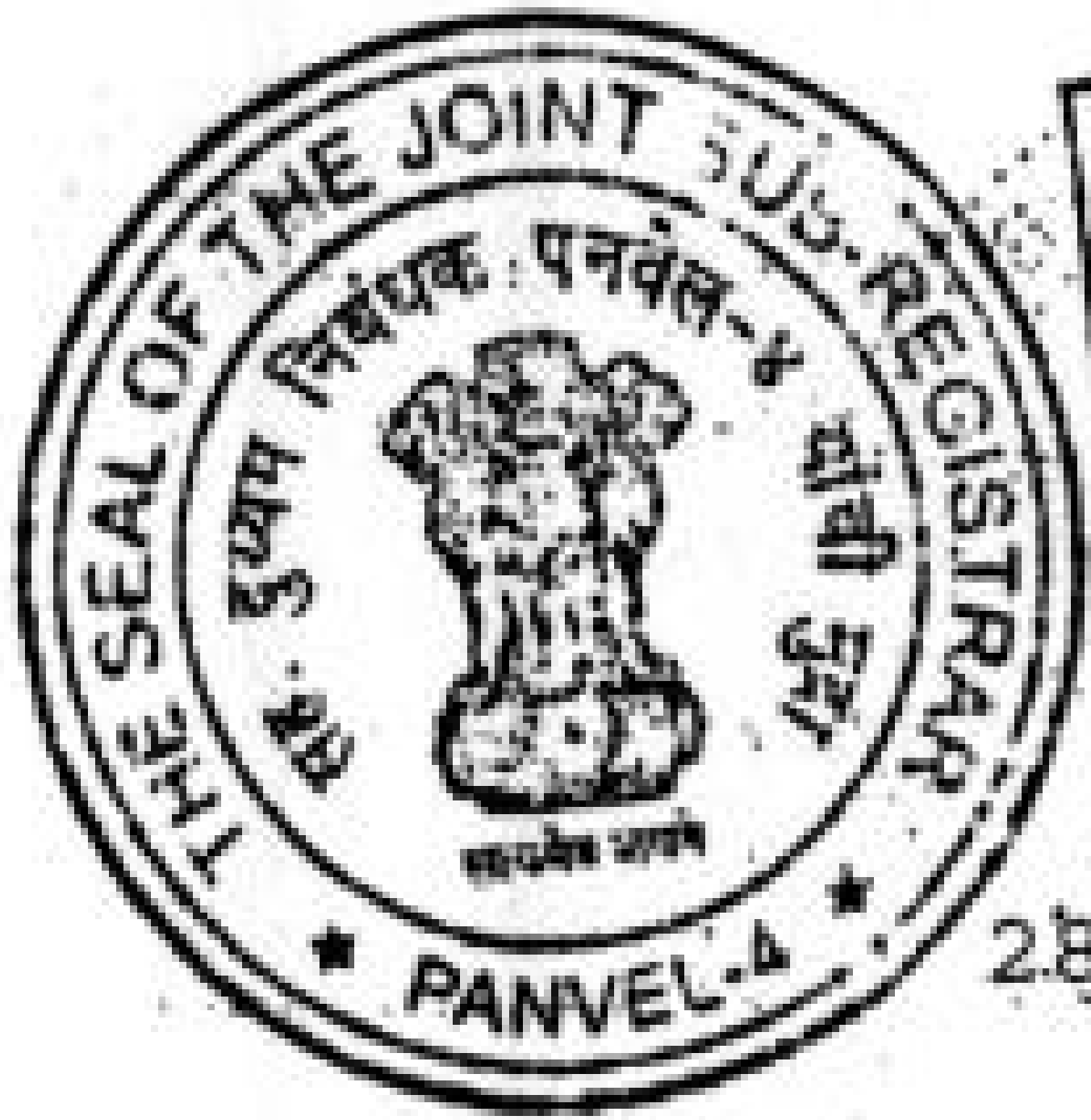
consent/s to the same. The Purchaser/s hereby agree that they/he/she will agree to the Purchaser/s of such additional storey or structure being made members of the Co-operative. The Purchaser/s shall not be allowed the use of the terrace and the Developers shall have the exclusive use of the said terrace and the parapet walls in the property transferred to the Society subject only to the access thereto by the said Society to attend to any leakage from terrace and/or to the water tanks on the said terrace or any repairs to the same. The terrace of the top of the building/s above 9th Floor including the parapet walls and the compound around the buildings shall always be the property of the Developers until the formation of the Society. The agreements with the purchasers of the premises, in the said building shall be subject to the aforesaid rights of the Developers who shall also till the formation of the Society be entitled to use the said terrace including the parapet walls for any purpose including the display of advertisement and signboard and the Purchaser/s shall not be entitled to raise any objection or any abatement in the price of the premises agreed to be acquired by him/them/her and/or to any compensation or damages on the ground of inconvenience or any other ground whatsoever including obstruction of air and/or light. The Purchaser/s hereby agree/s that all necessary facilities, assistance and Co-operation will be rendered by the Purchaser/s to the Developers to make any addition and alternations and/or to raise additional storey or storeys or structures, in accordance with plans or which may hereafter be sanctioned by the Town Planning Officer of CIDCO Ltd. or local body and the Purchaser/s hereby further agree/s that after the proposed Co-operative society is registered; the Purchaser/s as member of such Society shall accord their/his/her consent to such society for giving to the Developers and give full facility; assistance and Co-operation to enable the Developers to make the said addition and/or alternation and/or additional storey or storeys or structures as aforesaid and to make the said additional storey or storeys or structures and also for the aforesaid purpose to shift the present water tanks on the upper floor or floors when so constructed and Purchaser/s hereby consent to the same being done by the Developers.



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PROVIDED that as long as the Developers do not in any ways affect or prejudice the right hereby granted in favour of the Purchaser/s the Developers shall always be entitled to sell, assign or otherwise deal with or dispose off their right, title and interest in the said land hereditaments and premises and the building under construction and/or hereafter to be erected thereon



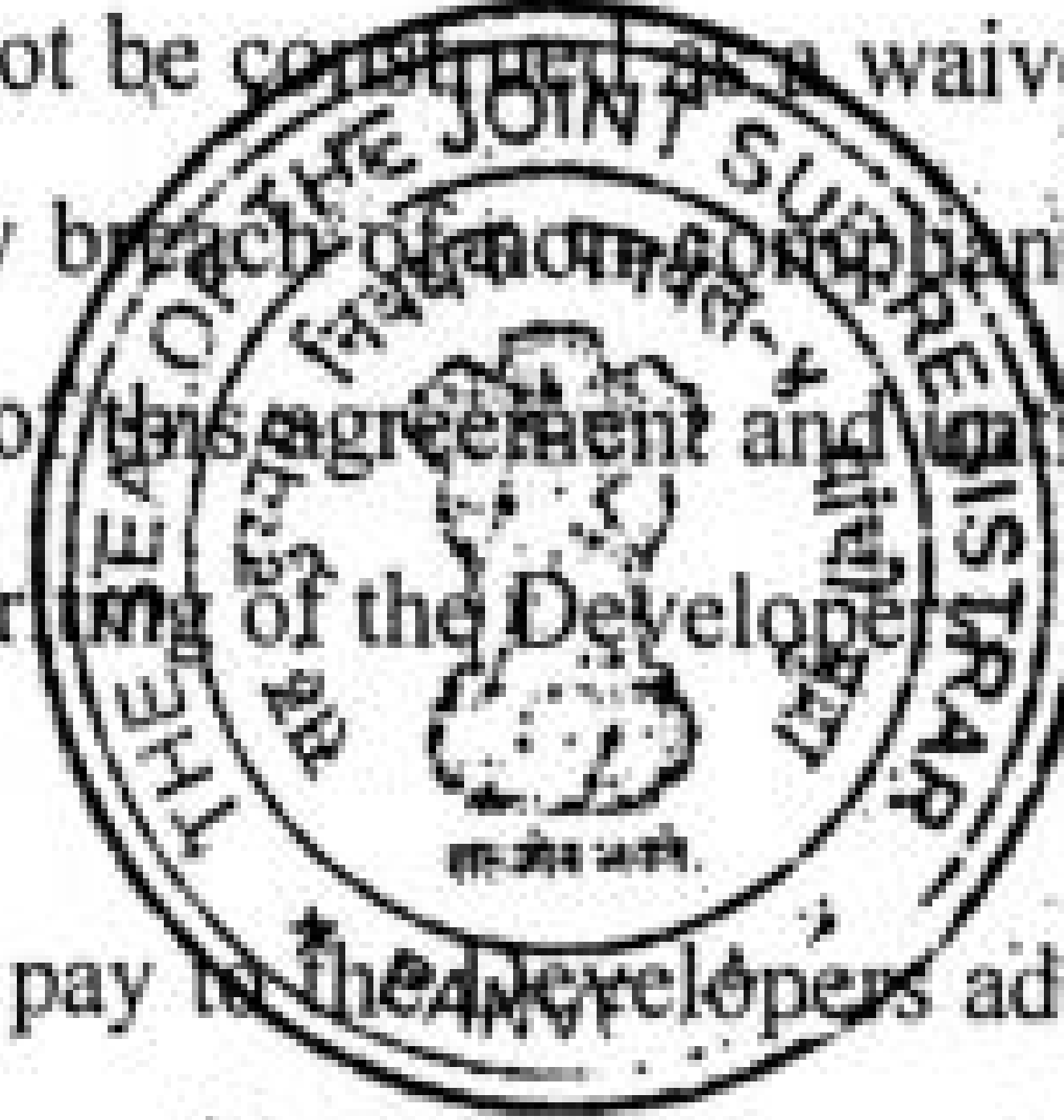
28. If after the possession of the said premises is offered to the Purchaser/s, any additions of alternations, in or about or relating to the said buildings or any part thereof are at any time required to be made by the Government; Town Planning of CIDCO Ltd. or any local body to be carried out by the Developers the same shall be the responsibility of the Purchaser/s and other aforesaid Purchaser/s in the said buildings to do the same at their/his/her own costs and expenses and the Purchaser/s and other such Purchaser/s shall bear and pay all such cost and expenses in the proportion of the area of their respective premises and shall be liable for and shall bear all consequences of delay or default in that behalf including any fine, injury which may be occasioned in that behalf and the Purchaser/s shall bear and pay their/his/her share of contribution thereof immediately on demand. The Developers shall not be in any manner liable or responsible to carry out the said additions or alternations or any of them, the Developers shall not be responsible for the aforesaid consequences and Developers shall also not be responsible to bear, pay or contribute anything in that behalf.

29. The Purchaser/s shall not let, sub-let, sell, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose off or part with possession of his premises or part thereof not assign, undertake, or part with his interest or the benefit under this agreement or any part thereof till all his dues of whatsoever nature owing to the Developers are fully paid and only if the Purchaser/s has not been guilty of breach of or non-compliance with any of the terms and conditions of this agreement and until he/she obtains previous consent in writing of the Developers.

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30. Any delay or indulgence by the Developers in enforcing the terms of this agreement or any forbearance or giving of time to the Purchasers shall not be construed as a waiver on the part of the Developers of any breach of non-compliance of any of the terms and conditions of this agreement and until he/she obtains previous consent in writing of the Developer.



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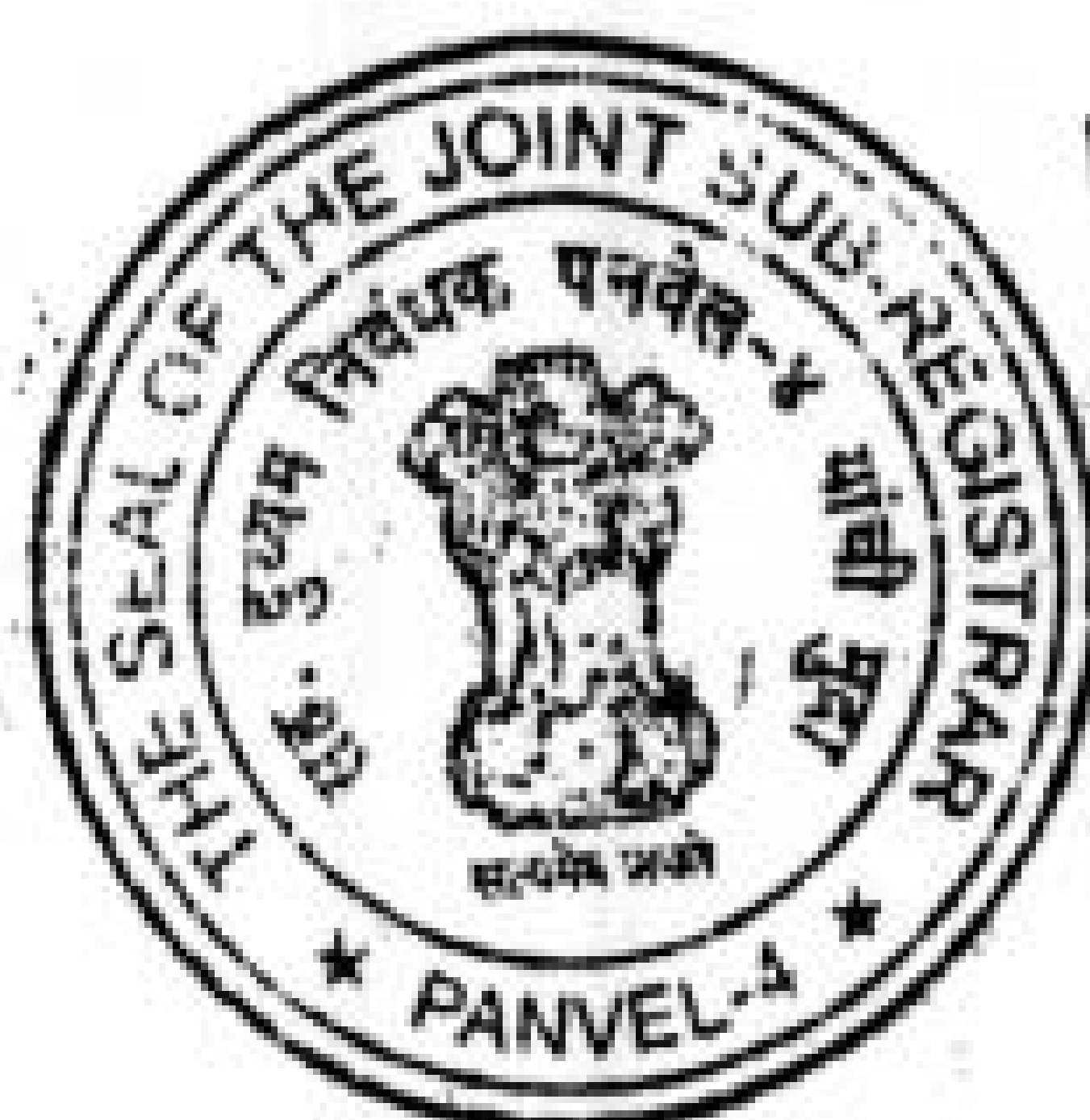
31. The Purchaser/s shall pay to the Developers additional all such amounts required to be paid to the concerned authorities, Vat, Service tax, LBT, Labour Cess, PSIDC Charges required to be paid to CIDCO, Electric Connection charges to be paid to MSEDCL, Water Charges, infrastructure charges, any amount etc required to be paid to be concerned authourity before execution of this agreement and all such amount towards the cost of electric connection, cost of Electric Transformer and installation charges of transformer. The purchaser shall also pay all such additional amounts required to be paid to the concerned authorities, to the Developers towards the water connection charges. Above amount should be paid after the completion of plinth, Slab or whenever Developers Demands.

32. After the building is complete and ready and fit for occupation and after the society is registered and only after all the premises in the said buildings have been sold and disposed off and after the Developers have received in full the dues payable to them under the terms of this Agreements and the Agreements with various purchasers the Developers shall co-operate with the society to execute conveyance / deed of assignment of the said land, in favour of the society.

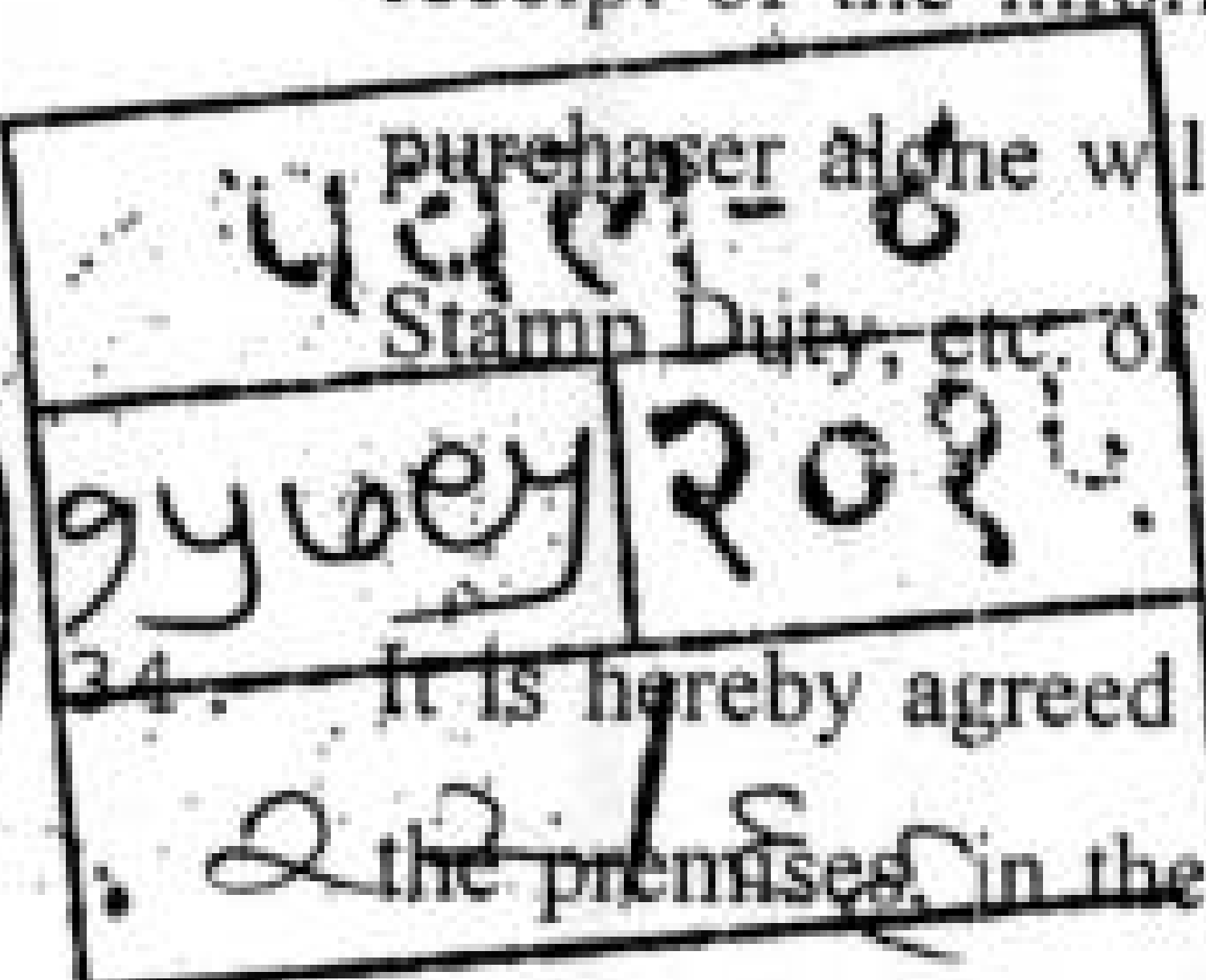
33. This Agreement shall always be subject to the provisions contained in The Maharashtra ownership Flat Act, 1963, and the Maharashtra Ownership Flat Rule 1964 or the Companies Act 1956, or the Maharashtra Apartment Ownership Act as the case may be or any amendments or re-enactment thereof for the time being in force or any other provisions of law applicable thereto. The purchaser/s shall himself take all steps at his own costs for getting this agreement registered with the Sub-

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Registrar of Assurance, Panvel and the Developers shall attend the office of the Sub-Registrar for admitting execution upon receipt of the information in writing from the Purchaser. The



purchaser alone will bear and pay the cost of Registration fee, Stamp Duty, etc. of this agreement.



It is hereby agreed that the Developers will be entitled to sell the premises in the said building for the purpose of using the same for Banks, Dispensaries, Nursing Home, and/or Maternity House, Coaching classes and for other business purpose and the Purchaser shall not object to the use of the Flat/Shops for the aforesaid purpose by the Purchaser thereof.

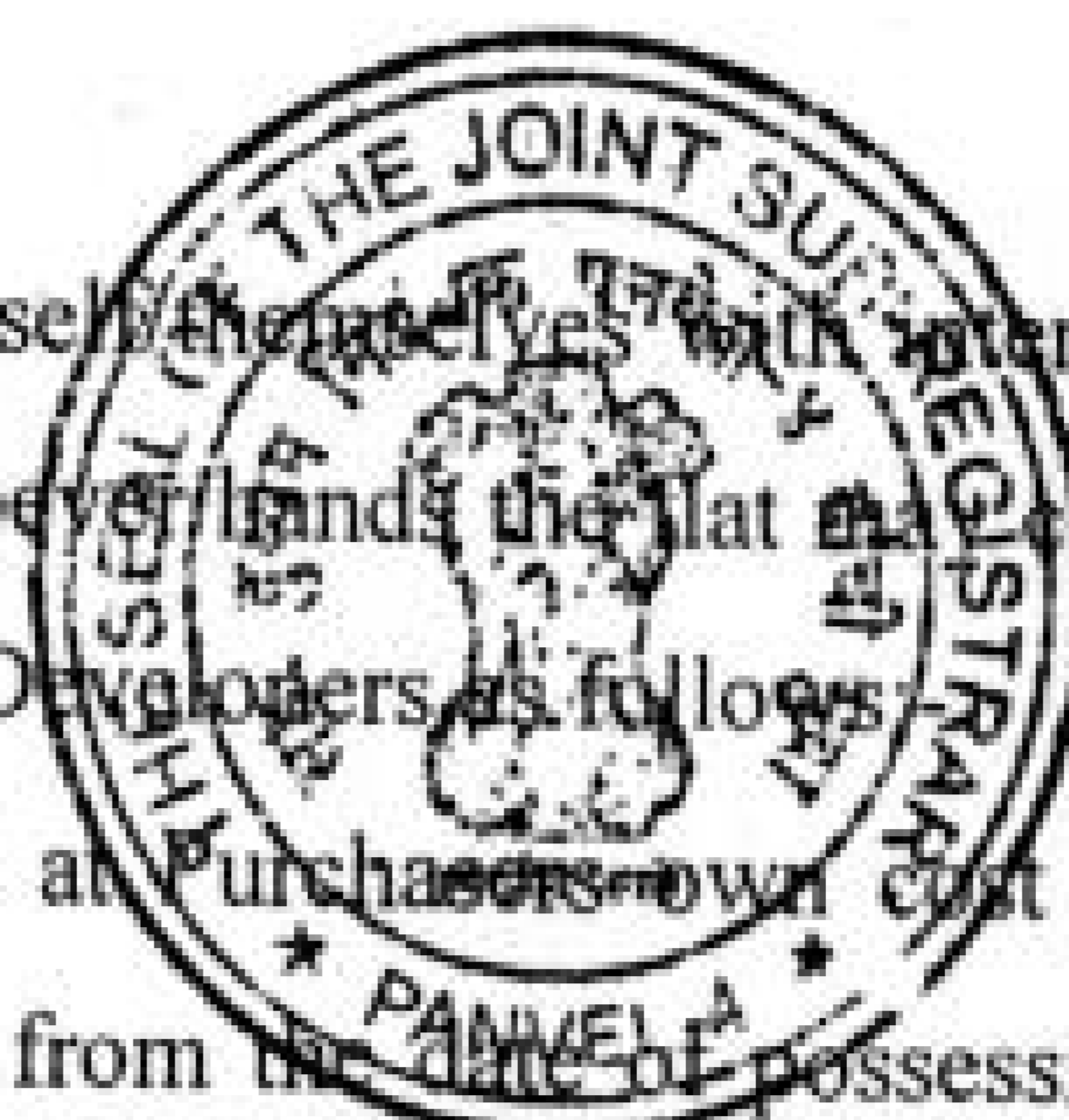
35. In the event of any portion of the said property being required by the Electricity board for putting an electric Sub-station, the Developers shall be entitled to give such portion to any other person for such purpose on terms and conditions as the Developers shall think fit.
36. In the event of the any portion of the property being notified for set back prior to the transfer of the property to a Co-operative Housing Society the Developers alone shall be entitled to receive the amount of compensation for set-back of land.
37. The Developers shall hand over possession of the said property to the Co-operative society, body to be formed by all the Purchasers, Subject to compliance of terms and conditions of clause No. 25, 26, 31, 32 of this Agreement.
38. The parties hereto specifically declare and confirm that:
- The possession of said premises shall not be transferred to the purchaser before the execution, or at the time of execution or after the execution of the Agreement, without executing the conveyance.
 - The explanation to Article 25 of the Bombay Stamp Act, 1958 (introduced with effect from 10/12/1985) is not applicable to this agreement.

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- c) Stamp Duty and registration charges in respect of this Agreement shall be borne and paid by the purchaser alone.

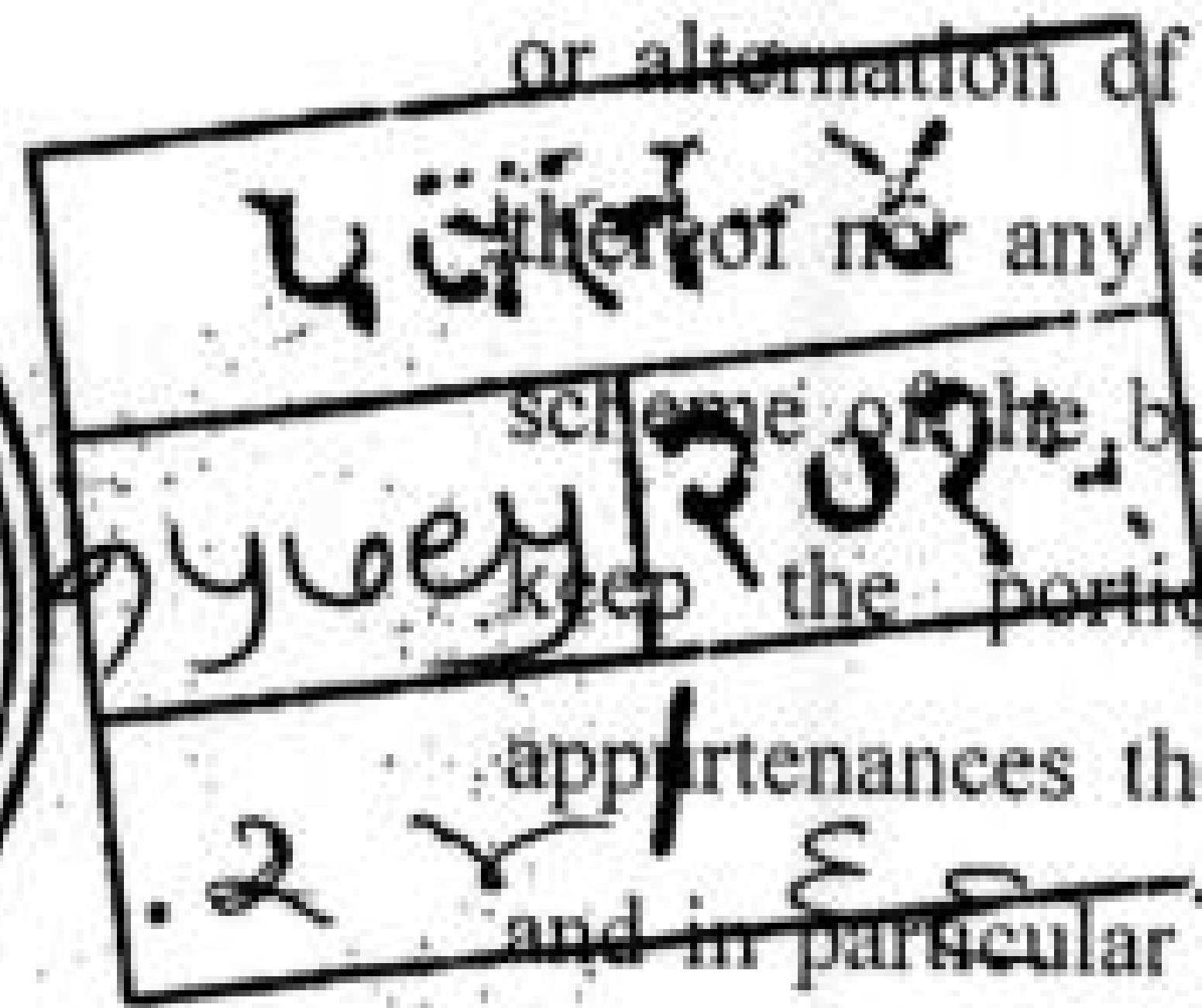
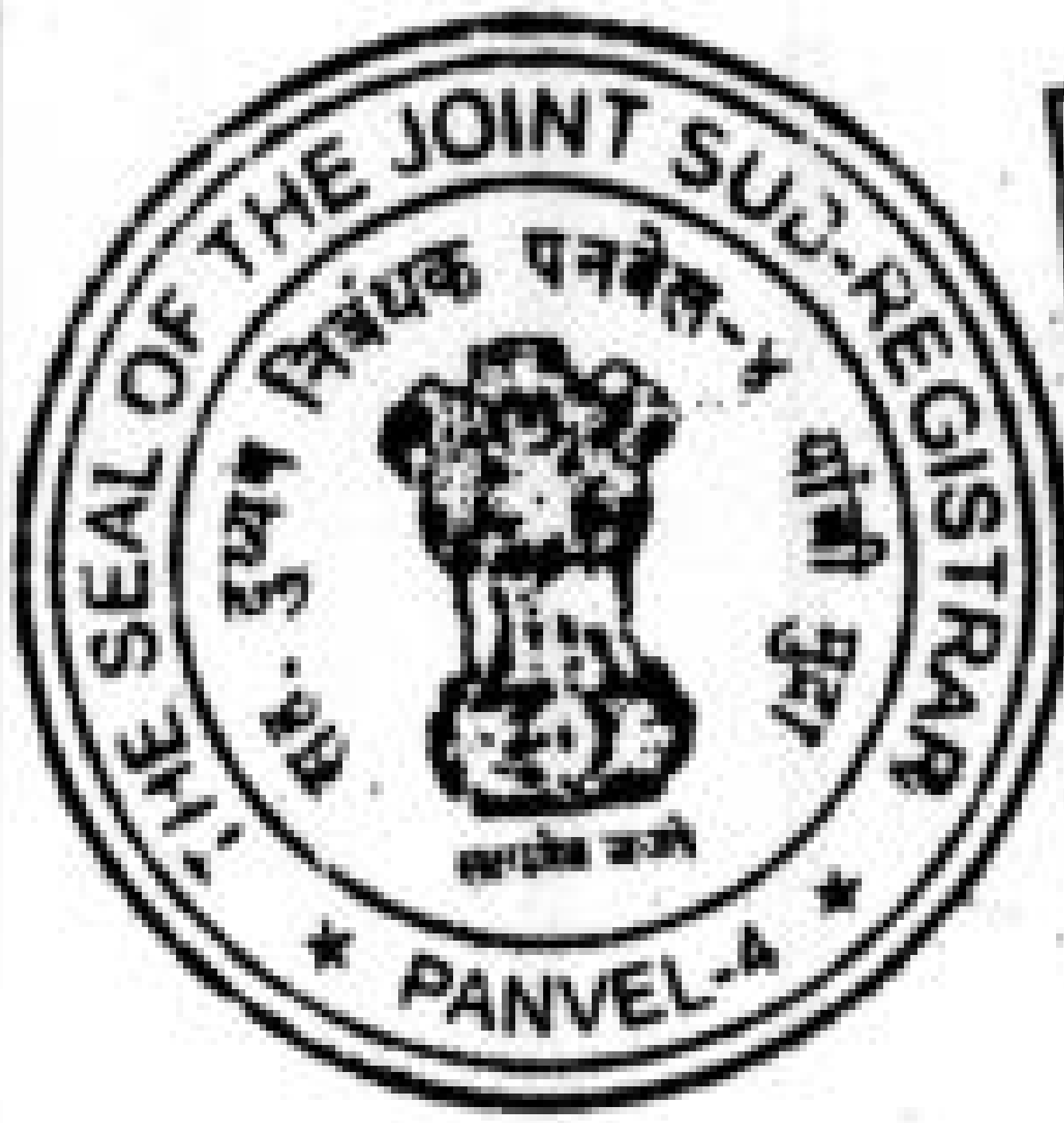
39. The Purchaser/s himself/herselves with attention to persons into whomsoever/lands the flat in some doth hereby convenient with the Developers as follows

- a) To maintain the flat at Purchaser's own cost in good repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the flat is situated, staircases 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 flat is situated and to the Flat itself or any part thereof.
- b) Not to store in the flat 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 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 on upper floors which may damages or likely to damages the staircases, common passages or any other structure of the building in which the flat is situated including entrances of the building in which the flat is situated and in case any damage is caused to the building in which the flat is situated or to the flat on account of negligence or default of the purchaser in this behalf the purchaser shall be liable for the consequences of the breach.
- c) To carry at his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Developers to the Purchaser/s and shall not do or cause to be done anything in or to the building in which the flat is situated or which may be in contravention of the rules and regulations and bye laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



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- d) Not to demolish or cause to be demolished the flat or any part thereof, not at any time make or cause to be made any addition or alternation of whatever nature in or to the flat or any part thereof or any alternation in the elevation and outside color scheme of the building in which the flat is situated and shall keep the portion, sewers drain pipes in the flat and appurtenances thereto in good, tenable repair and conditions and in particular so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner damage to columns, beams, wall, slabs or RCC Partis or other structural members in the flat without the prior written permission of the Developers and/or the Society.
- e) Not to do, 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 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 in the compound or any portion of the said land and the building in which the flat is situated.
- g) Pay to the Developers within 7 days of demand by the Developers his shares 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 flat is situated.
- 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 use of the flat by the Purchaser/s viz. use for any purposes other than residential purpose.
- i) The Purchaser/s shall observe and perform all the rules and regulations which the society may adopt at its inception and the additions, alternation, or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flat therein and for the observance and performance of the building rules, regulations and Bye-laws for

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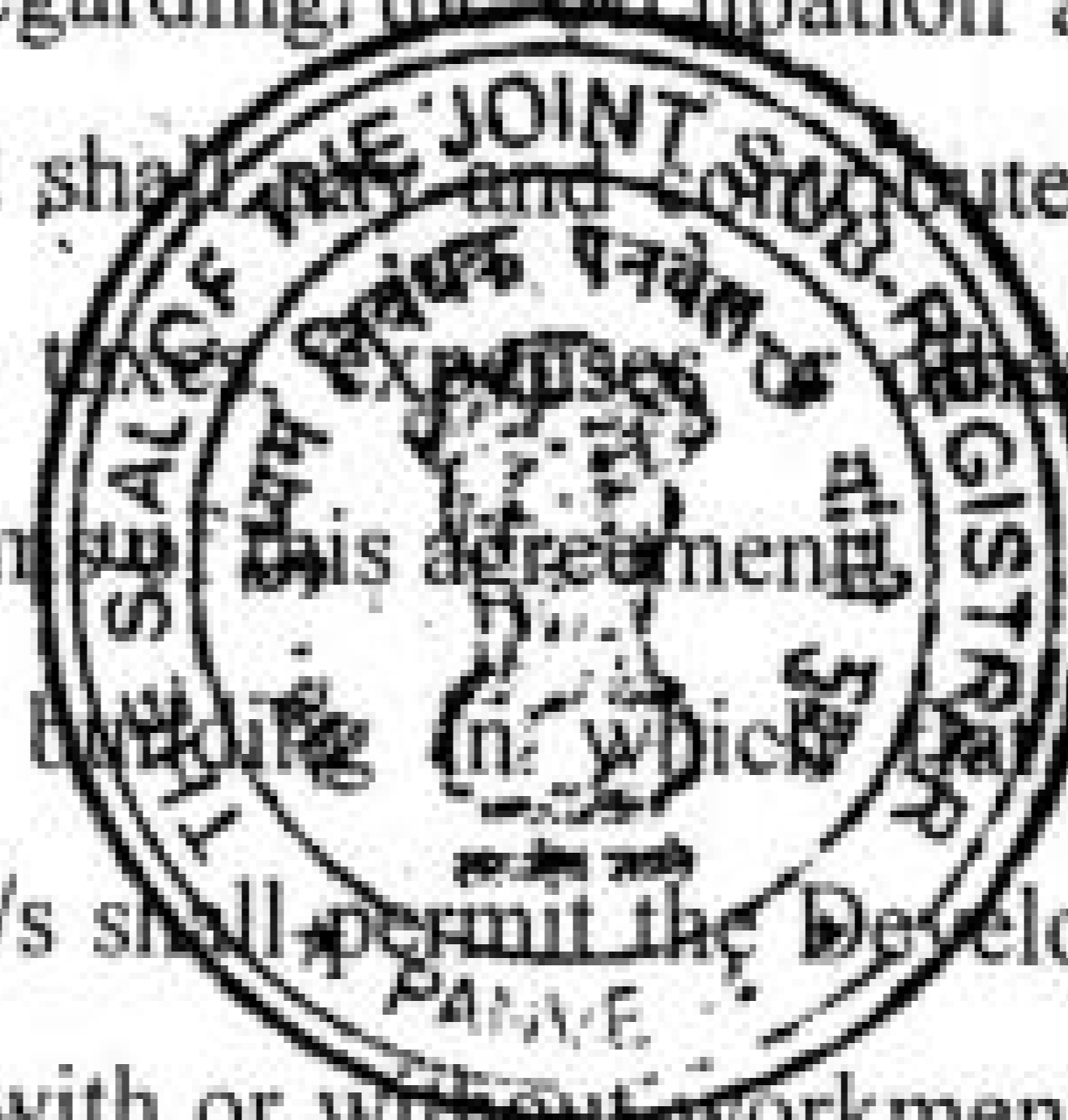
the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulation and conditions laid down by the society regarding the occupation and use of the flat in the building and shall pay and discharge regularly and punctually towards the society all the expenses and outgoings in accordance with the terms of this agreement.

- j) Till a conveyance of the plot in which the flat is situated is executed the Purchaser/s shall permit the Developers and their Surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof.
- k) After obtaining the occupancy certificate from Town Planning Officer of CIDCO Ltd., User must pay the local Taxes which have been recovered by Developers.
- l) All the charges and fees for Registration shall be borne by the Purchaser/s.

40. The purchase price of the said flat no 902 on the **Ninth floor** in the said building and as mentioned in the forgoing clause no. 4 of this Agreement does not include the following charges and purchaser alone will have to pay bear following charge.

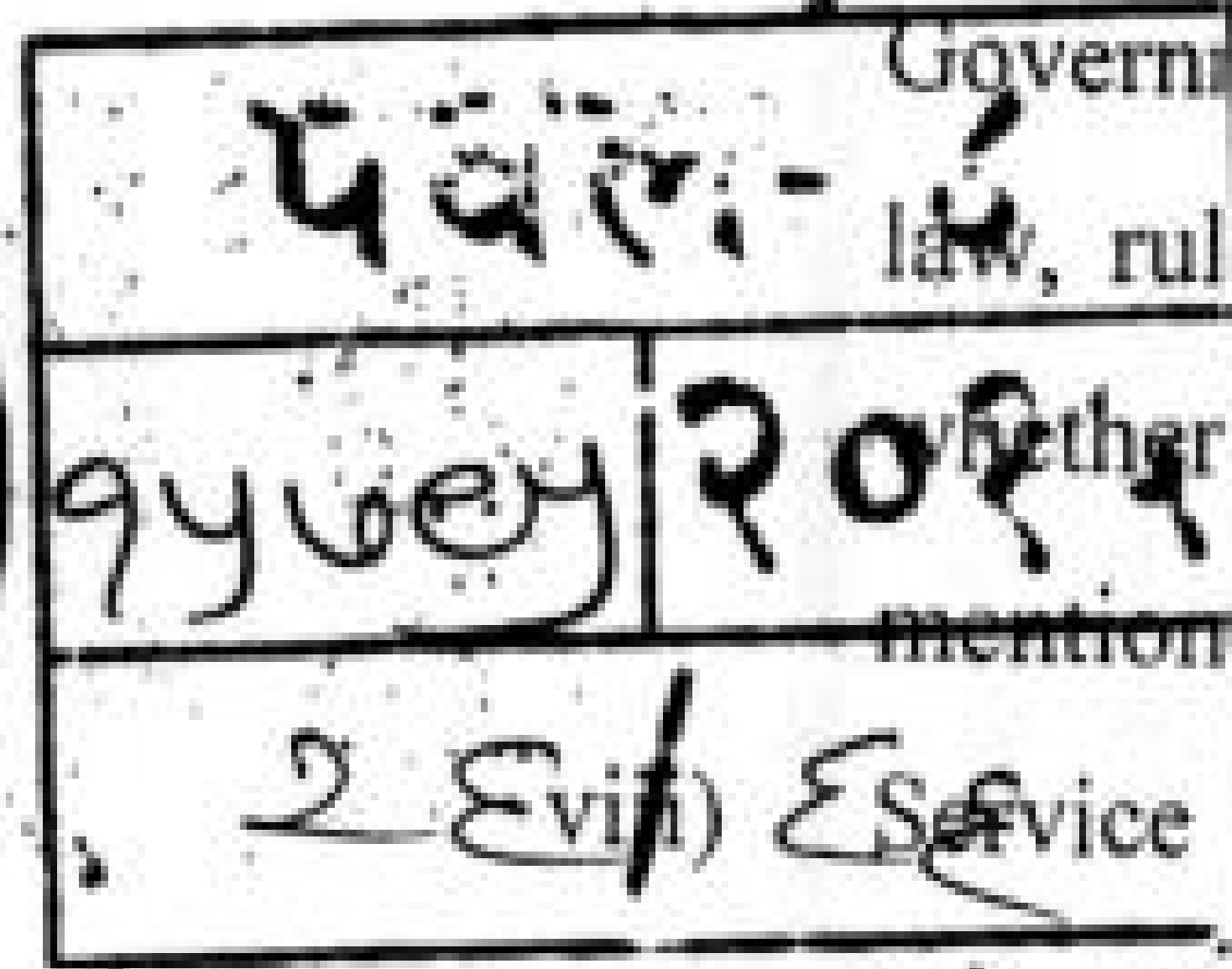
- i) Stamp Duty, Registration and other charges payable to the concerned authorities.
- ii) Water connection charges and electricity connection charges.
- iii) Electric cable laying charges.
- iv) Land and building Development building charges.
- v) Legal charges for documentation.
- vi) Transfer fees, amount of premium or any other charges payable to the CIDCO LTD. or any concerned Authorities in proportionate to his Flat/shop area for obtaining its permission/no objection Certificate for conveyance of the said plot in favour of the Co-Operative Housing Society.
- vii) Water Resource Development charges, Amount of insurance premium, Entire amount of service tax, charges, amount of VAT, GST or any other tax required

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to be paid to State/Central government or any body, institution, local body and all such amounts required to be paid to CIDCO Ltd., local body or State/Central Government or as required to be paid by enactment, law, rules of Central/State Government or local body whether past or future which are not specifically mentioned in this Agreement.



Service charges of electric connection and electric sub station, deposit for electricity meter, water connection deposit and meter charges, Development charges and any other charges or deposits payable to any authority concerned.

- ix) Any other taxes, cesses that shall be levied or become leviable by CIDCO Ltd., Local body taxes, Cess taxes or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
- x) Drainage connection deposit & development charges payable to CIDCO Ltd.
- xi) Society formation & transfer charges.
- xii) The Purchaser shall pay the aforesaid amounts on the due date without fail and without any delay or default or demur as time in respect of the said payments is essence of this Agreement.

41. The Developers shall maintain a separate account in respect of sums received by the Developers from the Purchaser/s as advance or deposit; sums received on account of the share capital for the promotion of the Co-operative Society or towards the outgoing legal charges and shall utilize the amounts only for the purpose for which they have been received.

42. Nothing contained in this agreement is intended to be nor shall be construed as a grant demise or assignment in law of the said flat or of the said plot and building or any part thereof. The 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, staircases, terraces recreation

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spaces etc., will remain the property of the Developers until the said land and building/s is transferred to the society as hereinbefore mentioned.

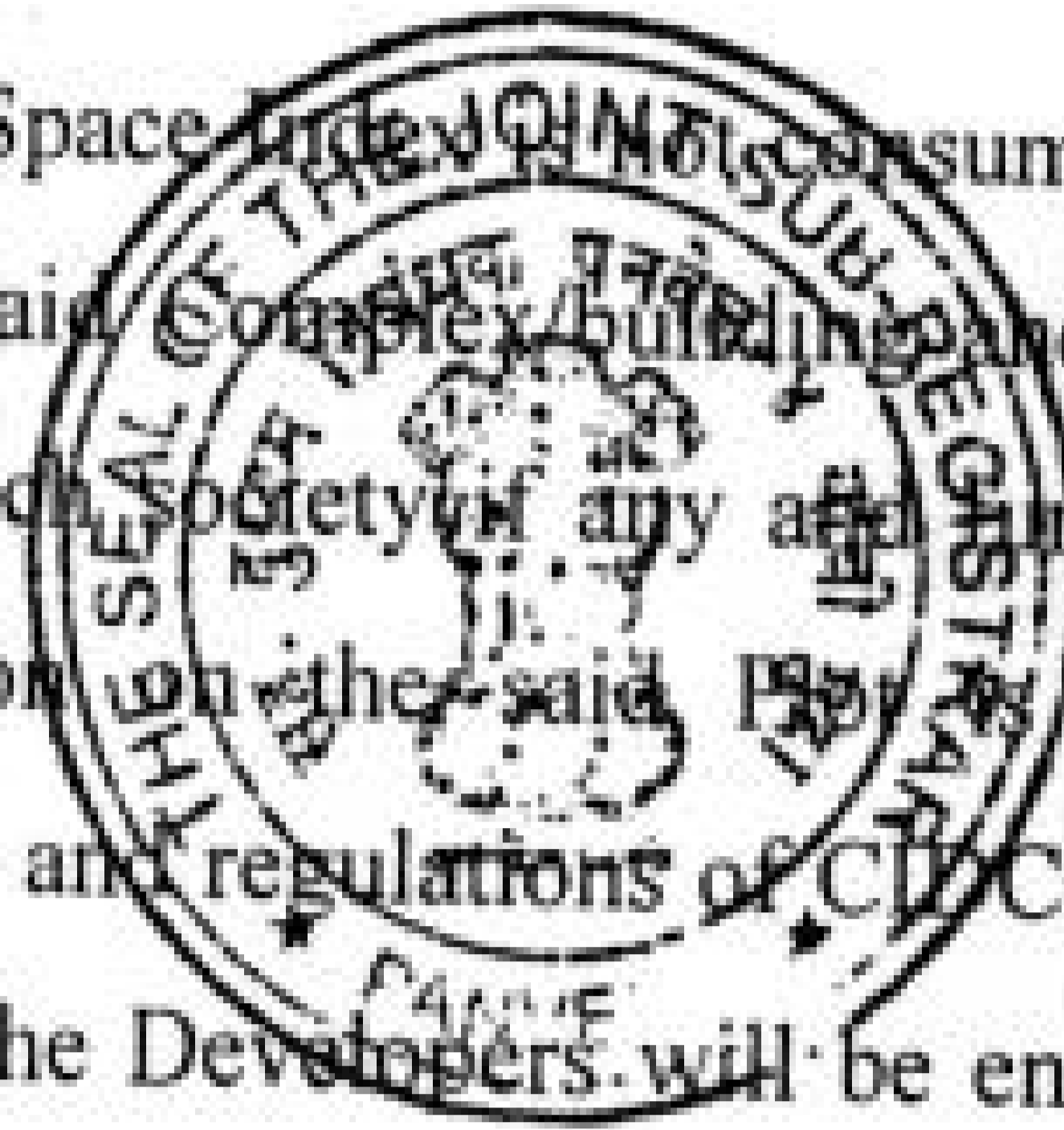
43. It is agreed that if Floor Space ~~is consumed in full in~~ the construction of the said ~~Complex building and~~ before the transfer of the Plot to such ~~society in any other~~ F.S.I. additional or construction ~~on the said Plot~~ allowed in accordance with the rules and regulations of CIDCO Ltd. Local body, government, then the Developers will be entitled to put up such additional or other construction on the said Plot without any let or objection or hindrance by the Purchasers and also to sell the same on ownership basis upon such terms and condition at their sole discretion and also to receive and appropriate the price in respect thereof. It is, however, agreed by the Developers that they shall not construct such additional or other structure/s on the said Plot so as to adversely affect the area of the said flat hereby agreed to be allotted/sold to the Purchaser and the Purchaser doth hereby give his/her irrevocable consent to such construction by the Developers and for the said purposes, to make such alterations/changes in the plans shown to the Purchaser.

44. The Developers shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO / Corporation / MIDC concerned/Local authority concerned, causing delay in giving/supplying permanent water connection, Electricity connection, Drainage Connection or such other service connections necessary for using /occupying the Premises.

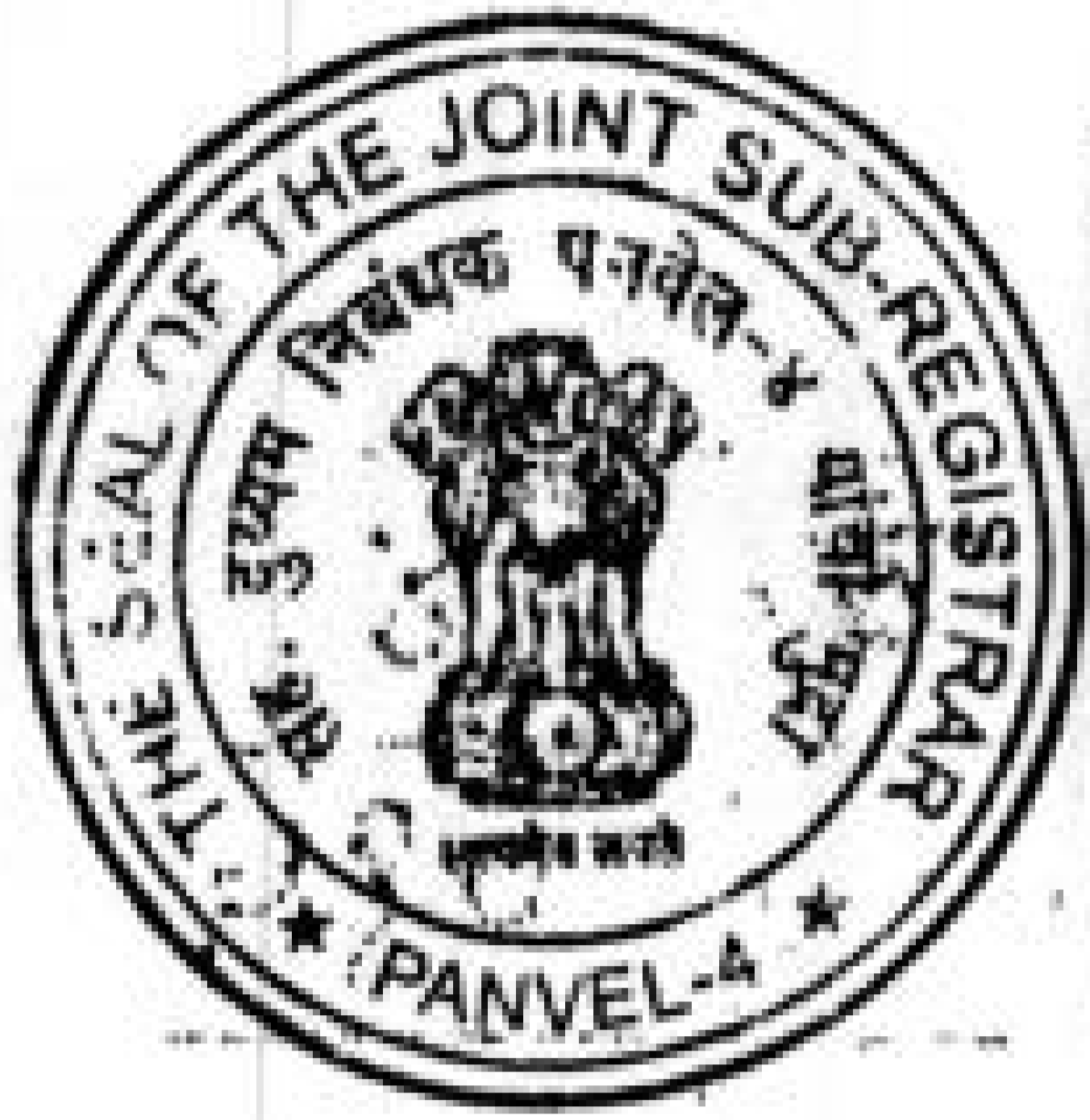
45. The Purchaser/s shall be liable to bear and pay all taxes and other charges payable in respect of his premises and common expenses of the said building / plot proportionally from the date from which the Developers has executed the Agreement to Lease and Tripartite Agreement with CIDCO and shall be liable to pay service charges and outgoing from the date the Developers obtain part occupying/ occupancy certificate from the CIDCO Ltd.

[Signature]

[Signature]



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46. In additions to the agreed consideration, and other charges mentioned hereinabove, the service tax payable to the central government/State Government; VAT, GST, Labour Cess, PSIDC Charges to CIDCO or any other or additional taxes, charges, levies of whatsoever nature as and when levied on the sale of this flat shall be borne and paid by the Purchaser alone.

It is hereby specifically agreed by the parties hereto that the liability of the Purchaser to pay the above SERVICE TAX, VAT, LBT, GST or Any other or additional taxes shall remain in force even after the Developers have handed over the possession of the said flat to the Purchaser. And at no point of time the Developers shall be liable to bear or pay the same in any manner whatsoever.

47. The Developers have informed the Purchaser and the Purchaser is aware that after the Purchaser has completed the entire payment towards the cost of the said flat all payment mentioned in this Agreement and has complied with all the terms of this Agreement, the Developers shall form one or more Co-op Housing society / Private Limited Company / condominium of Apartments and shall enroll the Purchaser as the members/ Share holder of such Co-op Society / Private Limited Company/Association of Apartment Owners as the case may be.

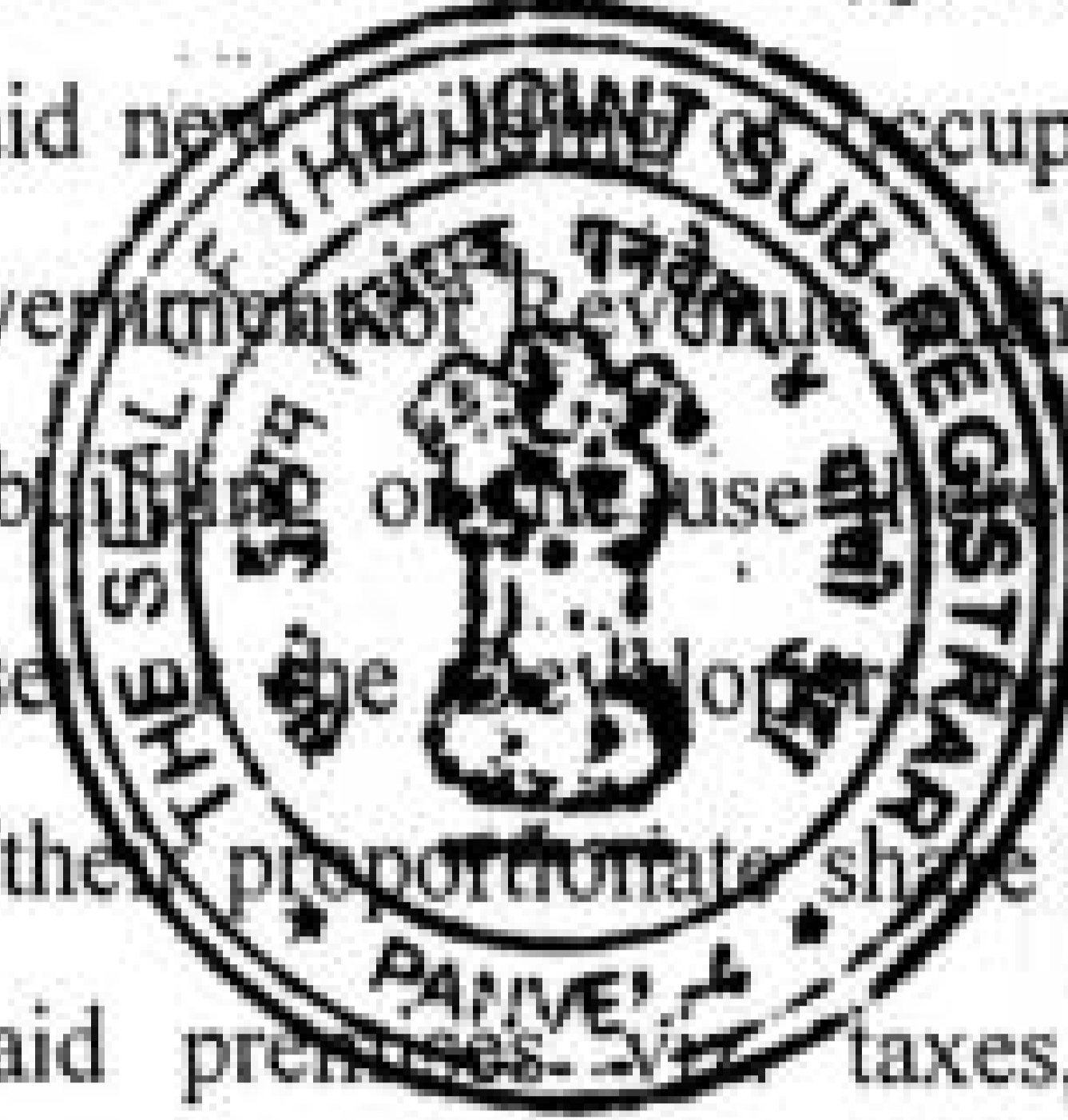
48. The Purchaser, at the time of taking possession, agrees and binds himself/ herself to pay to the Developers provisional contribution for 12 months in advance, @ Rs.2/- per sq. feet per month, being the Ad-hoc maintenance charges in advance and afterwards pay to the Developers regularly every month in advance @ Rs.2/-per sq. feet per month being maintenance charges until the Deed of Assignment of the said plot with Building or Buildings is executed in favour of the Co-operative Housing Society and/or other body corporate and/or other organization (hereinafter referred to as "the said society") and thereafter to the said society his/her/their proportionate share that may be decided by the office-bearers of the said society as the case may be, all rates taxes, ground rent (including

[Handwritten signatures]

additional ground rent levied by the CIDCO in respect of the premises) dues, duties, impositions, outgoing and burdens now or at any time levied, assessed or imposed upon or in respect of the said Plot or the said new occupiers thereof by the CIDCO or the Government of Revenue Authority in respect of the said Complex/building or the use thereof and payable either by the Purchaser or the Developer, occupiers and shall also pay his/her/their proportionate share of all outgoing in respect of the said premises viz taxes, ground rent, additional ground rent, insurance, sanitation charges, water charges, charges in respect of common lights, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said premises and the Purchasers shall indemnify and keep indemnified the Developers in that behalf. In determining the proportionate share of outgoing payable under this clause the ratable value of the said premises that may be fixed by the CIDCO/Local body will be taken into account.

49. The Purchaser hereby agrees that in the event of any amount by way of premium or security deposit to the CIDCO or Local body or the State Government or to any other competent authority or betterment charges or development tax or security deposits for the purpose of giving water connection or any other tax or payment of similar nature becoming payable by the Developers the same shall be reimbursed by the Purchaser to the Developers and in determining such amount the decision of the Developers shall be conclusive, final and binding upon the Purchaser.
50. In the event of the said society or other body corporate being formed and registered before the sale and disposal by the Developers of all the Flats/ Car parking space in the said Complex/building the power and authority of the said society and the Purchaser and other Purchaser of the Premises shall be subject to the over all authority and control of the Developers over all or any of the matters concerning the said Complex/building and the construction and completion thereof and all amenities pertaining to the same and in particular the

Smt. Anilika Ashtekar



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Developers shall have absolute authority and control as regards unsold Premises / Car parking space and the disposal thereof.



51. **पत्र-४**
 All notices to be served on the Purchaser/s, as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser/s by registered Post A.D./Under Certificate of Posting at his/her address specified below:- **Worli Police Camp, Shama Quarters, Building No. 41, Room No. 78, Sir Pochkhanwala Road, Worli, Mumbai-30.**

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that pieces or parcels of lands or ground hereditaments bearing Plot No.100, admeasuring 2148.15 Sq.mtrs. or thereabout lying being and situated in Ulwe Node in Sector - 21, in Ulwe, Tal. Panvel, Dist. Raigad in 12.5% scheme of CIDCO Ltd, at Ulwe Node, Tal. Panvel, Dist. Raigad, within the limits of Panvel Taluka Panchayat Samitee, within the Registration District-and Division Raigad, Sub-District and Sub-Registrar Panvel and bounded as follows:-

On or towards the North by: Plot No. 99
 On or towards the South by: Plot No.101
 On or towards the East by : 30.00 mtr. Wide road
 On or towards the West by : 35.00 mtr Channel

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

Signed, Sealed And Delivered by }
 within named "M/s SM DEVELOPERS"; }
 through its Partners }

[Handwritten signatures]

1) Shri. Shahaji Anandrao Patil,

[Handwritten signature]

2) Shri Manohar Laxman Owalekar,

[Handwritten signature]

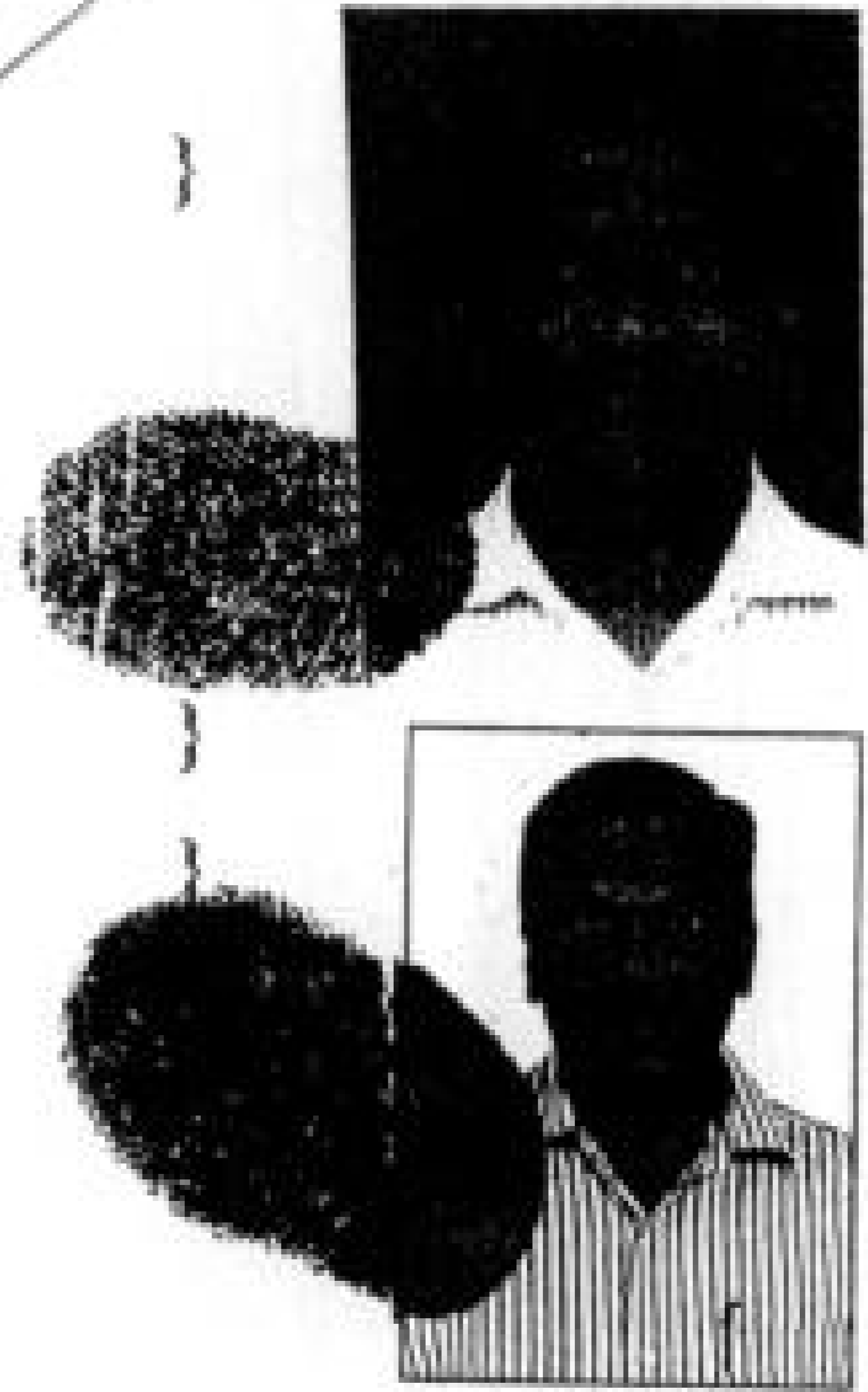
"The Developers", The Party of

"The First Part" in the presence

of.....

1) B. E. Totakekar *[Handwritten initials]*

2) Samiksha - S. Shengale *[Handwritten initials]*



Signed, Sealed And Delivered By
The Withinnamed 'Purchaser'

Mr. Ashok Sanjay Bhapkar

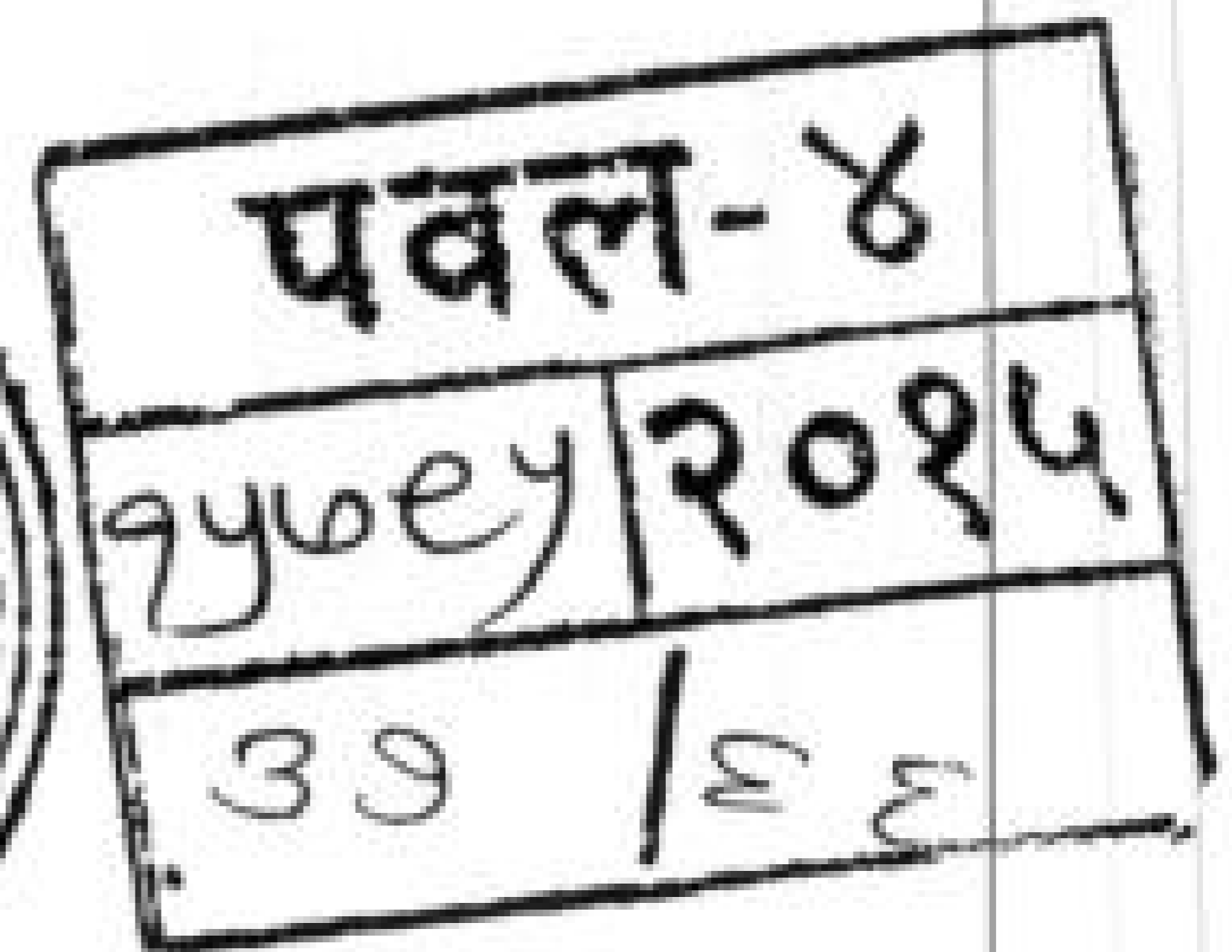
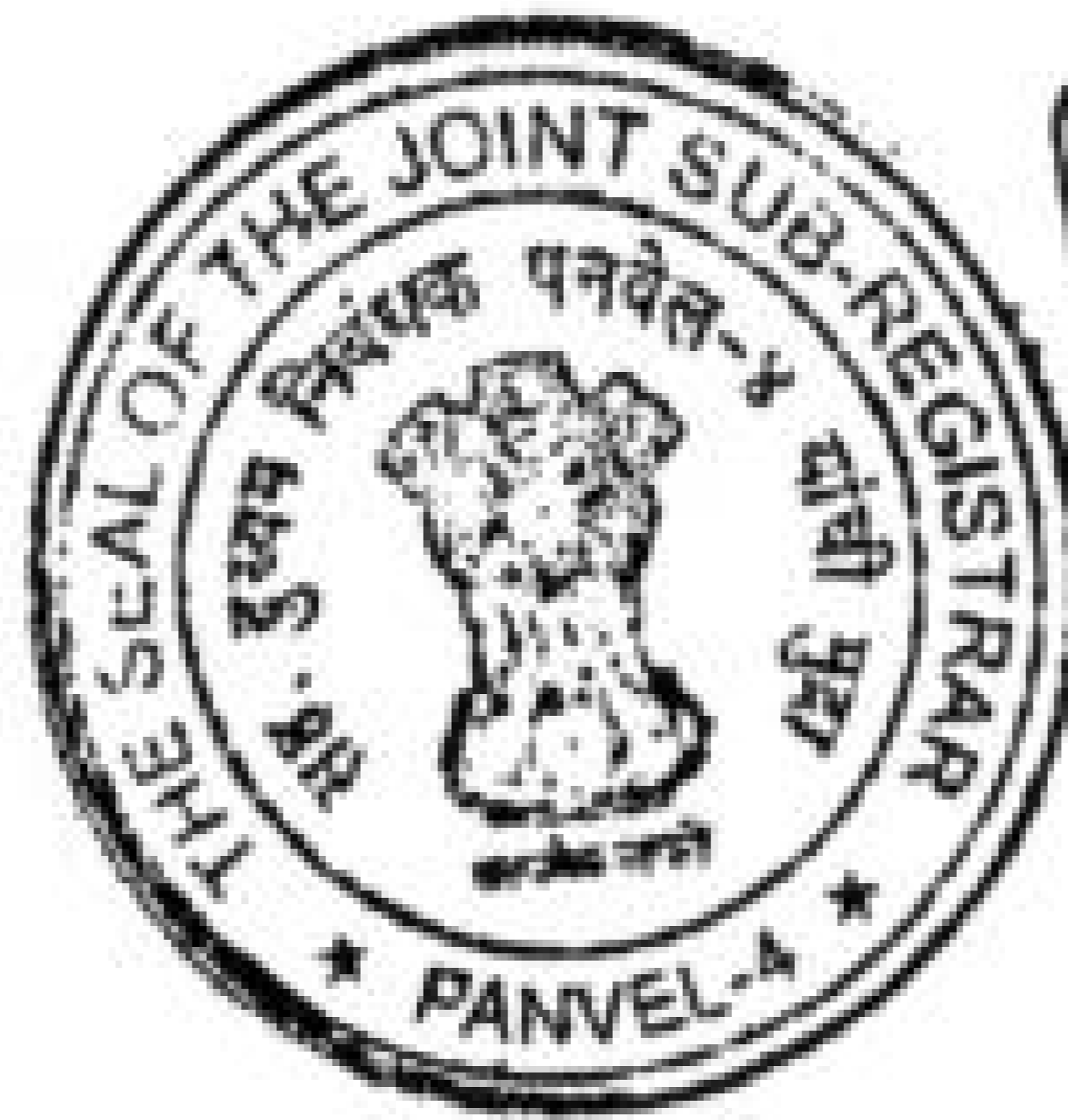
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The Party Of "The Second Part"

In The Presence Of

1) _____

2) _____



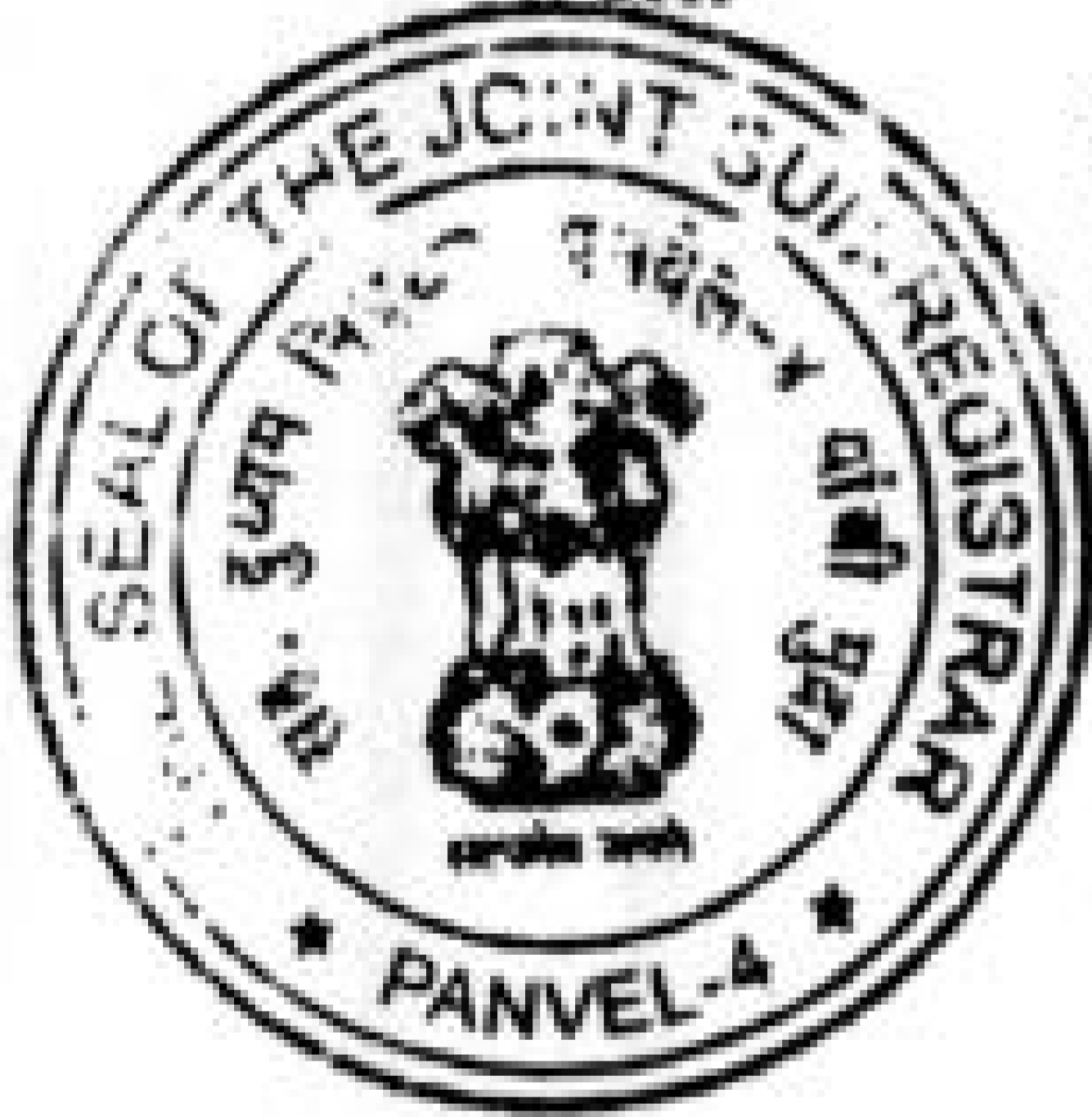
RECEIPT

Received of and from within named purchaser **Mr. Ashok Sanjay Bhapkar** sum of **Rs. 4,00,000/- (Rupees Four Lac Only)** being amount of token money / part payment / amount of sale price in full of the said Flat No. **902**, on **Ninth floor**, of the said building to be constructed upon the said property more particularly described in First Schedule written hereinabove.

Mode of Payment.:

- 1) Rs. 2,50,000/- Ch. No. 253017 Dt.13/11/2014 drawn on State Bank Of India, Dharmabad Branch.
- 2) Rs. 40,000/- Cash, Dt.12/12/2014.
- 3) Rs. 10,000/- NEFT Dt.16/01/2015.
- 4) Rs. 1,00,000/- Ch. No. 746069 Dt. 03/09/2015 drawn on State Bank of India,

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WE SAY RECEIVED RUPEES

(Signature) *(Signature)*

Shri. Shahaji Anandrao Patil

Shri. Manohar Laxman Owalekar

For

"M/s SM Developers"

WITNESS :

- 1) B. E. Totakaka *(Signature)*
- 2) Samiksha . S. Shengale *(Signature)*

ANNEXURE "A"



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Narlman 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-12667/TPO(NM&K)/2014/1221

Date: 10 DEC 2014

To,
M/s. S. M. Developers,
Through its Parter, Shri Shahaji A. Patil Other One
Office Address at S.M. Plaza, Shop No.2, Plot No.24, Sector-21,
Nerul, Navi Mumbai.



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ASSESSMENT ORDER NO.335/2014 REGISTER NO.01 PAGE NO.335

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	4	6	2	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Building on Plot No.100, Sector-21 at Ulwe (12.5% Scheme), Navi Mumbai

REF:- 1) Your architects application dated. 03/10/2013 & 14/11/2014

**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. S. M. Developers,
2. Location :- Through its Parter, Shri Shahaji A. Patil Other One,
:- Plot No.100, Sector-21 at Ulwe (12.5% Scheme),
Navi Mumbai
3. Land use :- Residential
4. Plot area :- 2148.15 Sq. mtrs
5. Permissible FSI :- 1.50
6. GROSS BUA FOR ASSESSMENT :- 6590.00 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 6590.00 Sq.mtrs. X 13200.00= Rs.86988000/-
- B) AMOUNT OF CESS :- Rs.86988000/- X 1%= Rs.869880.00
- 7) Construction & Other Workers Welfare Cess charges paid Rs.8,69,900/- vide Receipt No.12788, dtd.14/11/2014

Yours faithfully,

Manjula
10/12/14

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



2nd Floor, Nariman Point - 400025
Phone: 00-91-22-6650 0900
00-91-22-6650 0928
00-91-22-6650 0933
32/1/Es
221 - -

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date: 10 DEC 2014

M/s. S. M. Developers,
Through its Parter, Shri Shahaji A. Patil Other One,
Office Address at S.M. Plaza, Shop No.2, Plot No.24, Sector-50,
Nerul, Navi Mumbai.

ASSESSMENT ORDER NO.335/2014-15 REGISTER NO.01 PAGE NO.335

SUB:- Payment of development charges for Residential Building on Plot No.100, Sector-21 at Ulwe (12.5% Scheme), Navi Mumbai.

- REF:-
- 1) Your architects application dated. 03/10/2013 & 14/11/2014
 - 2) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Ulwe/1781/2013. dtd.01/03/2013
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5%Sch/Ulwe/1781/2013, dtd.28/02/2013
 - 4) Height Clearance NOC issued by CIDCO, vide letter No.BT-1/NUC/MUM/13/NM/NOCAS/54, dtd.20/06/2013
 - 5) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%Sch/Ulwe/1781/2011, dtd.20/05/2011
 - 6) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/14/UL-410/895, dtd.25/09/2014
 - 7) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5913/2014, dtd.13/02/2014
 - 8) Hort. NOC issued by I/C. Hort. Officer vide letter No. CIDCO/HORT/2014/10, dtd.24/03/2014
 - 9) 50% IDC paid of Rs.10,74,500/- vide Receipt No.12788, dtd.14/11/2014

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

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

1.	Name of Assessee	- M/s. S. M. Developers, Through its Parter, Shri Shahaji A. Patil Other One,
2.	Location	- Plot No.100, Sector-21 at Ulwe (12.5% Scheme), Navi Mumbai
3.	Land use	- Residential
4.	Plot area	- 2148.15 Sq. mtrs
5.	Permissible FSI	- 1.5
6.	Rates as per Stamp Duty Ready Reckoner, for Sec-21, Ulwe	- Rs.16640/-
7.	AREA FOR ASSESSMENT	
A)	FOR COMMERCIAL	
i)	Plot area	- 293.639 Sq.mtrs..
ii)	Built up area	- 440.459 Sq.mtrs.
B)	FOR RESIDENTIAL	
i)	Plot area	- 1854.511 Sq.mtrs.
ii)	Built up area	- 2780.195 Sq.mtrs.
8.	DEVELOPMENT CHARGES	
A)	FOR COMMERCIAL	
i)	On Plot area @ 1% of (6) above	- 293.639 Sq.mtrs. X 16640 X 1% = Rs. 48861.529
ii)	On Built up area @ 4% of (6) above	- 440.459 Sq.mtrs X 16640 X 4% = <u>Rs.293169.510</u>
		TOTAL = Rs.342031.039
B)	FOR RESIDENTIAL	
i)	On plot area @ 0.5% of (6) above	- 1854.511 Sq.mtrs. X 16640 X 0.5% = Rs.154295.315
ii)	On built up area @ 2% of (6) above	- 2780.195 Sq.mtrs. X 16640 X 2% = <u>Rs.925248.896</u>
		TOTAL =Rs.1079544.211
9.	Total Assessed development charges	- 8(i) & 8(ii) =Rs.1421575.25, Say Rs.1421575/-
10.	Date of Assessment	- 18/11/2014
11.	Due date of completion	- 2Upto 27/02/2015
12.	Development charges paid of Rs.14,22,100/- vide Receipt No.12788, dtd.14/11/2014	

Unique Code No. 2014 03 021 02 3462 01 is for this Development Permission on Plot No.100, Sector-21 at Ulwe (12.5% Scheme), Navi Mumbai

Yours faithfully,
Manjula
(10/12/14)
(Manjula Nayak)
Town Planning Officer (RD)


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

Date: 10 DEC 2014

Ref. No. CIDCO/BP-12667/TPO(NM&K)/2014/1 2 2 2 - -

Unique Code No.	2	0	1	4	0	3	0	2	0	1
										
To, M/s. S. M. Developers, Through its Parter, Shri Shahaji A. Patil Other One, Office Address at S.P. Plaza, Shop No.2, Plot No.24, Sector-21 at Ulwe (12.5% Scheme), Nerul, Navi Mumbai. SUB:- Payment of development charges for Residential Building on Plot No.100, Sector-21 at Ulwe (12.5% Scheme), Navi Mumbai										
REF:- 1) Your architects application dated. 03/10/2013 & 14/11/2014 2) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/EE(Elect-II)/14/UL-410/895, dtd.25/09/2014 3) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5%Sch/Ulwe/1781/2013, dtd.28/02/2013 4) Height Clearance NOC issued by CIDCO, vide letter No.BT-1/NUC/MUM/13/NM/NOCAS/54, dtd.20/06/2013 5) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%Sch/Ulwe/1781/2011, dtd.20/05/2011 6) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/14/UL-410/895, dtd.25/09/2014 7) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5913/2014, dtd.13/02/2014 8) Hort. NOC issued by I/C. Hort. Officer vide letter No. CIDCO/HORT/2014/10, dtd.24/03/2014 9) 50% IDC paid of Rs.10,74,500/- vide Receipt No.12788, dtd.14/11/2014										

Sir,

Please refer to your application for development permission for Residential Building on Plot No.100, Sector-21 at Ulwe (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.10,74,500/- vide Receipt No.12788, dtd.14/11/2014, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

 (Manjula Nayak)

CIDCO
CITIES
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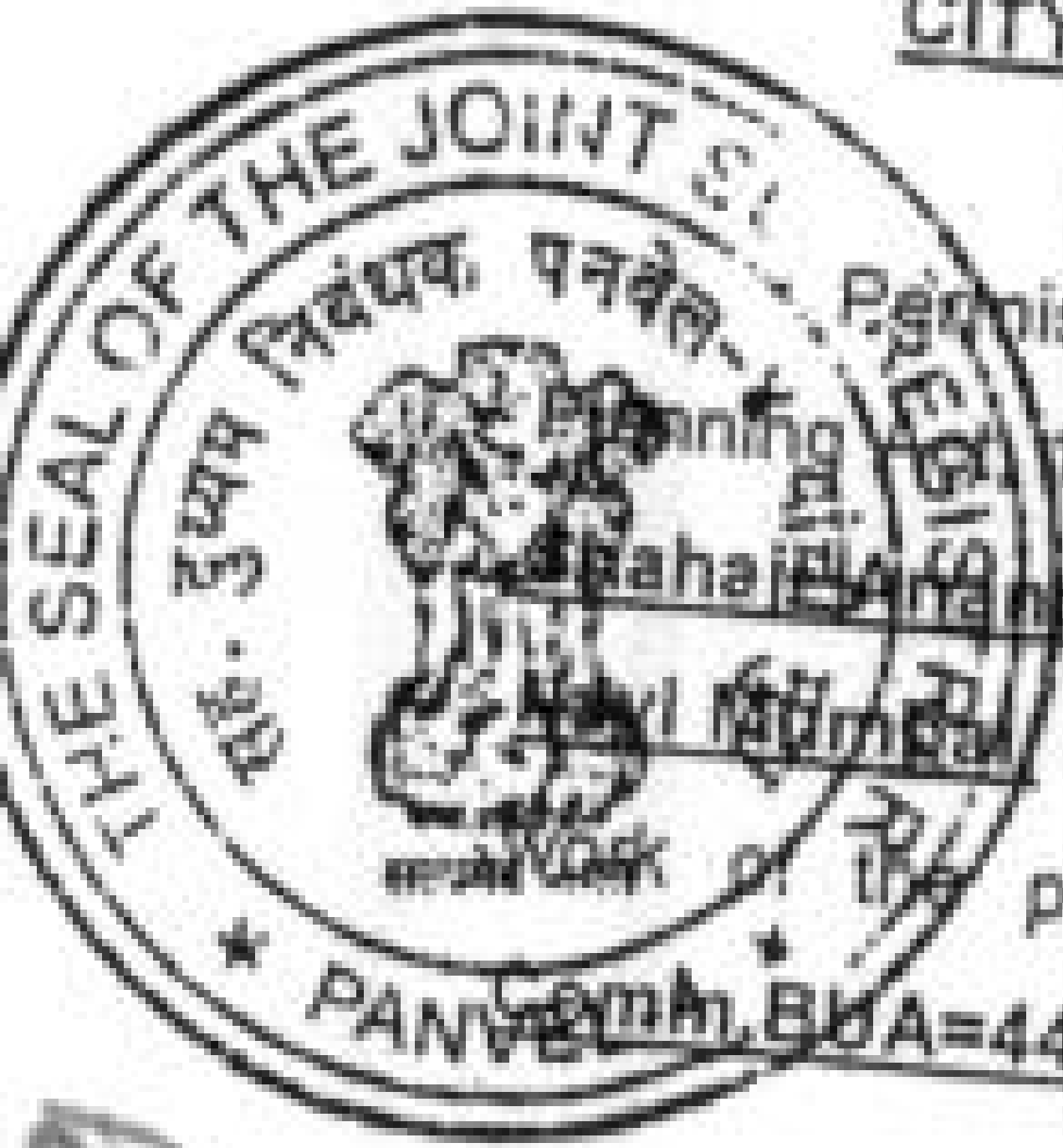
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REF.NO.CIDCO/B.P.-12667/TPO (NM&K)/2014

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DATE 10 DEC 2014

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
COMMENCEMENT CERTIFICATE



Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII of 1966) to M/s. SM Developers, through its Partners, Shri. Bahaji Anandrao Patil & Other One, on Plot No- 100, Sector- 21 at Ulwe (12.5% Scheme), as per the approved plans and subject to the following conditions for the development of the proposed Residential Building (Gr. +09th Floor), Resi. BUA= 2780.195 Sq.Mt., Com. BUA=440.459 Sq.Mt., Total BUA= 3320.654 Sq.Mt.,

(Nos. of Residential Units - 68, Nos. of Commercial units - 18)

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.

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.

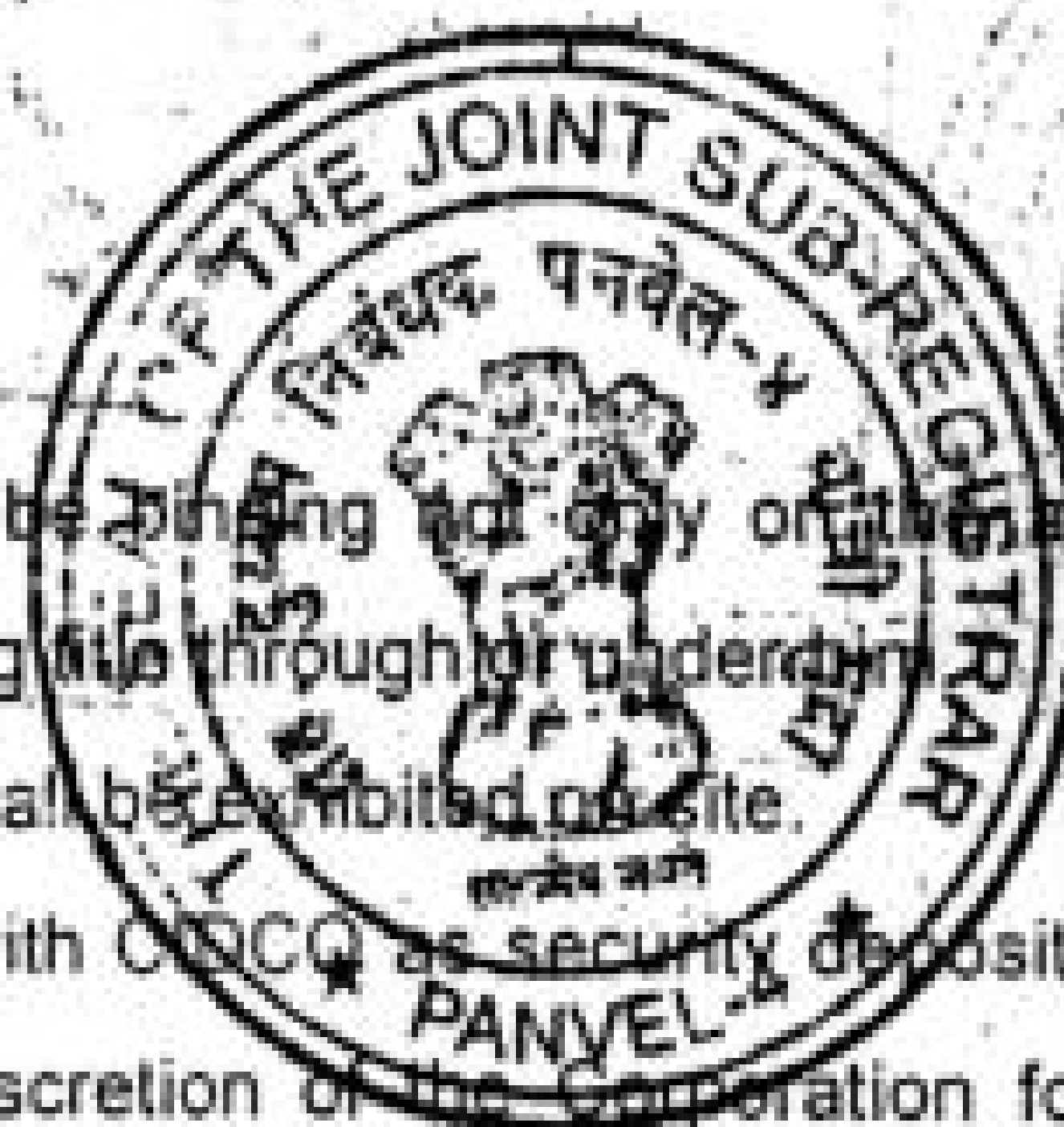
2. The applicant shall:-

- 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.

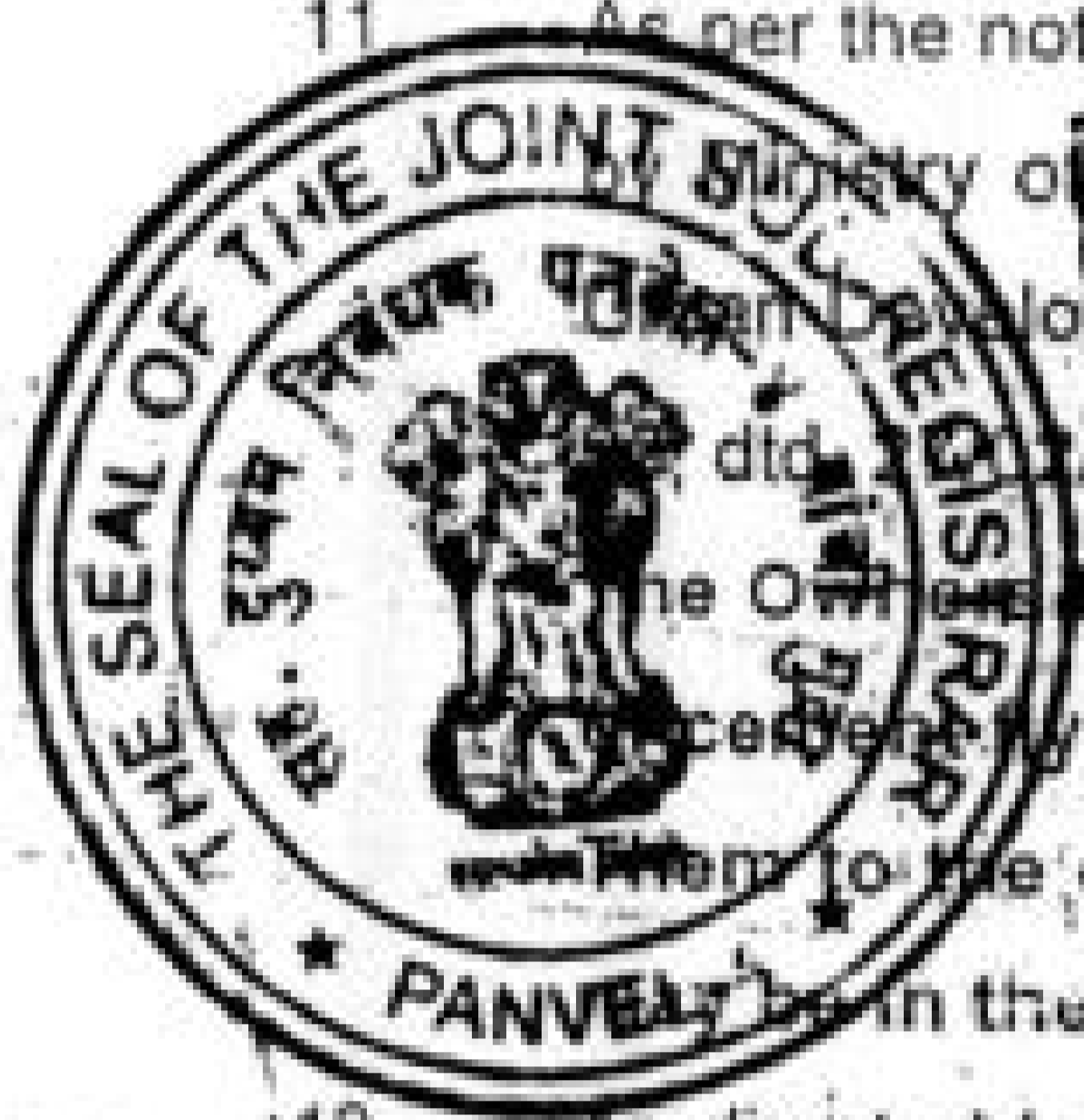
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

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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 11000/- deposited with CIDCO as security deposit shall be forfeited either 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 underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground 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 Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-2004, for all Buildings following additional condition shall apply.
The Owner/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or 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.

- a) 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.

Manjira
10/12/14

TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT
M/s Triarch Design Studio

C.C. TO: Separately to:

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

Annexure - "B"

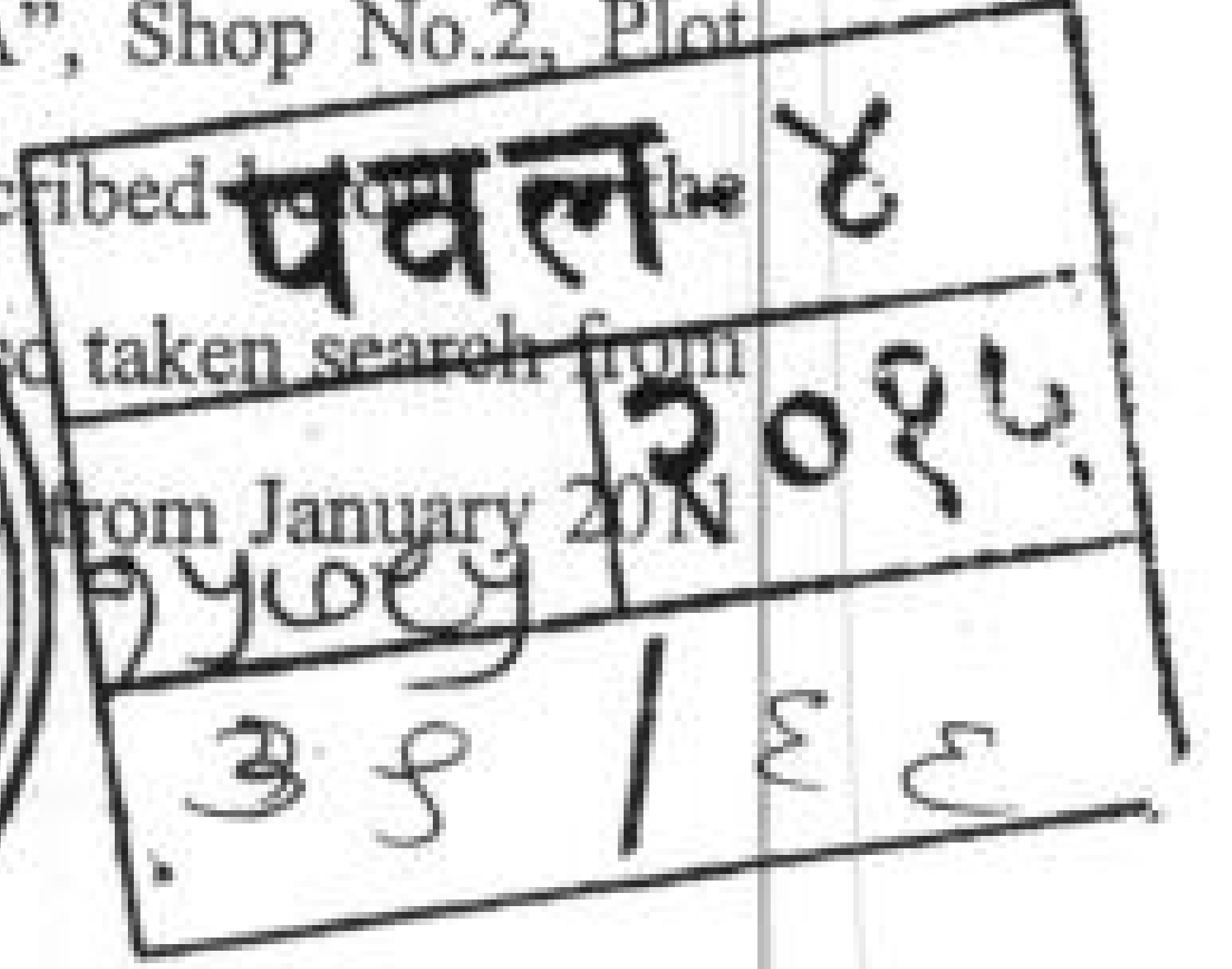
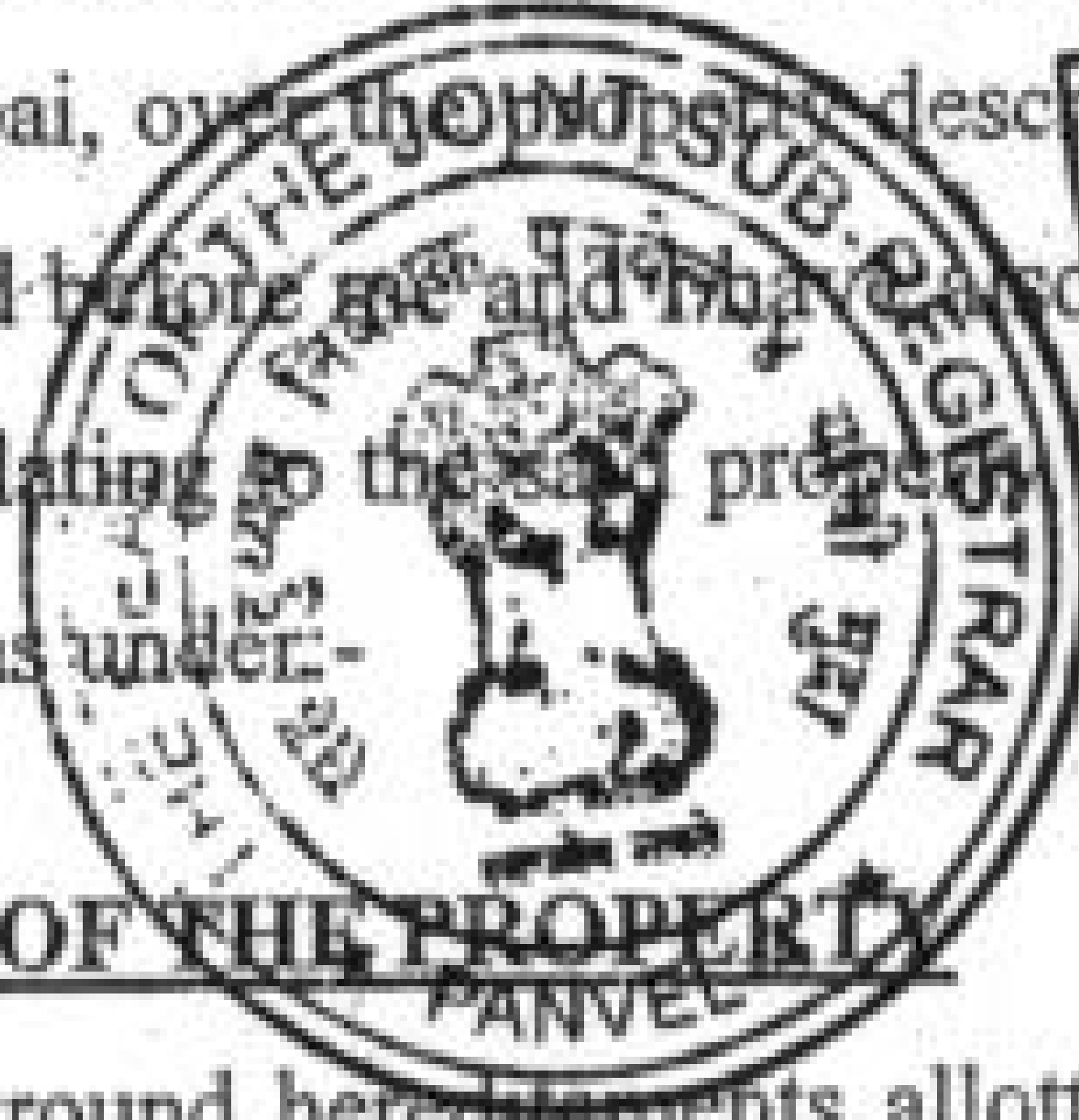
Suresh M. Thakur
 B.Com.(Hon's): L.L.B
 Advocate High Court

Address:- B-3/7/0:2, Sector - 2, Vashi, Navi Mumbai, Dist. Th

Dated: 15/12/2014.

TITLE CERTIFICATE AND SEARCH REPORT

This is to certify that I have investigated the title of "**SM DEVELOPERS**" a Partnership firm registered under Indian Partnership Act 1932 through its Partners 1) Shri. Shahaji Anandrao Patil and 2) Shri Manohar Laxman Owalekar, both-adults, Indian Inhabitants, having address at "SM PLAZA", Shop No.2, Plot No-24, Sector - 50, Nerul, Navi Mumbai, over the property described above on the basis of Deeds and Documents produced before me and I have also taken search from the office of Sub-Registrar of Panvel relating to the said property from January 2014 to 17/12/2014 and my observations are as under-



DESCRIPTION OF THE PROPERTY

All that pieces or parcels of lands or ground hereditaments allotted by CIDCO Ltd bearing [redacted] admeasuring [redacted] or thereabout lying, being and situated in Village Ulwe, in [redacted] in Ulwe, Tal. Panvel, Dist. Raigad in 12.5% scheme of CIDCO Ltd at Village Ulwe Node, Tal. Panvel, Dist. Raigad, within the limits of Panvel Taluka Panchayat Samitee, within the Registration District-and Division Raigad, Sub-District and Sub-Registrar Panvel and bounded as follows:-

- On or towards the North by: Plot No. 99
- On or towards the South by: [redacted] 101
- On or towards the East by : 30.00 mtr. Wide road
- On or towards the West by : 35.00 mtr Channel

1. By an Agreement to Lease dated [redacted] made between the Corporation (therein referred to as "THE CORPORATION") of the one part and 1) Shri. Gajanan Pilaji Owalekar 2) Shri. Baburao Pilaji Owalekar 3) Shri. Pandurang Pilaji Owalekar 4) Shri. Mahadev Pilaji Owalekar 5) Shri. Ganpat Pilaji Owalekar 6) Shri. Ganesh Pilaji Owalekar 7) Smt. Sunanda Laxman Owalekar, 8) Shri. Manohar Laxman Owalekar, 9) Shri. Kishor Laxman Owalekar 10) Shri. Samadhan Laxman Owalekar 11) Smt. Nirmala Gajanan Patil. all adults, Indian Inhabitants, residing at Targhar, Post - Ulwe, Tal - Panvel, Dist - Raigad. (therein referred to as

[Handwritten signature]

"THE LICENSEES"), hereinafter referred to as the said "OWNERS" of the "other part" (hereinafter referred to as the said "Agreement to Lease"), the corporation has agreed to lease one plot bearing [REDACTED] admeasuring about [REDACTED] in its 12.5% Scheme at Village Ulwe, in [REDACTED] Ulwe, Navi Mumbai, Tal Panvel, Dist. Raigad (hereinafter referred to as the "Said Plot") to aforesaid OWNERS i.e. the "THE LICENSEES" referred to above in consideration of premium of [REDACTED] as agreed to be paid by the said LICENSEES to the Corporation subject to observance of the terms and conditions mentioned in the said Agreement to Lease.

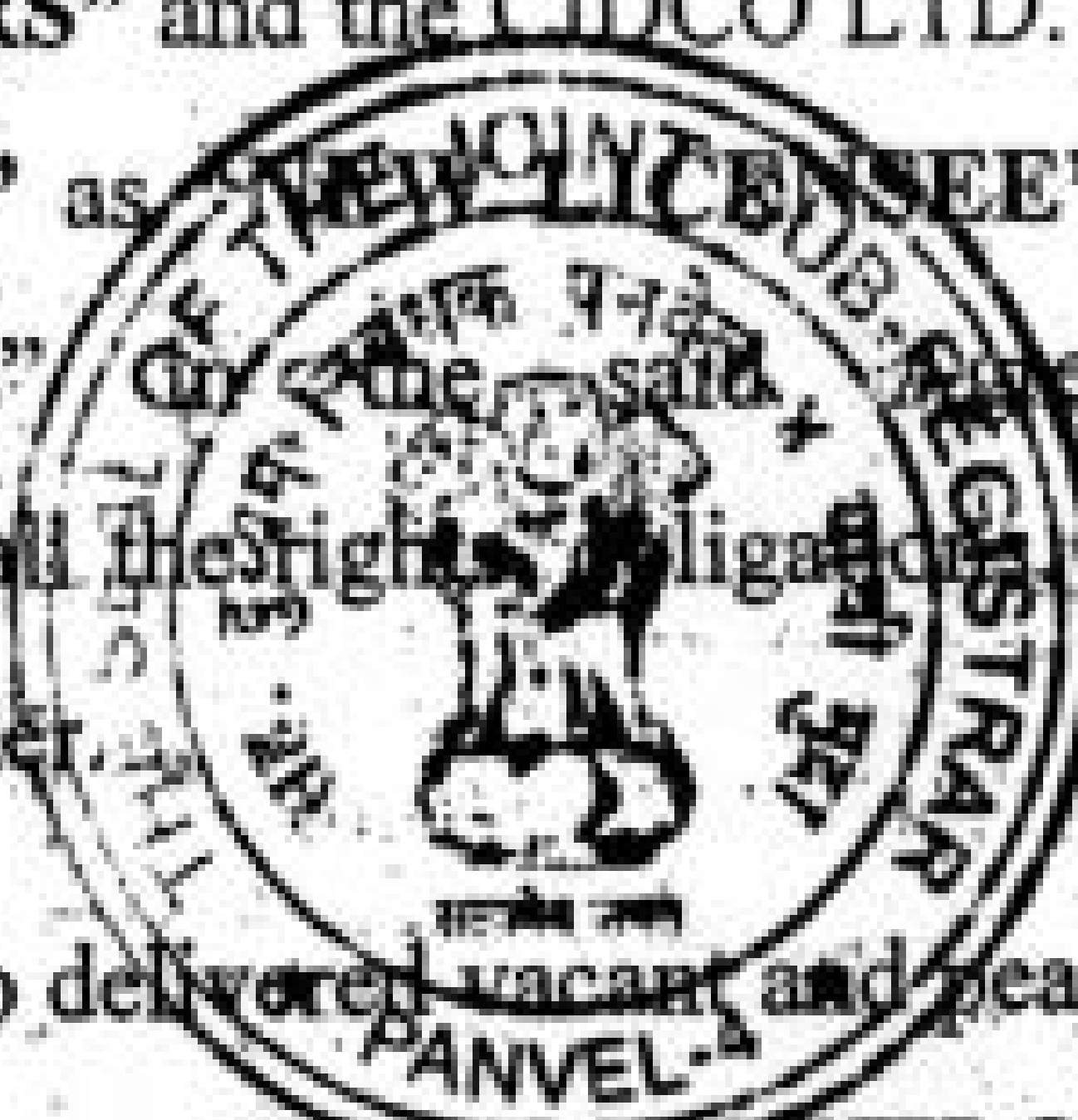


The aforesaid Licensees have paid the said amount of premium of [REDACTED] in full as agreed to be paid by the aforesaid LICENSEES to the Corporation and the Corporation granted permission or license to the aforesaid LICENSEES to enter upon the said Land for the purpose of erecting a building or buildings thereupon. The said agreement to lease was registered with Sub-Registrar Panvel-3, on [REDACTED] under serial No. [REDACTED] of the day.


3. The OWNERS referred to above have due to their domestic difficulties agreed to sell, convey, transfer, assign their all rights, titles and interest in/or benefits under the said agreement to lease dated [REDACTED] pertaining to the said plot, hereinafter referred to as the "SAID PROPERTY" to "M/s SM DEVELOPERS" for consideration, and by TRIPARTITE AGREEMENT dated 16th May, 2011 made between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED as Party of FIRST PART and the aforesaid LICENSEES / OWNERS Shri. Gajanan Pilaji Owalekar and 10 others referred to above as party of "SECOND PART" and "M/s SM DEVELOPERS" through its Partners 1) Shri. Shahaji Anandrao Patil, and 2) Shri Manohar Laxman Owalekar, both - adults, Indian Inhabitants as party of "THIRD PART" and as the "THE NEW LICENSEES"; the aforesaid LICENSEES/OWNERS have transferred, conveyed, assigned and alienated, relinquished and released all their rights, titles, benefits, interest, claims or demands of whatsoever in and upon the said plot and in and upon the said Agreement to lease dated [REDACTED] and the aforesaid TRIPARTITE AGREEMENT dated [REDACTED] was registered with Sub-Registrar Panvel-3, on [REDACTED] under serial No. [REDACTED] of the day, in favour of

[Handwritten signature]

the said "M/s SM DEVELOPERS" and the CIDCO LTD. has substituted the said "M/s SM DEVELOPERS" as "NEW LICENSEE" for the aforesaid "original licensee / Owners" on the said Agreement to lease dated [REDACTED] with all the rights, obligations, liabilities, benefits and equities accordingly thereunder.



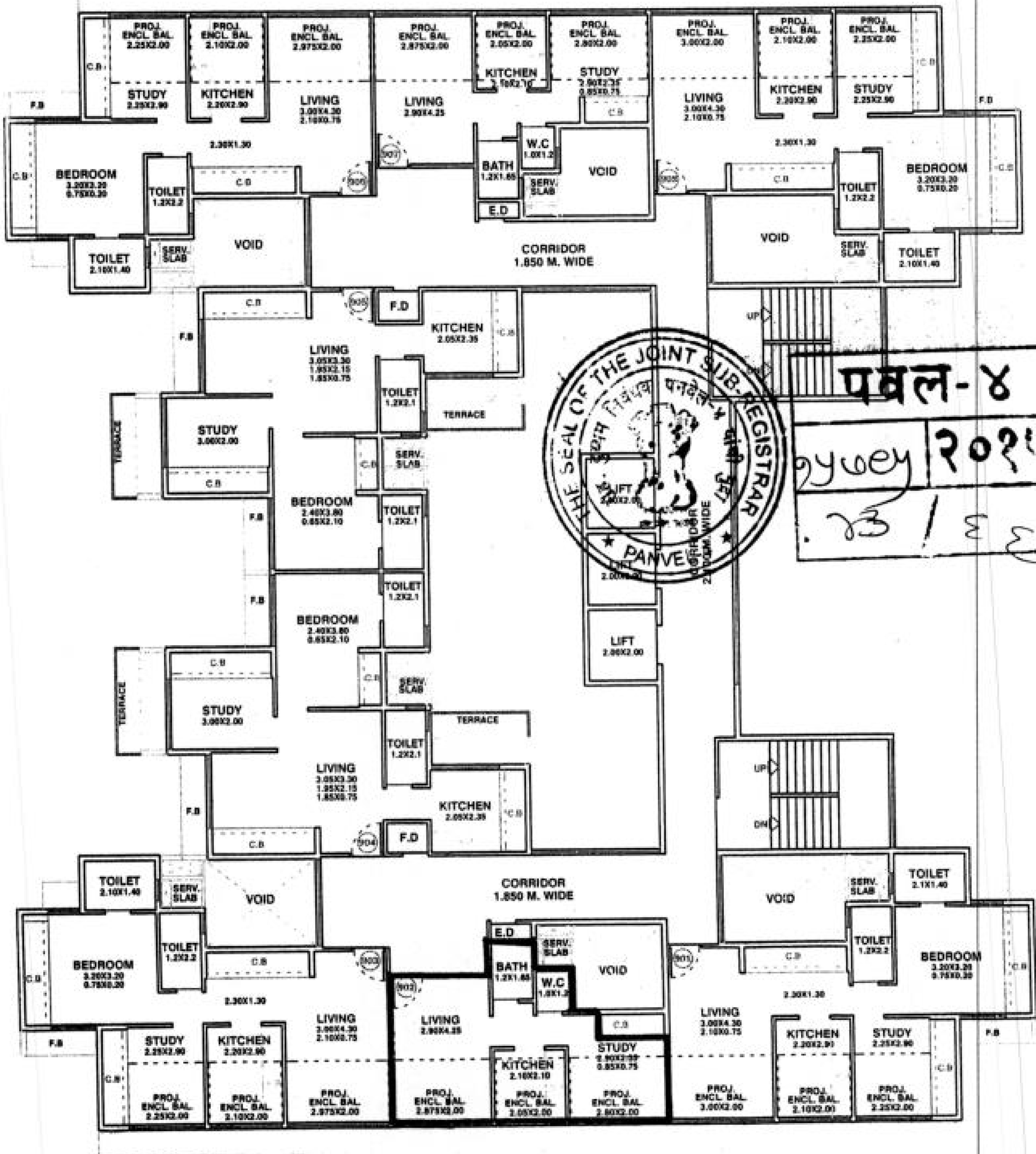
4. The Licensees / Owners have also delivered vacant and peaceful possession of the aforesaid plot to the New Licensee "M/s SM DEVELOPERS".
5. The said "M/s SM DEVELOPERS" are Owners of and in actual, possession of the said Plot and otherwise well entitled to deal with and dispose of the said Plot.
6. That the Town Planning Officer (BP) Navi Mumbai & Khopta of CIDCO Ltd. has vide his letter No. [REDACTED] granted his Development permission to the Developers "M/s SM DEVELOPERS" for construction of residential Building upon the said plot.
7. The search from office of the Sub - Registrar panvel reveals an under:-
 - 1) Year 2011
 1. Agreement to lease between CIDCO Ltd and owners of the said plot Reg. No. PVL - 3 - 05066/11, Date 1-3-2011.
 2. Registration of Tripartite Agreement between CIDCO Ltd, owners/licensees of the aforesaid plot and M/s. SM Developers, Reg No. 050666/2011, Date 16/5/2011.
 - 2) Year 2012 Nil
 - 3) Year 2013 Nil
 - 4) Year 2014 Nil
8. In my opinion the title of the Developers "M/s SM DEVELOPERS" to aforesaid property is clear, legal and marketable subject to compliance of conditions laid down in Agreement to lease dated [REDACTED] made with CIDCO Ltd. and Tripartite Agreement dated [REDACTED] referred to above.
9. By virtue of aforesaid Tripartite Agreements "M/s SM DEVELOPERS" are Owners of the said Plot and are entitled to development of the said plot and also entitled to deal with or dispose off, alienate, sale, transfer entire construction in the building/s to be constructed upon the said plot.


(Suresh M. Thakur)
Advocate



कृमि-४	
१५/०५	२०१५
२२/३३	

ANNEXURE "C"

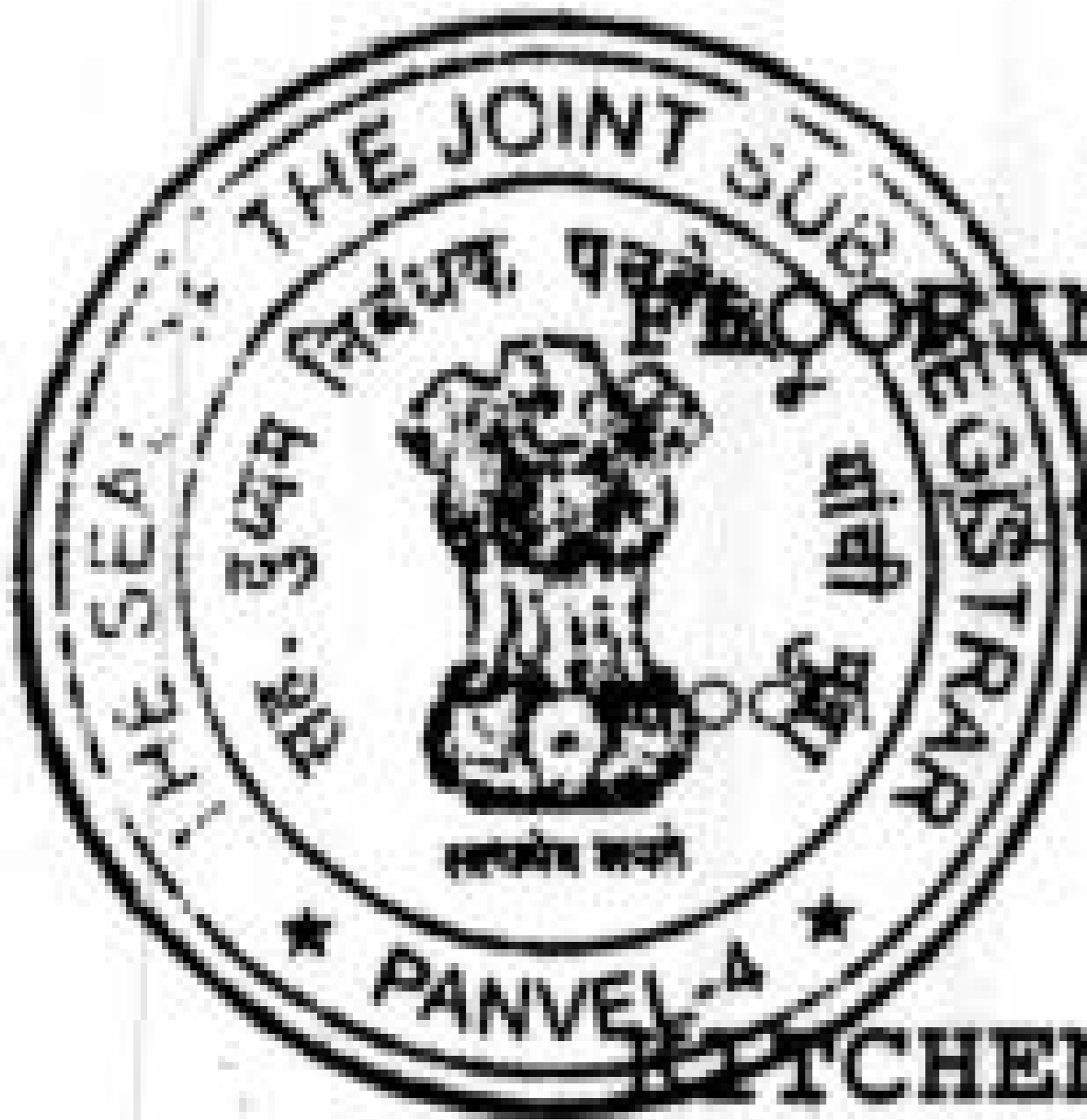


पत्र-४
 २५/०५/२०१६
 २३/१३

NINTH FLOOR PLAN

FLAT/SHOP NO. :	BUYER'S SIGN : 1)	DEVELOPER'S SIGN :	
CARPET AREA (SQ.FT.) :	BUYER'S SIGN : 2)		
PROJECT :- PROPOSED RESIDENTIAL BUILDING ON, PLOT NO.- 100, SECTOR-21, W. WE, NAVI MUMBAI.	DEVELOPED BY S. M. DEVELOPERS SHOP NO.- 02, SM PLAZA, PLOT NO.- 24/25, SECTOR-50, NERUL, NAVI MUMBAI-400 706. TEL NO.- 022 3258 3858.		NORTH
			ARCHITECTS TRIARCH DESIGN STUDIO <small>ARCHITECTS AND INTERIOR DECORATORS</small> PLOT NO. 100, SECTOR 21, NAVI MUMBAI W. WE, NAVI MUMBAI TEL NO. 022 3258 3858

Annexure - "D"

AMENITIES

FLOORING : 4471-6	
Glazed Tiles	flooring in Living, Kitchen & Bed
887 33	

KITCHEN :

Granite Kitchen platform with stainless steel sink.
Glazed tiles above kitchen platform up to beam
bottom. Provision for Aqua Guard.

ELECTRIFICATION :

Concealed copper wiring with Good Quality switches.
TV & Telephone point in Living room.

BATHROOM & WC :

Full height Designer Glazed Tiles in WC and Bath.
Antiskid tiles in Bath.

WINDOWS :

Aluminum Sliding Windows with powder coating &
colored glass and marble sill to window.

PLUMBING :

Concealed Plumbing with CP brass fitting in WC,
Bath & Kitchen.

DOORS :

Decorative Main Door and Flush Door to Bed.

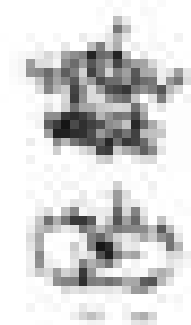
PAINTING :

Internal Oil Bound Distemper Paint Finish.
Acrylic Paint to the Building Externally.

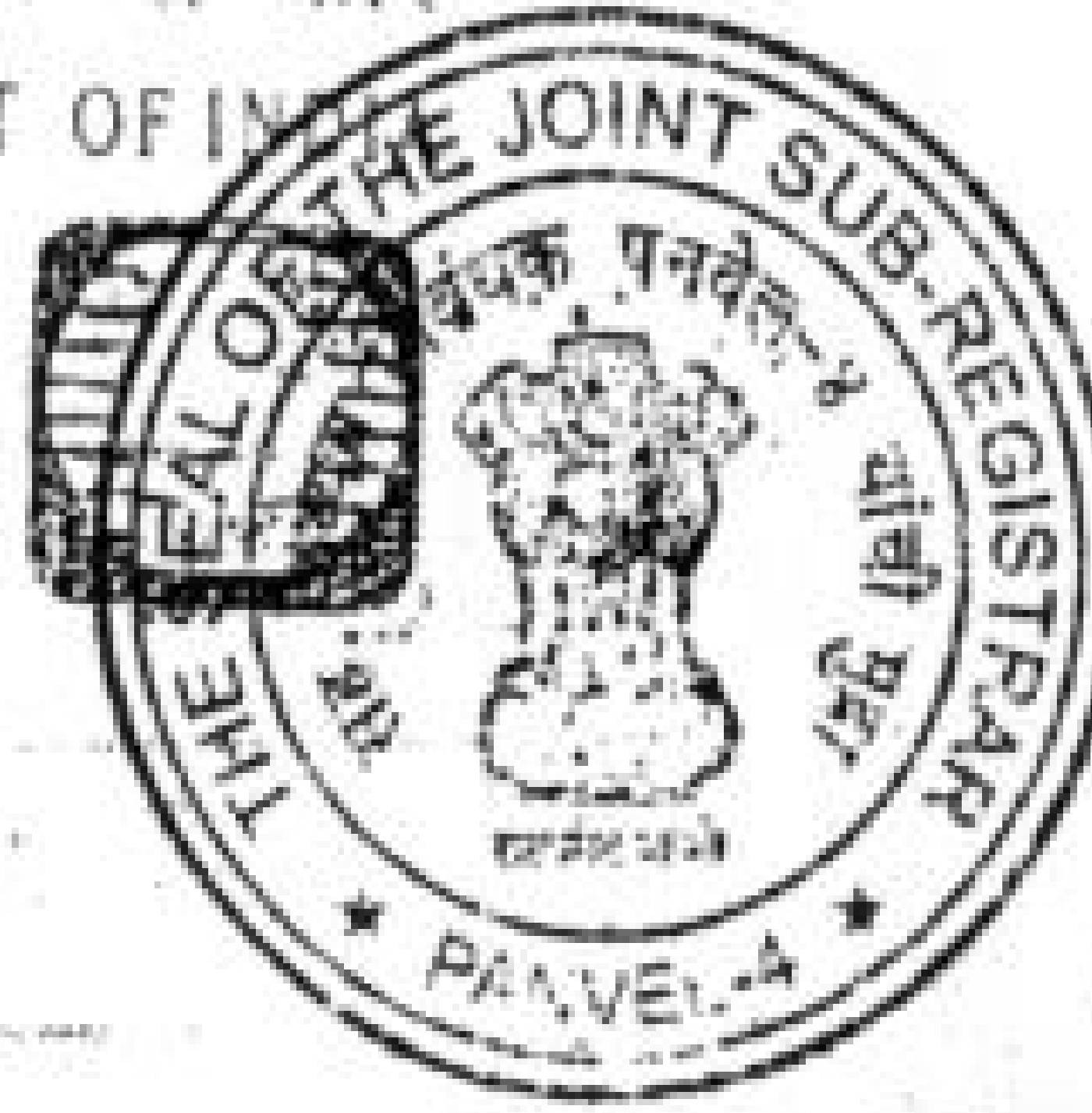
[Handwritten signatures]

आयकर विभाग
INCOME TAX DEPARTMENT
MS SM DEVELOPERS

16/11/2002
Permanent Account Number
AAKFM9101A



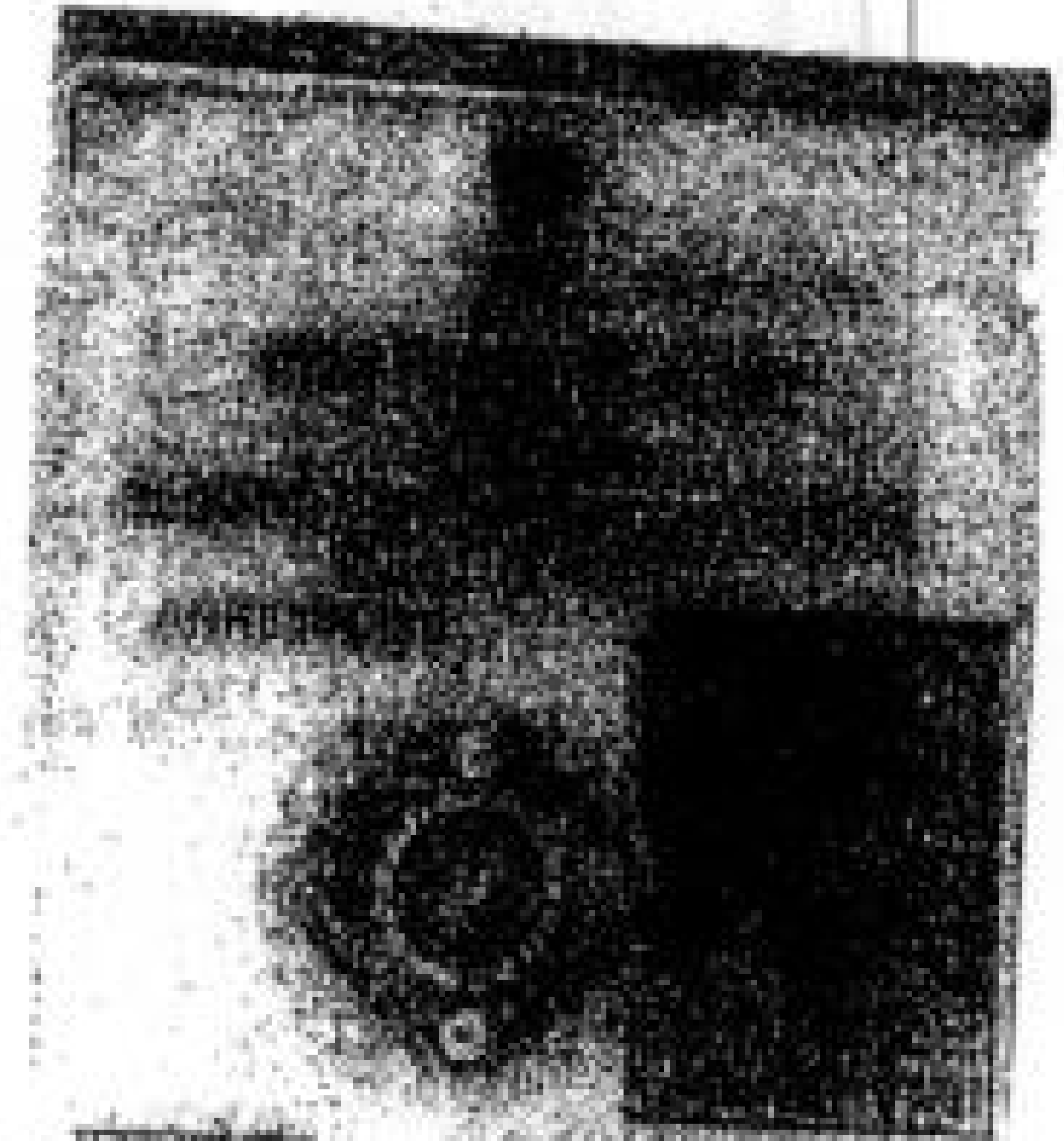
भारत सरकार
GOVT OF INDIA



पवल-४
१५०६५२०१५
२५/११

M. S. M.
S. S.

Prabha

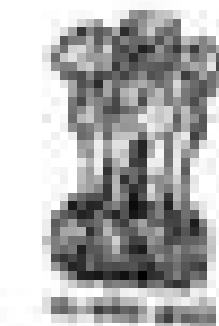


मतदाताचे नाव : अशोक राम पाटील
Elector's Name : Ashok Ram Patil
वडिलांचे नाव : राम पाटील
Father's Name : Ram Patil
लिंग / Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : XXXXX/1994

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTHSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

या कार्ड का ज्ञान पर कृपया सूचित की - नोटिस :
आयकर विभाग सेवा युनिट, UTHSI
प्लॉट नं: 3, सेक्टर 11, CBD बेलपुर,
नवी मुंबई-400-614

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHOK SANJAY BHAPAKAR

SANJAY DATTU BHAPAKAR

17/03/1985

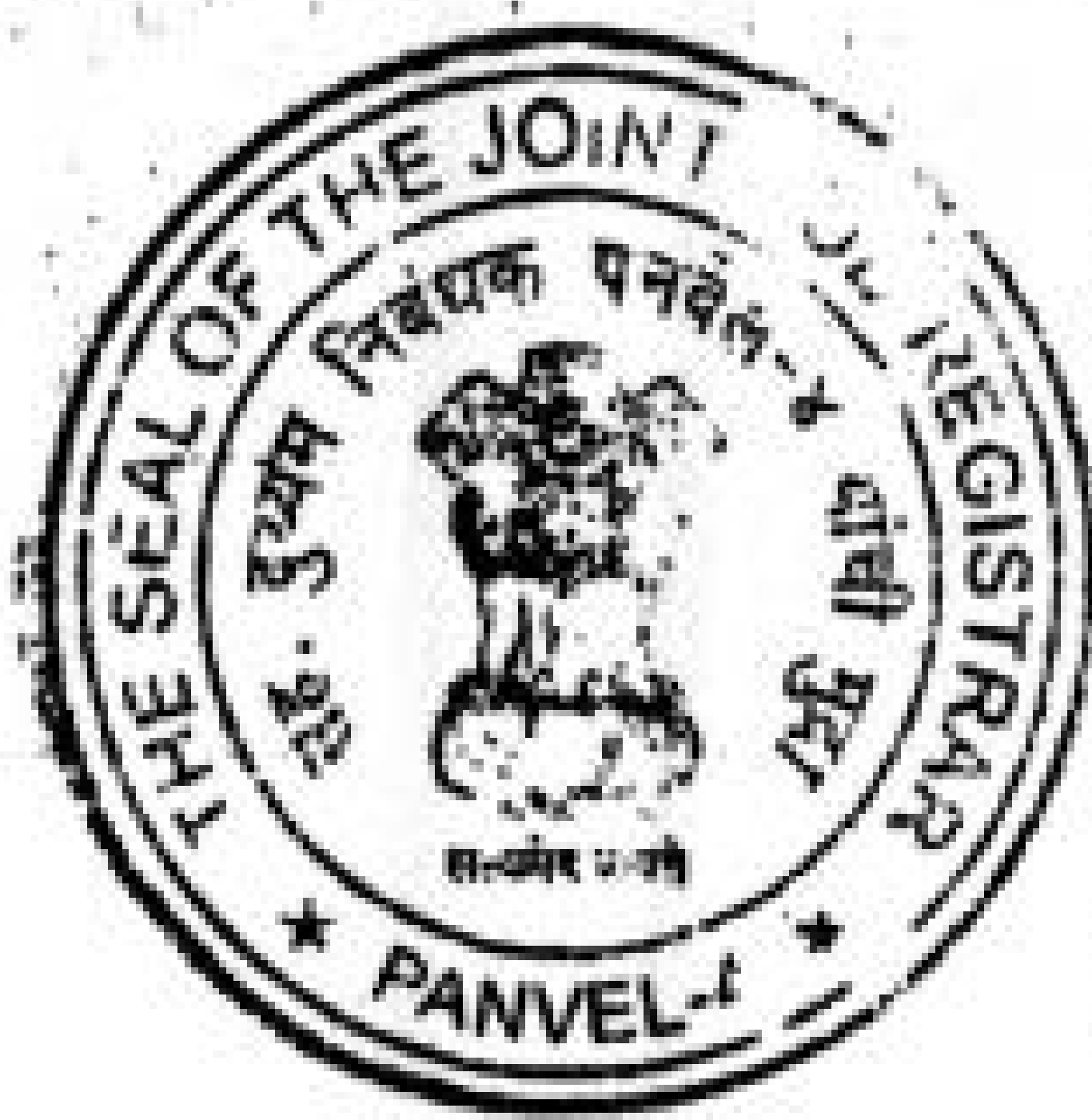
आयकर विभाग / Income Tax Department

AOUPB4433J

ASB



Electors



५६५-४	
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२५/१९	



94
20

336/310

पावती

Original/Duplicate

Friday, January 16, 2015

नोंदणी क्र.: 39M

5:47 PM

Regn.: 39M

पावती क्र.: 389 दिनांक: 16/01/2015

गावाचे नाव: नेरळ

दस्तऐवजाचा अनुक्रमांक: टनन6-310-2015

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मनोहर लक्ष्मण ओवळेकर - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 220.00

पृष्ठांची संख्या: 11

एकूण:

रु. 320.00

आपणास मूळ दस्त, यंवनेल प्रिंट, सूची-२ व सीडी अंदाजे 5:59 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

वाजार मूल्य: रु. 1/-

मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु. 220/-

2) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-

स. पुणे जिल्हा, ठाणे क्र. ६
जॉइंट सब रेजिस्ट्रार, ठाणे

प्रकाशकाराची सही



पं०-४	
१००९	२०१५
२३/२०	



MAHARASHTRA

S 591510



जिल्हा कार्यालय कार्यालय,

ठाणे

5 JAN 2015

मुद्रांक प्रमुख लिपीक / लिपीक

S-1205

दस्तऐवज प्रकार / अनुच्छेद क्रमांक
(Name of document/Article No.) -----

दस्त नोंदणी करणार आहेत का ?
(Whether it is to be Registered) -----

नोंदणी होणार असल्यास दुष्यंत
निबंधक कार्यालये नांव
(If Register able Name of S.R.O.) -----

संपत्तीचे विवरण
(Property Description in Brief) -----

संश्लेषण
(Consideration) -----

दस्तावेजाचे तयार करणारे
M/s. SM Developers
SM Plaza-Chs; Plot 24/25, Sector-50 (Old),
Nerul, Seawoods, Navi Mumbai - 400 708.
Ph. 022-22723103

नाम व पत्ता
Jitendra Patil
ser-50 (6) Nerul

मुद्रांक क्रमांक / दिनांक
PS5001 - 14 JAN 2015

मुद्रांक क्रमांक / दिनांक
69360 - 14-01-15

मुद्रांक विक्रेते/दस्तावेजाची रशी
Patil

पदव्यापारक मुद्रांक विक्रेत्यांची
श्री. विनायक वि. सिंगळे
श्री. व. परवलाळकर : २२/२००३, मरिच परवलाळकर : १२०१०४
सर्वोच्च न्यायालय विधीचे लिपिकार : मुंबई नं. १२, जंगला मार्ग
३, तेलंग नदी मुंबई ४०० ७०४



14 JAN 2015

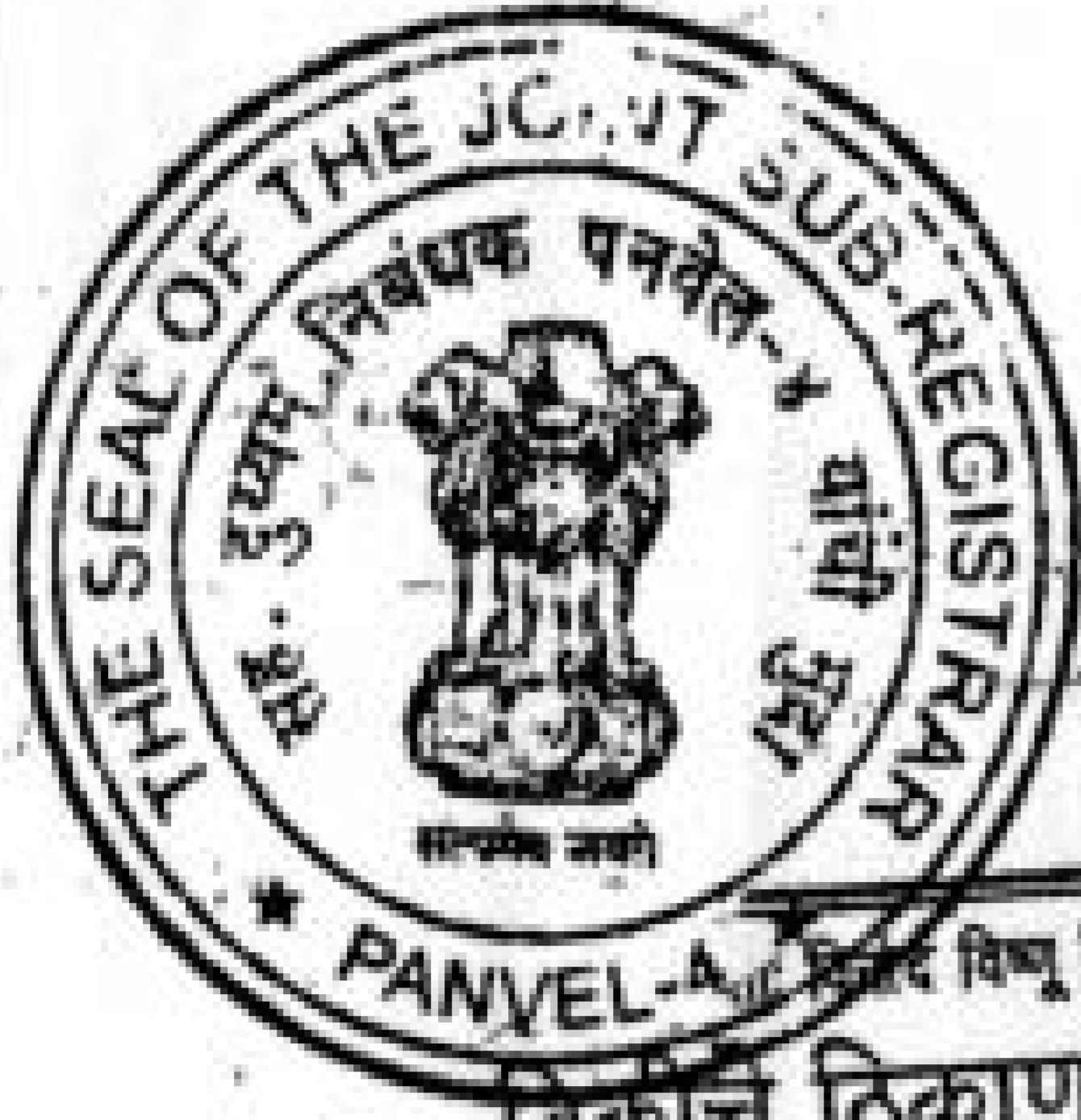
ह. न. न. ६
39 2094
9 99

GENERAL POWER OF ATTORNEY

M/s. SM DEVELOPERS

TO ALL TO WHOM THESE PRESENTS SHALL COME

[Signatures]



पवेल-४
१५/०५/२०१५

विक्रीच ठिकाण: सुनिता सहिसेम

दुकान क्र. १२, जनाय मार्केट-१, सेक्टर-२, मस डेपो जवळ,
नेरळ, नवी मुंबई-४००६०६. दुरधनी क्र: २०७० ०४२५

5372

दिनांक: 14-1-15

अनुक्रमांक: ~~69360~~ पासून परत

सी./सीसी/से. - M/s. SM Developers

SM Plaza Chs., Plot 24/25, Sector-50 (Old)

Near Seawoods, Navi Mumbai - 400 706

Ph. 022-27725103

₹. 4000/- X

₹. 1000/- X

₹. 500/- X 1 = 500/-

₹. 100/- X

₹. 50/- X

₹. 20/- X

₹. 10/- X

असारी रुपये

Five Hundred
Only -

मात्र
महाक विक्रीसाठी



ट. न. न. ६
390 2094
2 99

We 1) MR. SHAHAJI A. PATIL, 2) MR. MANOHAR L. OWALEKAR, Partner of M/s. SM DEVELOPERS having its office address SM Plaza, Shop No.2, Plot no. 100, Sector 21, Ulwe, Navi Mumbai - 400 706.



पवल-४	
Navi	२०१५
५१/६	

WHEREAS :

We 1) MR. SHAHAJI A. PATIL, 2) MR. MANOHAR L. OWALEKAR, Partner of M/s. SM DEVELOPERS are the owner of Plot No.100, Sector 21, Ulwe, Navi Mumbai and we are constructing building namely "SM CHANDRABHAGA" on the same plot, allotted by the City and Industrial Development Corporation of Maharashtra Limited (CIDCO).

AND WEHREAS:

Due to business activities we are not able to come for registration Office of the Sub Registrar at Panvel. Therefore we wish to appoint our partner MR. MANOHAR LAXMAN OWALEKAR as our Attorney to do certain things, matters which appeared hereinafter.



NOW KNOW AND THESE PRESENTS WITNESSETH THAT

We, 1) 1) MR. SHAHAJI A. PATIL, 2) MR. MANOHAR L. OWALEKAR, Partner of M/s. SM DEVELOPERS do hereby nominate constitute and appoint MR. MANOHAR LAXMAN OWALEKAR, adult, Indian Inhabitants, residing at Targhar, Post Ulwe, Tal. Panvel, Dist. Raigad. 410206 to be our true and lawful attorney to do in our name and on our behalf all or any of the following acts, deeds, matters and things namely.

That is to Say:

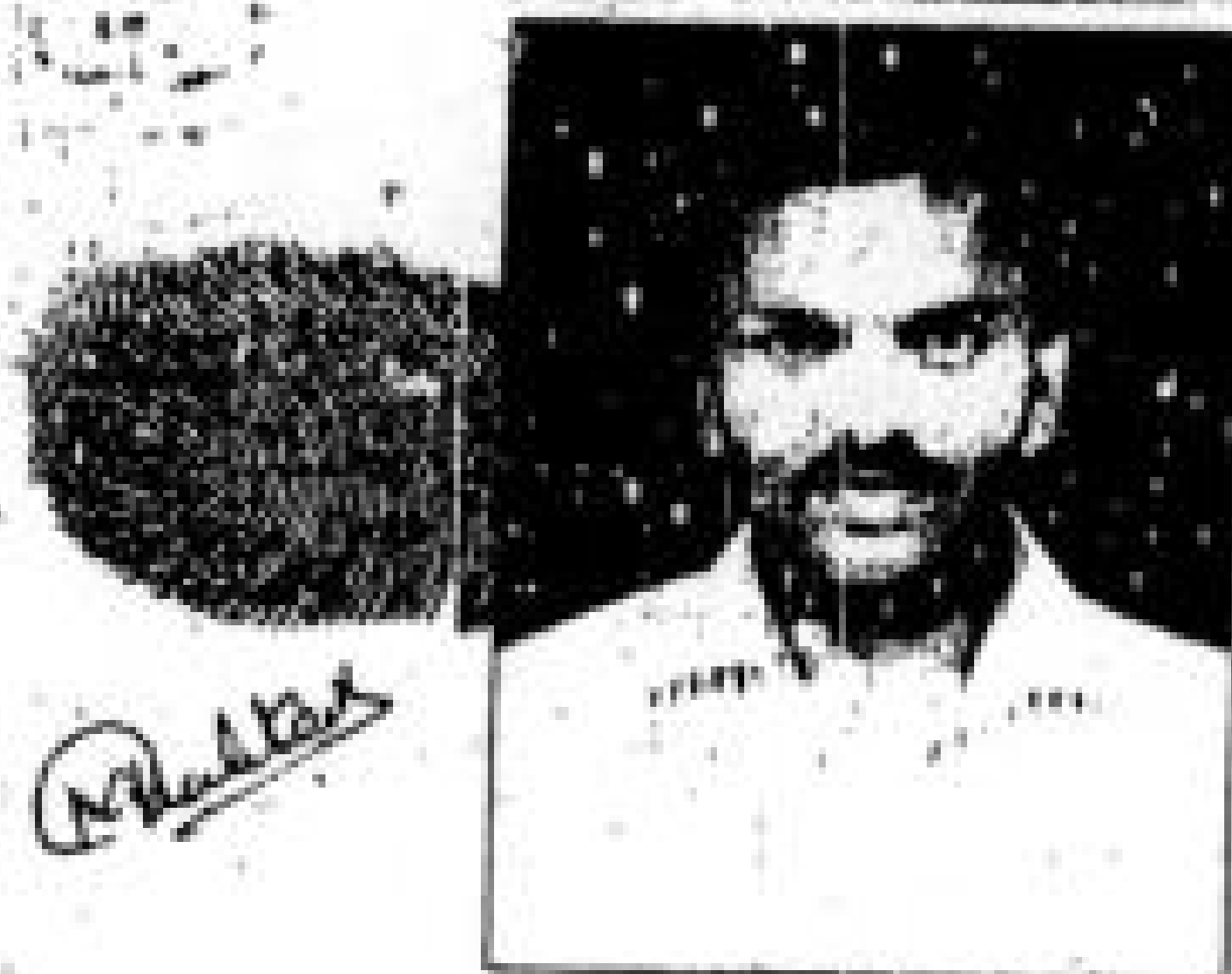
- To appear before the Sub Registrar of Assurances at Panvel, to present for registration of documents, executed by us.
- To admit execution of all the documents such as Agreement for Sale, Sale Deed, Deed of Rectification, Tripartite Agreement, Deed of Confirmation and any other documents which may be required to be executed by us.
- AND GENERALY to do any things matters, which may be required for registration of the documents signed by us before the Sub-Registrar of Assurance, Panvel.
- WE HEREBY agree that all acts, deeds, matters and things lawfully done or cause to be done by our Attorney shall be construed by us. And

ह.न.न.६	
390	2014
3	99

Signature of Mr. Manohar Laxman Owalekar

We hereby RATIFY AND CONFIRM and agree to RATIFY all and whatsoever our said ATTORNEY shall do or caused to be done for us, shall be by virtue of these presents.

The specimen signature of our Attorney MR. MANOHAR LAXMAN OWALEKAR is appended heroin below and we identify and confirm the same.



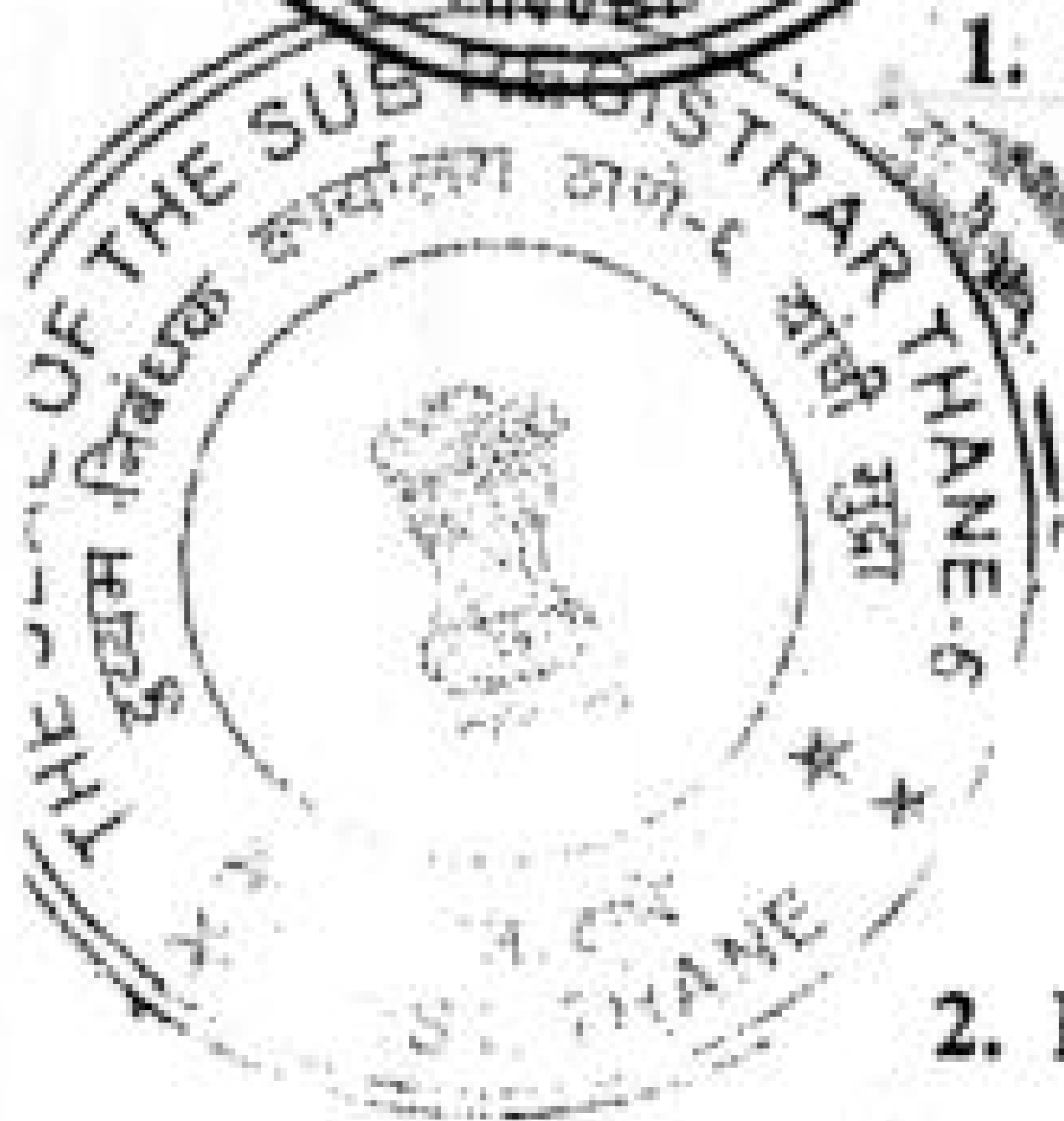
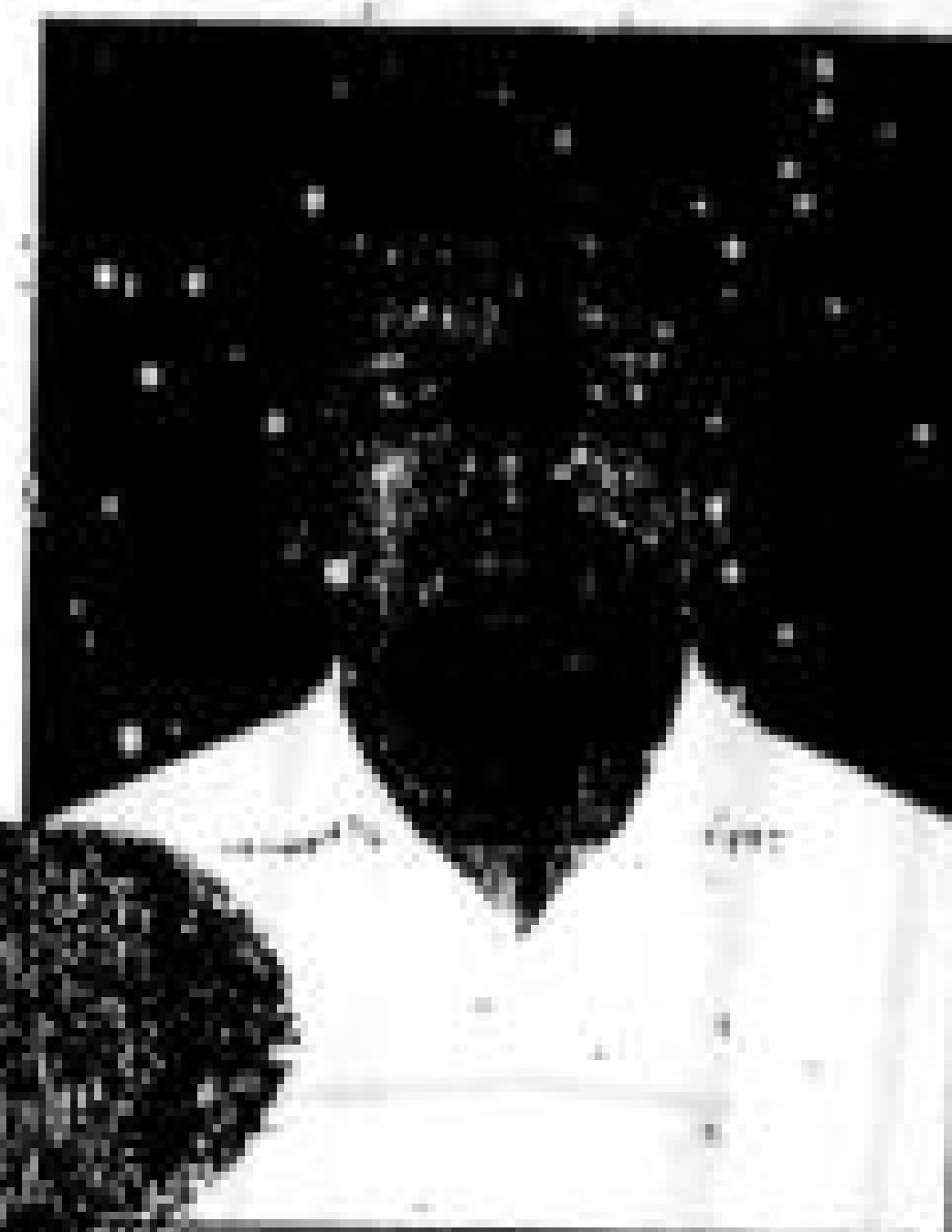
IN WITNESS WHEREOF WE, 1) MR. SHAHAJI A. FATIL AND 2) MR. MANOHAR L. OWALEKAR, Partners of M/s. SM DEVELOPERS hereto have hereunto set and subscribed our hands of this 16th day of Jan 2015 at Navi Mumbai.



16th day of Jan 2015	
Identified by us.	2094
42/EE	

1. MR. SHAHAJI A. PATIL

Shahji

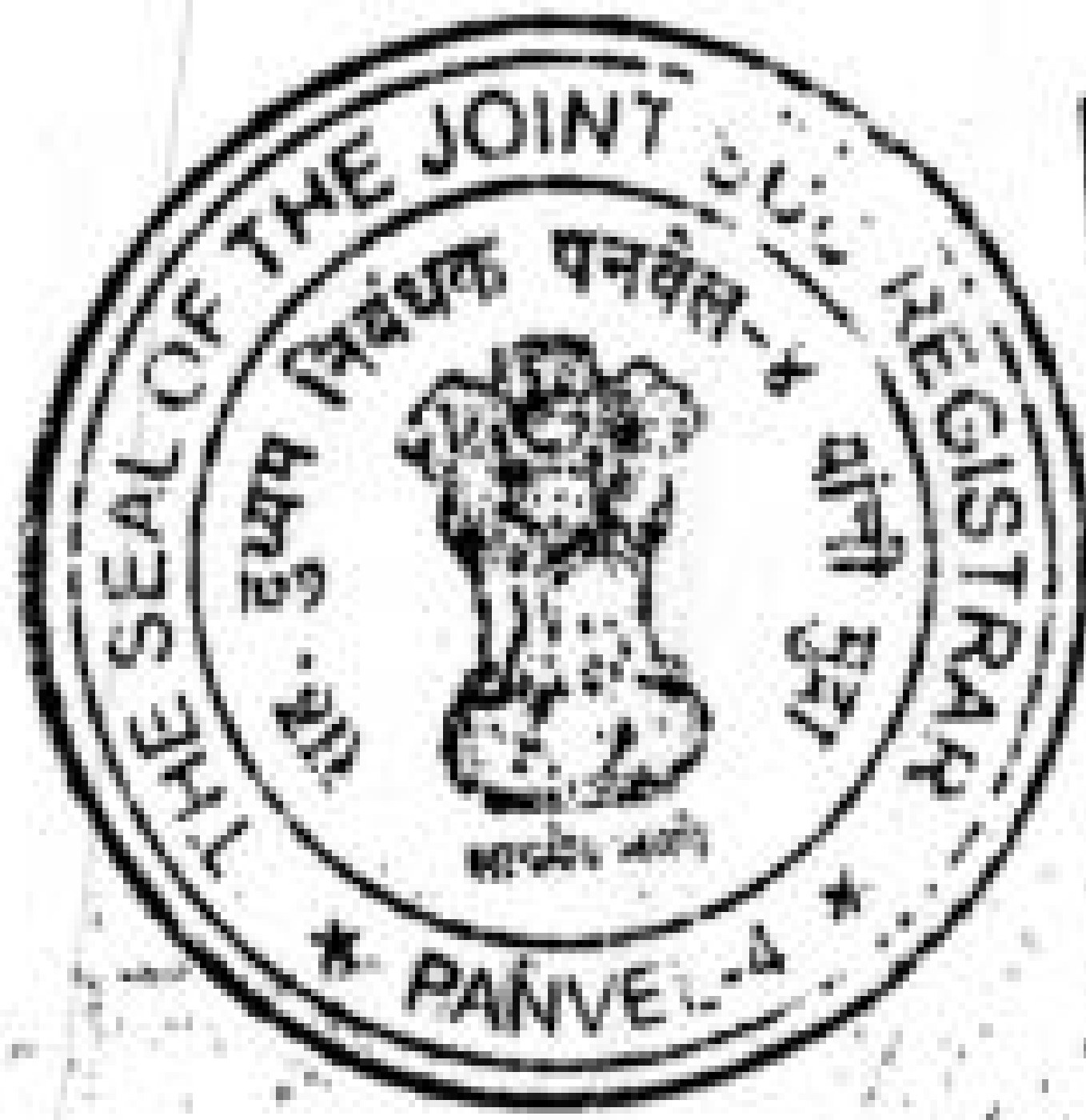


2. MR. MANOHAR L. OWALEKAR



① Nisha Ashu
② Manohar Owale

ट.न.न. ६	
390	2094
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पवेल-४	
३७०	२०१५
६७६	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MS SM DEVELOPERS

16/11/2002
Permanent Account Number
AAKFM9107A



Signature

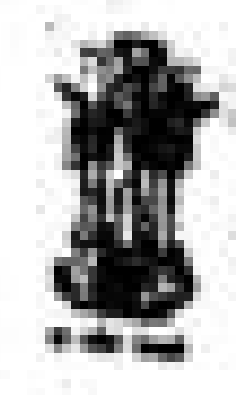


In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UHSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खरा ज्ञान या कृपया सूचित करें - नवी मुंबई
आयकर पैन सेवा यूनिट, UHSI
प्लॉट नं: ३, सेक्टर ११, सीडीबी बेलपुर,
नवी मुंबई-४००६१४

ट. न. न. ६	
३७०	२०१५
६	७७

आयकर विभाग
INCOME TAX DEPARTMENT

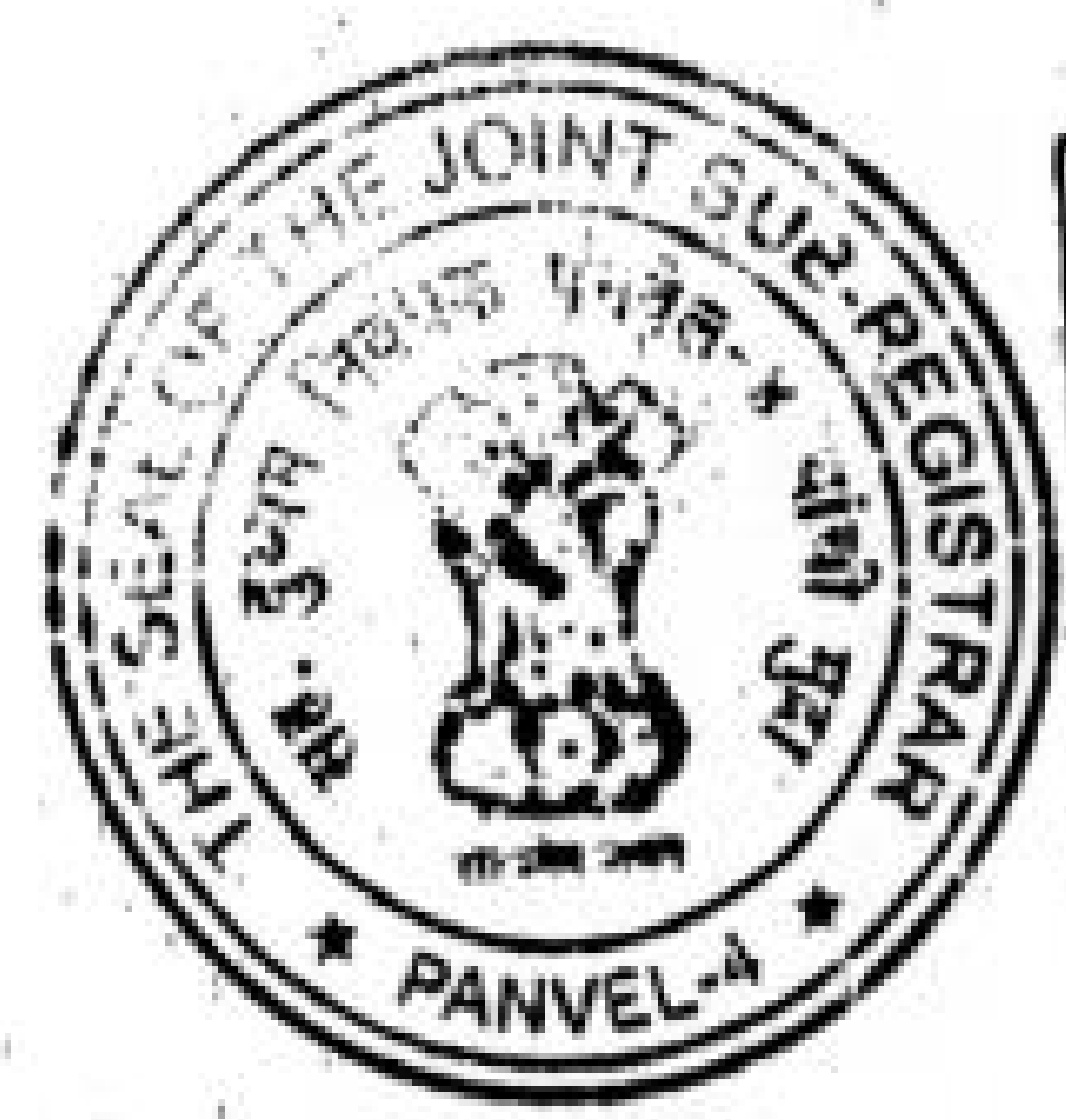


भारत सरकार
GOVT. OF INDIA

MR MANOHAR LAXMAN OWLEKAR
LAXMAN ONALEKAR

26/06/1970
Permanent Account Number
AAGPO6794B

Signature



पवल-४	
१५०६५	२०१५
५५/६६	

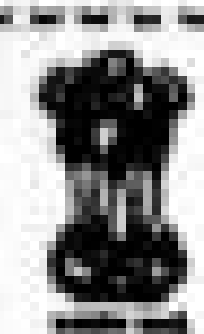
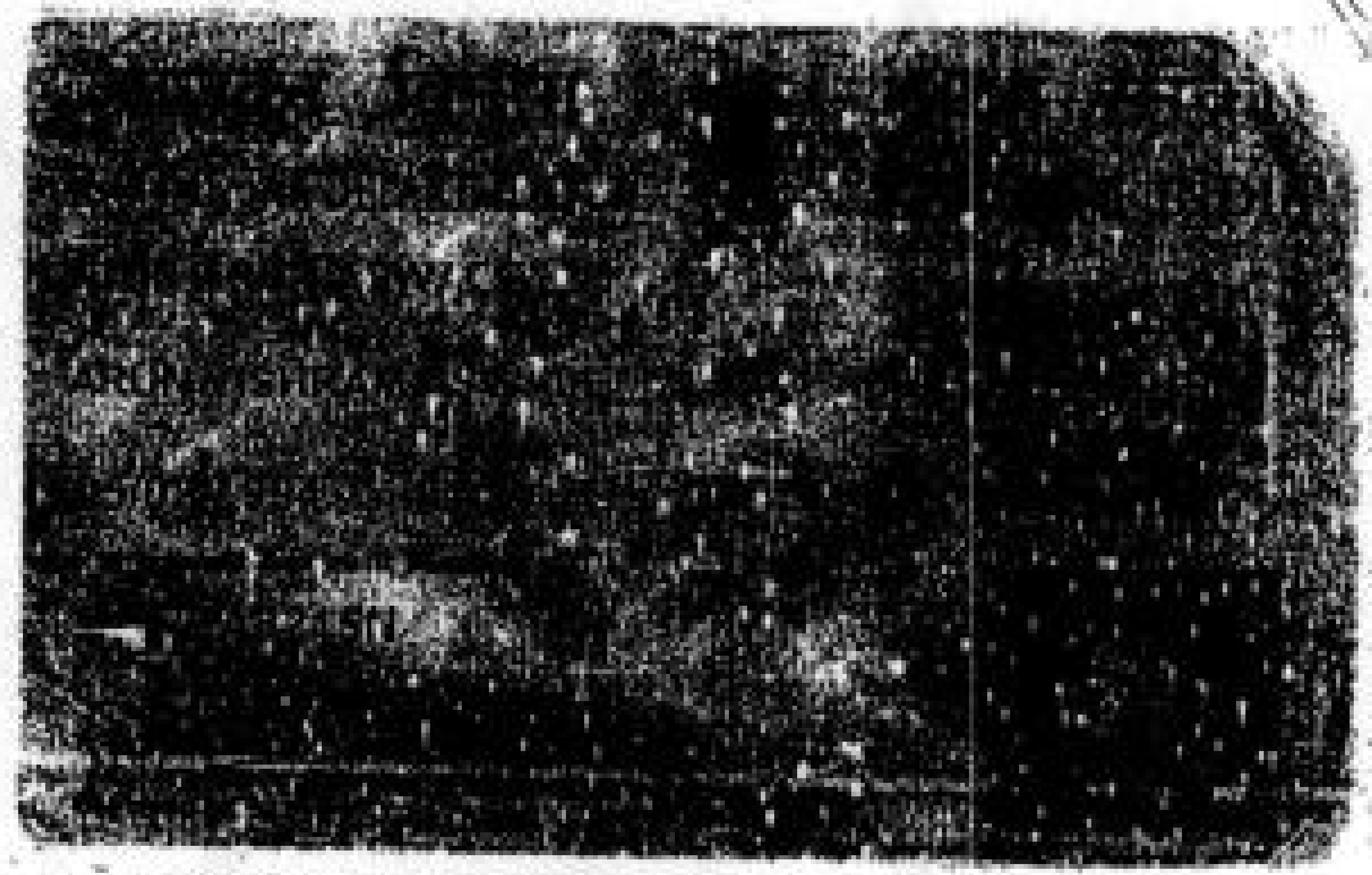


ट. न. न. ६	
३१०	२०१५
६	११



पवेल-४	
१५०६५२०१०	
५६/६८	

SHAHAJIRAO ANANDRAO PATIL
 ANANDRAO DHONDIRAM PATIL
 01/06/1972
 Permanent Account Number
 ABTPP2124L
 Signature: *[Handwritten Signature]*

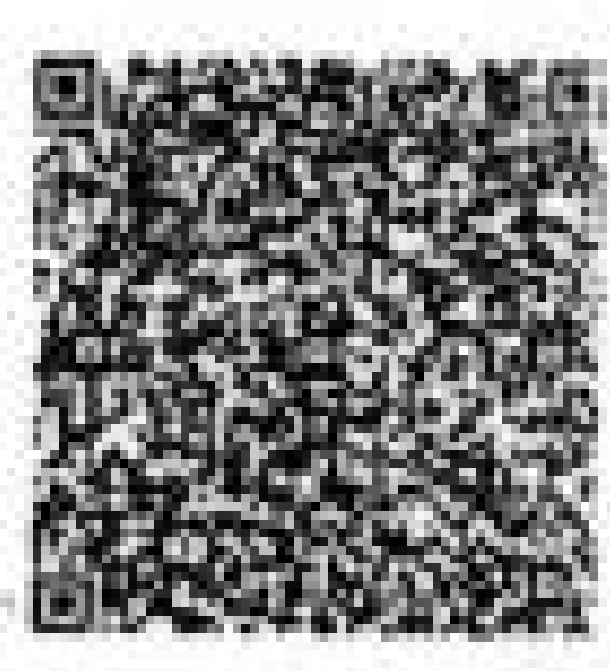


Government of India

जीवन सहाजी अरिवले
Jeevan Tanaji Arivale



जन्म तिथि/DOB: 01/04/1989
पुल्ल / Male



2947 1941 4016

आधार - आम आदमी का अधिकार

३९०	६
१९९	

Summary I (GoshwaraBhag-1)

336/310

शुक्रवार, 16 जानेवारी 2015 5:47 म.नं.

दस्त गोषवारा भाग-1

टनन6

दस्त क्रमांक: 310/2015

दस्त क्रमांक: टनन6 /310/2015

पाजार मूल्य: रु. 01/-

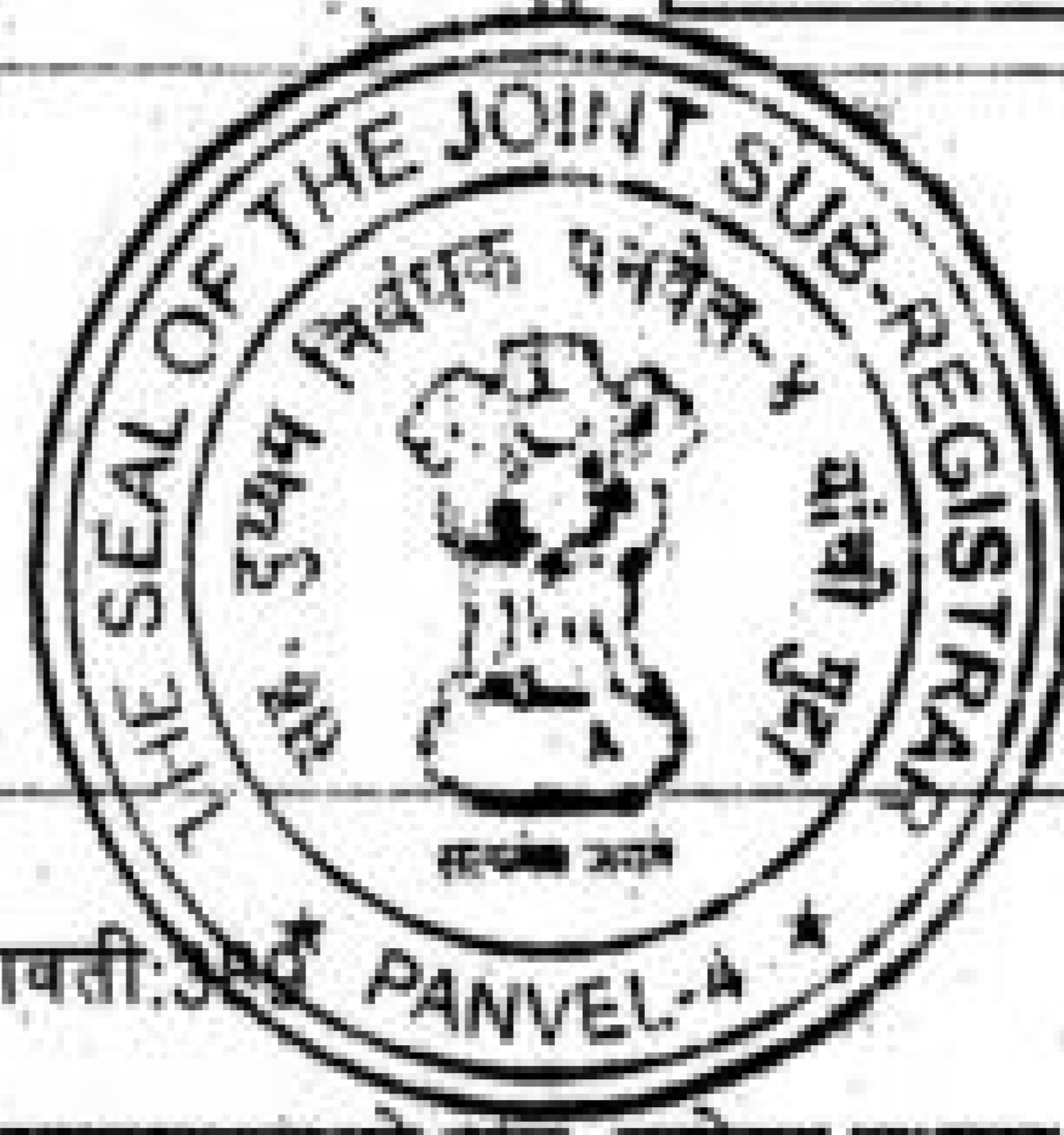
मोबदला: रु. 00/-

पारलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन6 यांचे कार्यालयात

अ. क्र. 310 वर दि.16-01-2015

वेळी 5:36 म.नं. वा. हजर केला.



पावती: 390

सादरकरणाराचे नाव: मनोहर लक्ष्मण ओवळेवर - -

पवल-४

390 / 2015

16/01/2015

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 220.00
पृष्ठांची संख्या: 11

एकुण: 320.00

दस्त हजर करणाऱ्याची सही:

Joint Sub-Registrar Thane 6
मह दुय्यम निबंधक ठाणे-६
(वर्ग - २)

Joint Sub-Registrar Thane 6
मह दुय्यम निबंधक ठाणे-६
(वर्ग - २)

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिफा क्र. 1 16 / 01 / 2015 05 : 36 : 56 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 16 / 01 / 2015 05 : 39 : 59 PM ची वेळ: (फी)

ट. न. न. ६
390 2015
९ ११

प्रतिज्ञा पत्र

सादर दस्तऐवज नोंदणी कायदा १९०६ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तऐवजी सत्यता, वैधता, कायदेशीर बाबीसोबत खरीत निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सादर हस्तांतरण पत्रांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

(Signature)

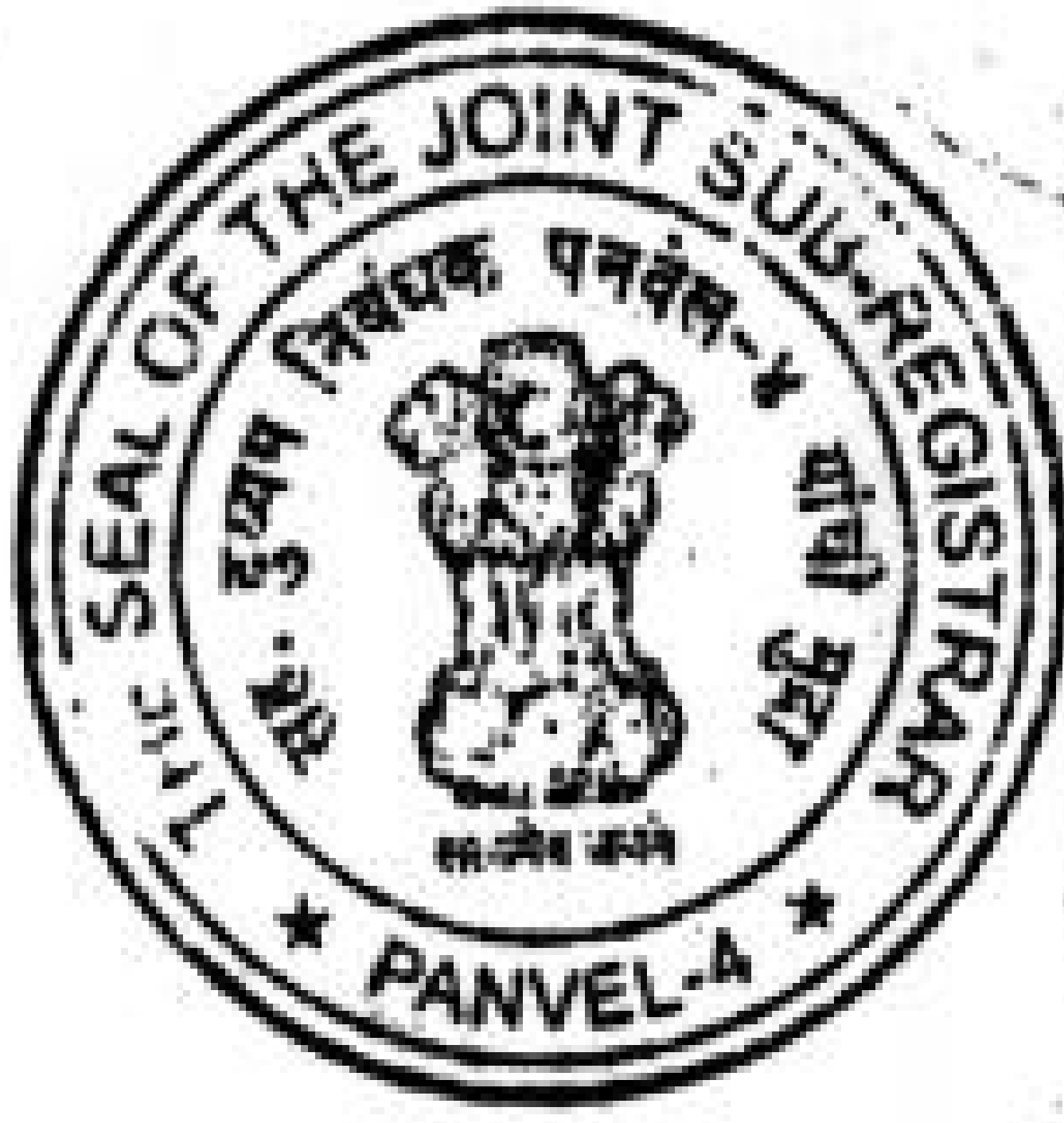
लिहून देणार सही

(Signature)

(Signature)

लिहून देणार सही





५१२१-४	
१५००५	२०१६
५०/१६	

Summary-2(दस्त गोपवारा भाग - २)



16/01/2015 5 51:40 PM.

दस्त गोपवारा भाग-2

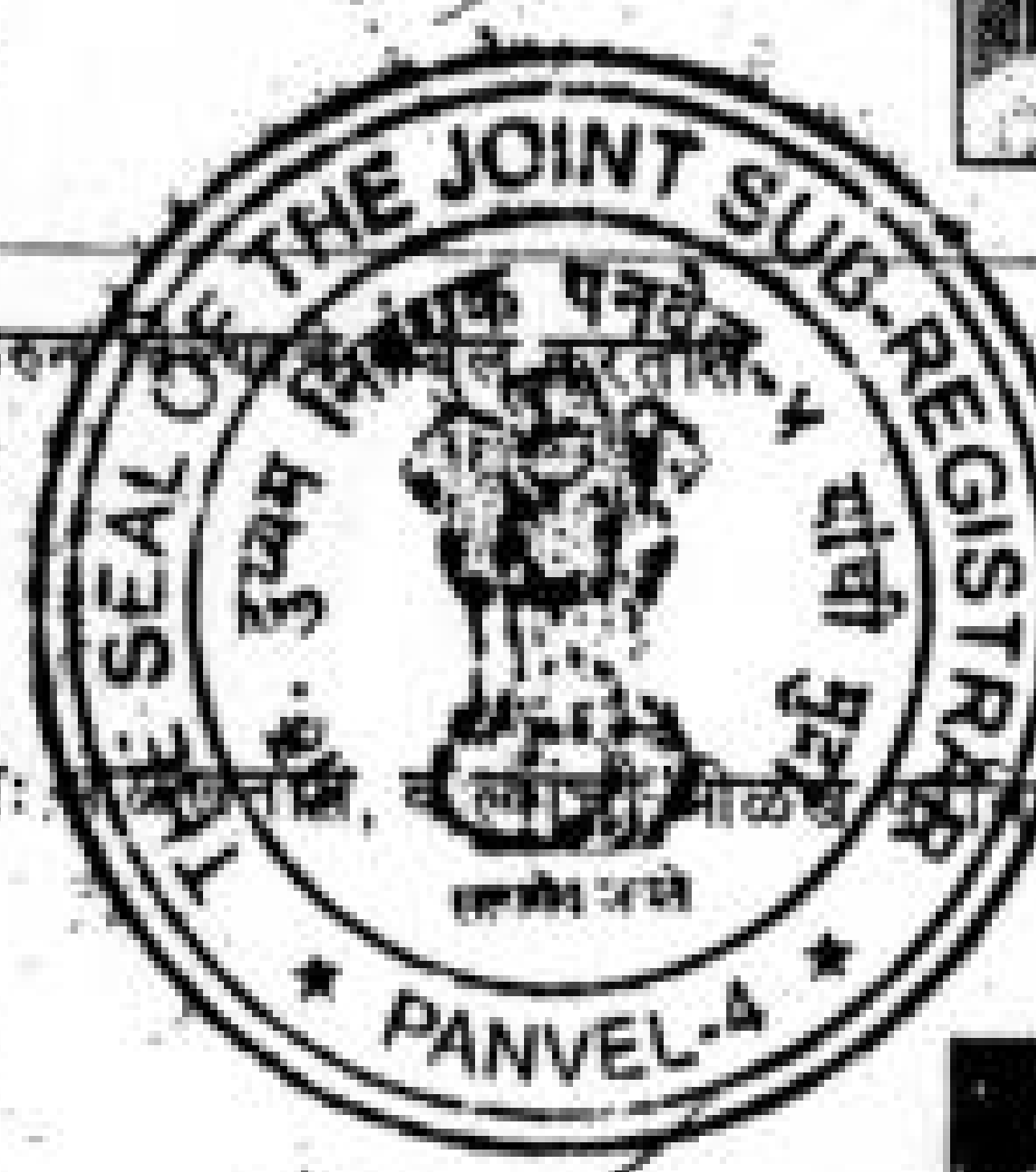
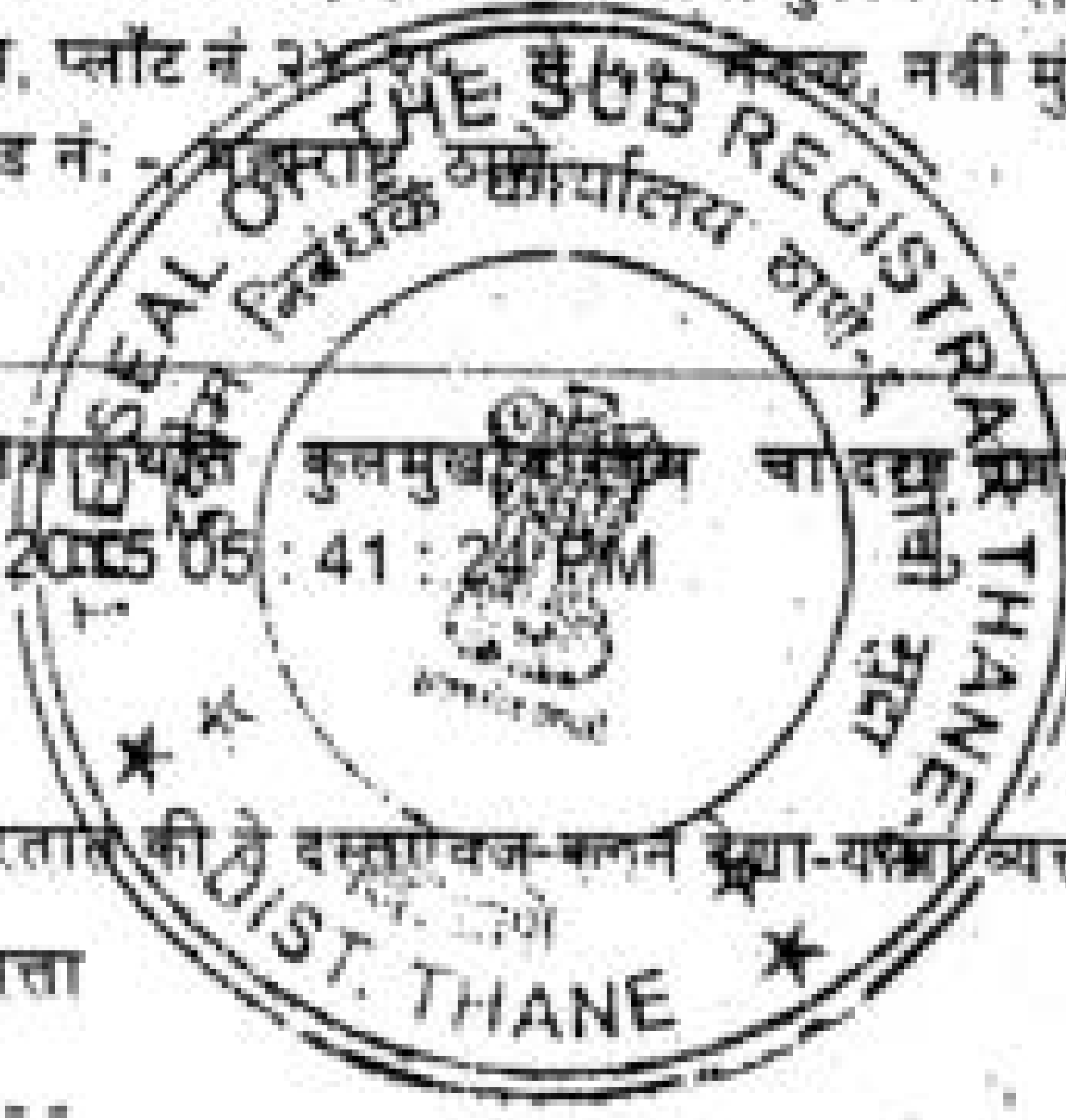
टनन6

दस्त क्रमांक:310/2015

दस्त क्रमांक : टनन6/310/2015

दस्तावाचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनोहर लक्ष्मण ओवळेकर -- पत्ता:प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: तरघर पो.उलवे ता.पनवेल जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर (एमएच). पिन नंबर:	पॉवर ऑफ अटॉर्नी गोल्डर वय :-44 स्वाक्षरी:		
2	नाव:मे. एस.एम.डेव्हलपर्स तर्फे भागीदार शहाजी ए. पाटील-- पत्ता:प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: दुकान नं. २, एस.एम.प्लाझा, प्लॉट नं. २४, २५, से. ५०, नेरळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:	कुलमुखत्यार देणार वय :-42 स्वाक्षरी:		
3	नाव:मे. एस.एम.डेव्हलपर्स तर्फे भागीदार मनोहर एल. ओवळेकर -- पत्ता:प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: दुकान नं. २, एस.एम.प्लाझा, प्लॉट नं. २४, २५, से. ५०, नेरळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:	कुलमुखत्यार देणार वय :-44 स्वाक्षरी:		



पवल-४

१५०९५ २०१५

५४/३३

दस्त गोपवारा करून देणार ठाणे जिल्हा कुलमुखत्यारपत्र देणाऱ्या व्यक्तीस: दस्त गोपवारा करून देणाऱ्या व्यक्तीस: दस्त गोपवारा करून देणाऱ्या व्यक्तीस:

श्री ३ ची वेळ: 16 / 01 / 2015 05 : 41 : 20 PM

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नितीन अस्पले -- वय:21 पत्ता:पनवेल, पिन कोड:410206	स्वाक्षरी:		
2	नाव:जिवन आरीवले -- वय:22 पत्ता:पनवेल पिन कोड:410206	स्वाक्षरी:		

श्री ४ ची वेळ: 16 / 01 / 2015 05 : 43 : 01 PM

श्री ५ ची वेळ: 16 / 01 / 2015 05 : 43 : 16 PM नोंदणी पुस्तक ४ मध्ये

Joint Sub Registrar Thane 6

ग्रह दय्यम निबंधक ठाणे-६
(वर्ग - २)

ट. न. न. ६
३९० २०१५
९० ९९

310 / 2015

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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



पत्र-४	
१५७९	२०१५
२०	१३९

प्रमाणित करण्यास येते की सदर दस्तावेज खालीलप्रमाणे पाहिले आहेत.

सह दुय्यम निबंधक, ठाणे-६ (वर्ग-२)

पुस्तक क्र. १
क्रमांक ३७० नर नोंदला

सह दुय्यम निबंधक, ठाणे-६ (वर्ग-२)
दिनांक १६ मार्च १ सन २०१५

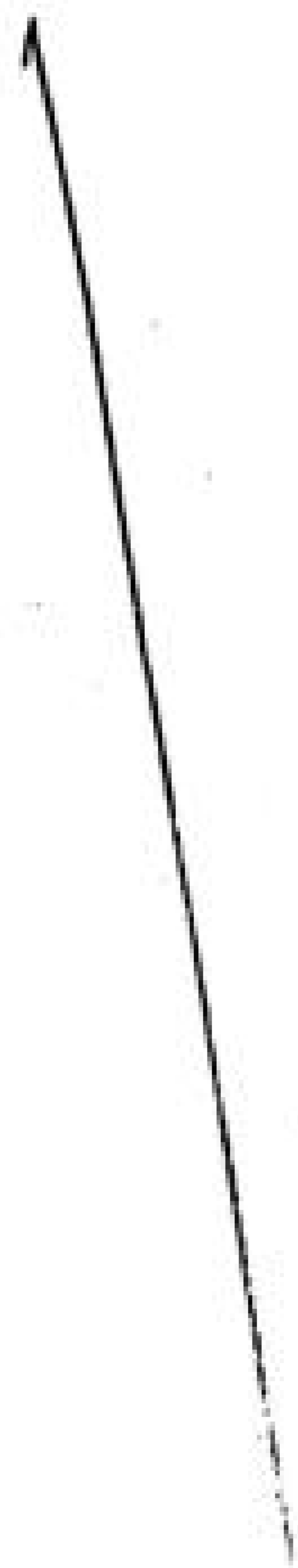
६ न. न. ६	
३७०	२०१५
११	११



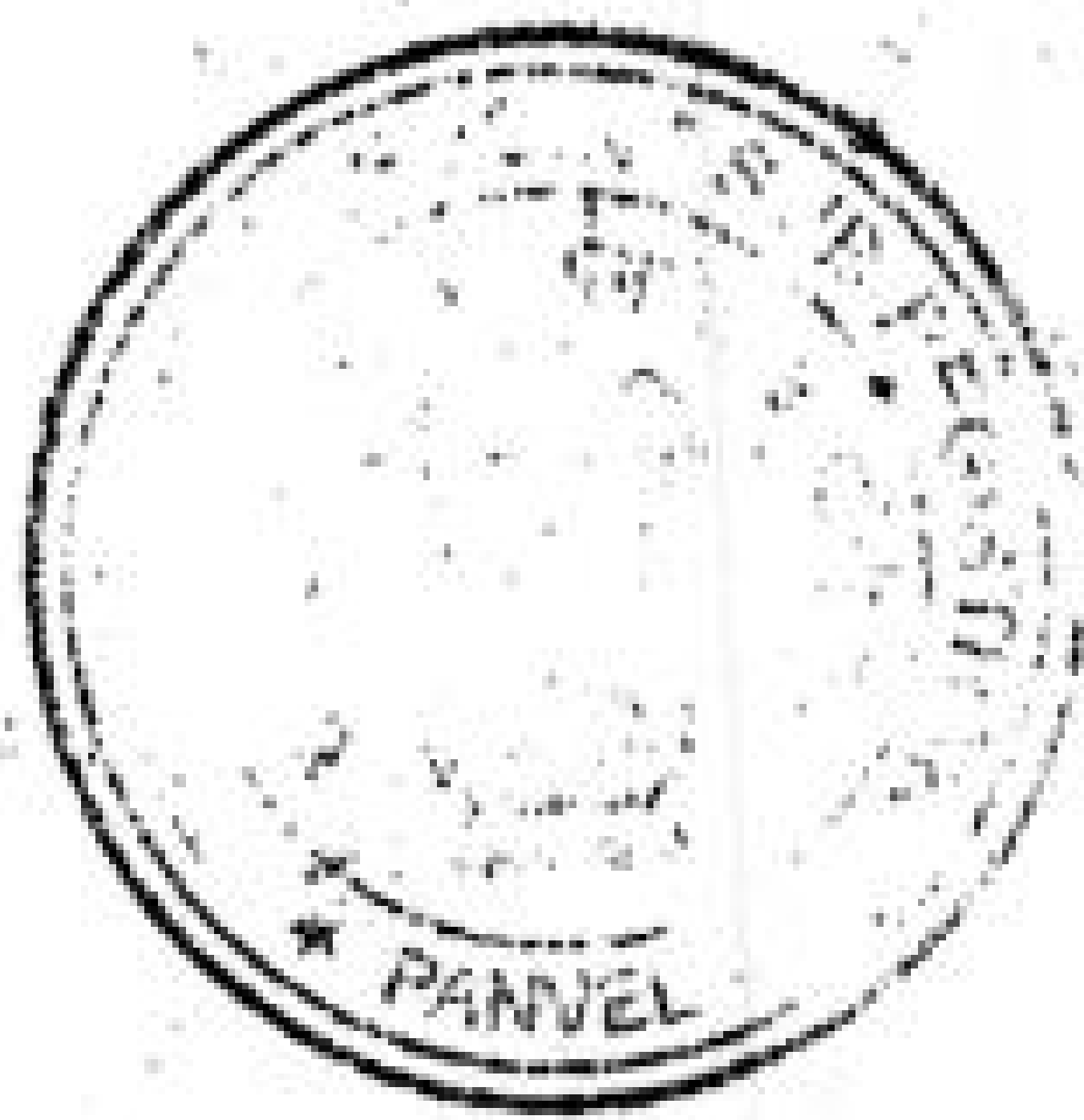
12/23



12-8
Handy 1024
69 / 44

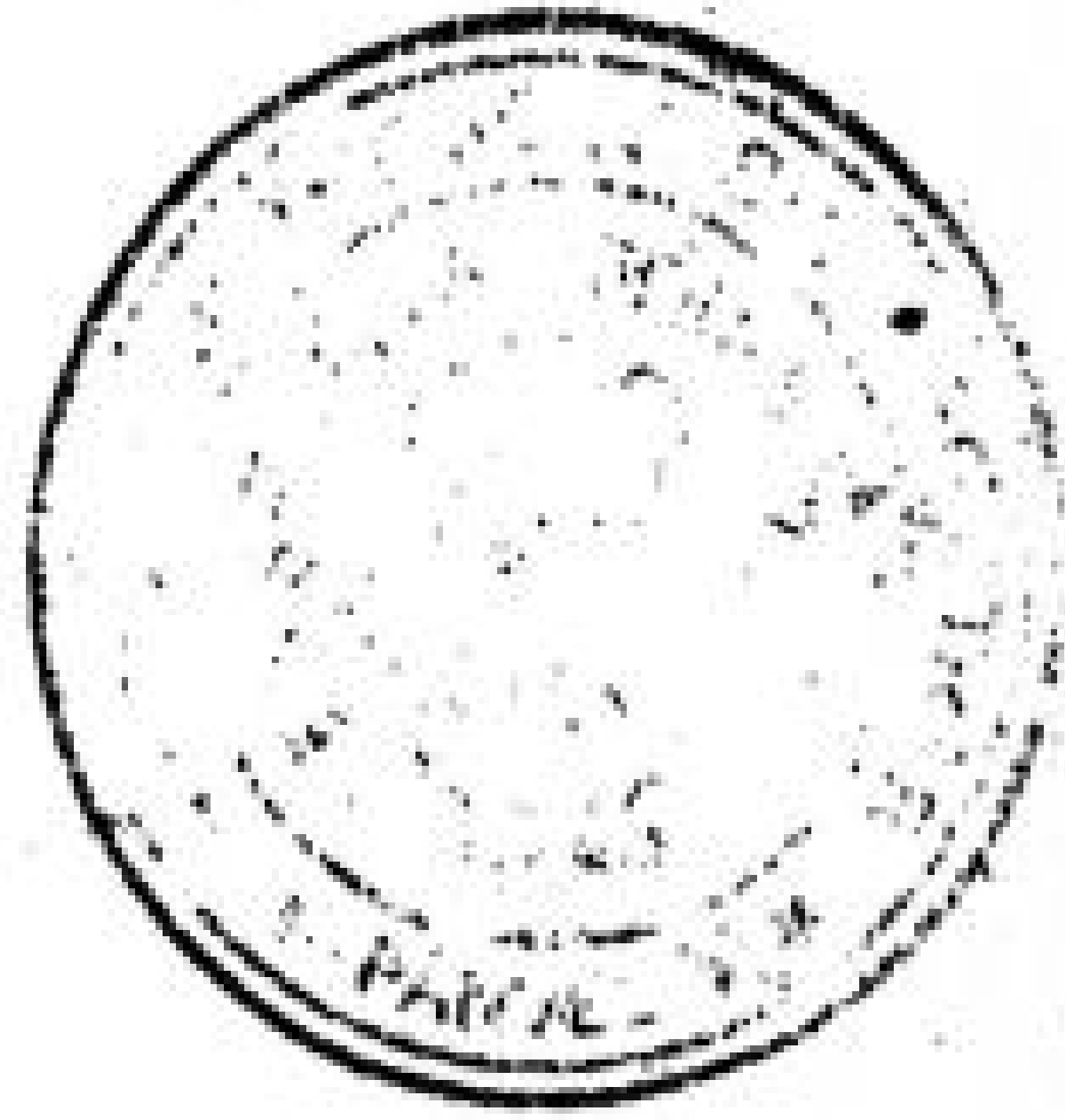


गिरण



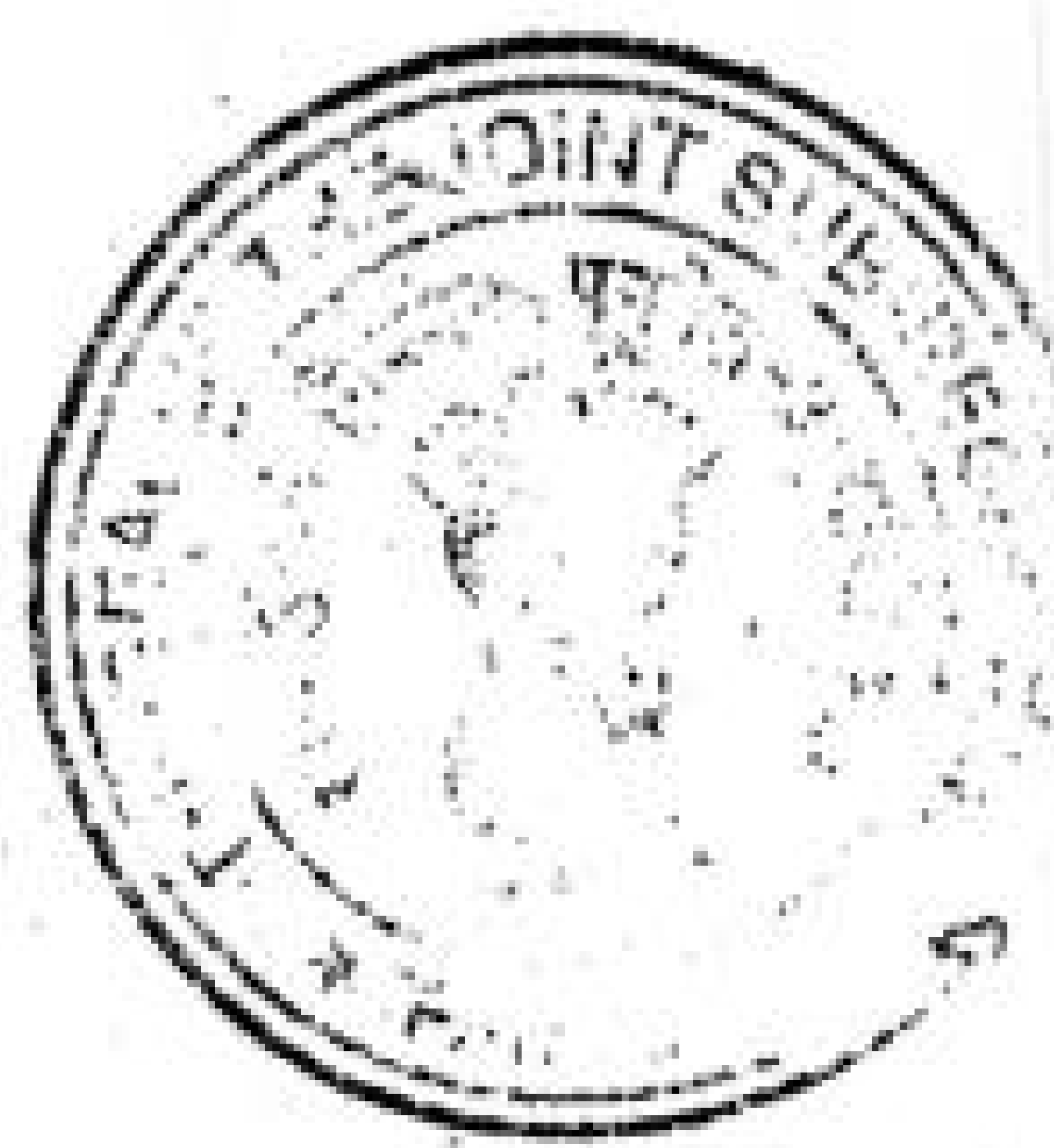
पक्ष-४
१५०५/२०१५
६३ / ६६

सि १९७३

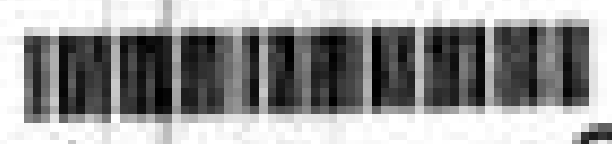


पत्र-४	
१५०५	१०३६
३३	३३

मिना



8-10-83	
6/10/83	20/83
33/83	



मंगळवार, 15 डिसेंबर 2015 4:44 म.नं.

दस्त गोपवारा भाग-1

पवल4

६५६६

दस्त क्रमांक: 15795/2015

दस्त क्रमांक: पवल4 /15795/2015

बाजार मूल्य: रु. 22,84,000/-

मोबदला: रु. 26,19,500/-

भरलेले मुद्रांक शुल्क: रु.1,31,000/-

डु. नि. सह. दु. नि. पवल4 यांचे कार्यालयात

अ. क्र. 15795 वर दि.15-12-2015

रोजी 4:43 म.नं. वा. हजर केला.

पावती:17665

पावती दिनांक: 15/12/2015

सादरकरणाराचे नाव: अशोक संजय भापकर - -

नोंदणी फी

रु. 26200.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

एकूण: 27520.00

दस्त हजर करणाऱ्याची सही:


Joint Sub Registrar Panvel 4


Joint Sub Registrar Panvel 4


दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्रं. 1 15 / 12 / 2015 04 : 40 : 48 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 15 / 12 / 2015 04 : 41 : 19 PM ची वेळ: (फी)

दस्त देवतादेवत जोडलेले कागदपत्रे कुलमुखयार पत्र बंधनपूर्वी बनवून आणून आल्यास यांची संपूर्ण जबाबदारी निपदकांची उरते.


लिहून देणार

लिहून देणार





15/12/2015 5 04:40 PM

दस्त गोषवारा भाग-2

पवेल 4

दस्त क्रमांक: 15795/2015

दस्त क्रमांक : पवेल 4/15795/2015

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. एस. एम. डेव्हलपर्स तर्फे भागीदार शहाजी आनंदराव पाटील यांचे कु मु म्हणुन मनोहर लक्ष्मण ओवळेकर - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: दुकान नं. २, एस. एम. प्लाझा, प्लॉट नं. २४, से. ५०, नेरूळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन नंबर: AAKFM9101A	लिहून देणार वय :- 45 स्वाक्षरी:- 		
2	नाव: मे. एस. एम. डेव्हलपर्स तर्फे भागीदार मनोहर लक्ष्मण ओवळेकर - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: दुकान नं. २, एस. एम. प्लाझा, प्लॉट नं. २४, से. ५०, नेरूळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AAKFM9101A	लिहून देणार वय :- 45 स्वाक्षरी:- 		
3	नाव: अशोक संजय भापकर - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम क्र. 18, सर पोचखानवाला रोड, वरळी कॅम्प, शमा क्वार्टर्स, बिल्डिंग क्र. ४१, वरळी, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन नंबर: AOUPB4433J	लिहून देणार वय :- 30 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र. 3 ची वेळ: 15 / 12 / 2015 05 : 00 : 15 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

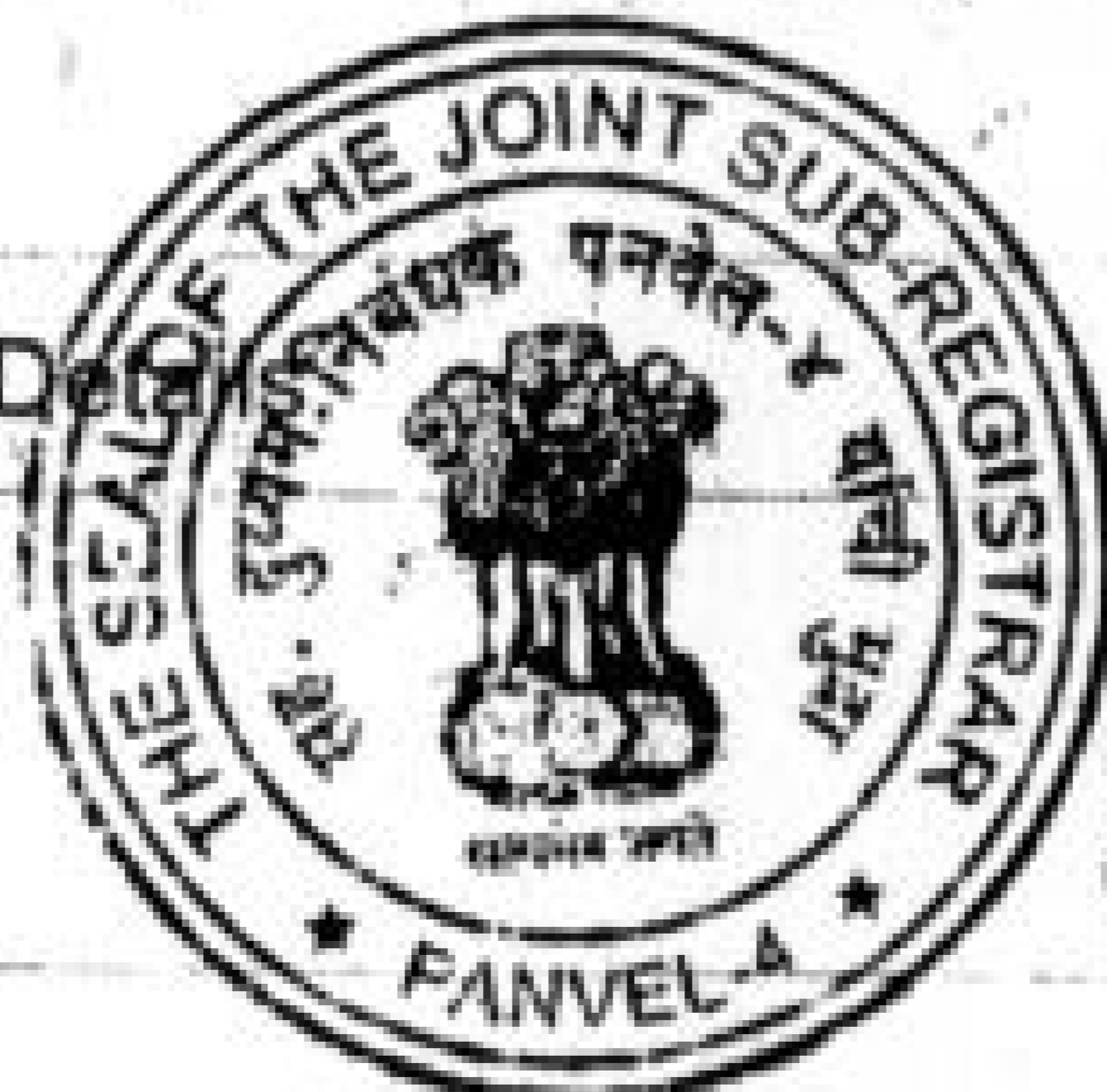
अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अक्षय पाटील - - वय: 24 पत्ता: पनवेल. पिन कोड: 410206			
2	नाव: जीवन आरीवले - - वय: 24 पत्ता: पनवेल. पिन कोड: 410206	स्वाक्षरी 		

शिक्षा क्र. 4 ची वेळ: 15 / 12 / 2015 05 : 01 : 14 PM

शिक्षा क्र. 5 ची वेळ: 15 / 12 / 2015 05 : 01 : 33 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Panvel 4

EPayment Details



प्रमाणित करण्यात येते की सदर दस्त क्र. १५४९ मध्ये ... ए. ए. ... पाने आहेत पुस्तक क्रमांक वर नोंदला दिनांक १५/१२/२०१५

सह. उपनिबंधक पनवेल-४

sr. Epayment Number
1 MH005639101201516E

Defacement Number
0003346237201516

15795 / 2015

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Flat NO- 902, (Carpet Area - 30.258)
4th floors sm chandrabhaya's plot NO 100
Sector - 21 Tal - Panvel Dist Raigad
Village - Viwe

CC - 10-12-2014 - CIDCO - sm Developers
Gen 09th floors

TR - 19-12-2014 - sm Developers

Reg. DDA -

Reg. L.A - ²⁵⁻¹²⁻¹¹ CIDCO — Gajanan ovulekar
- e.ors.

Reg. TA - 16-05-2011 - CIDCO - Gajanan
Pillai - e.ors. — sm Developers





SM DEVELOPERS

Builders, Developers & Engineers

NOC

'SM PLAZA', Plot No. 24/25, Sector- 50 (Old), Nerul, Seawoods, Navi Mumbai - 400 706.
Ph. Office : (022) 2772 3103 / 7506674260 , Email : smdevelopers2002@yahoo.com, Website : www.smdevelopers.co.in

To,
The Assistant General Manager
State Bank of India
RASMECC,
Thane

Date: 5th Jan. 2016

We, M/s SM Developers hereby certify that

1. Flat No. 902 in SM Chandrabhaga situated at/ to be constructed at Plot No. 100, Sector 21, Ulwe, Navi Mumbai has been allotted to Mr. Ashok Sanjay Bhapkar.
 2. That the total cost of the flat is Rs 26,19,500 (Rupees Twenty Six Lac Nineteen Thousand Five Hundred only).
 3. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
 4. We confirm that we have no objection whatsoever to Mr. Ashok Sanjay Bhapkar mortgaging the flat to State Bank of India as security for the amount advanced by the Bank.
 5. We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat/house allotted to him/her/them during the currency of the loan sanctioned / to be sanctioned by the Bank to him/her/them.
 6. We hereby state and confirm that the building plan sanctioned under commencement certificate number CIDCO/BP-12667/TPO(NM&K)/2014/1222 dated 10th Dec. 2014 shall not be altered/changed without the prior written consent of the bank.
- We further state and undertake to record the charge of the bank of the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing society or an Association of Apartment being so mortgaged to your bank.
7. After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the bank from the said purchaser, I/We are agreeable to accept State Bank of India as a Nominee of the above named purchaser for the property described above and once the nomination favoring the bank has been registered and advice sent to the bank of having done so, I/We note not to change the same without written NOC of the bank.
 8. We undertake to inform and deposit Share certificate to the bank directly, as and when issued in the name of the applicant

Builders' Signature with stamp.

For M/s. SM DEVELOPERS

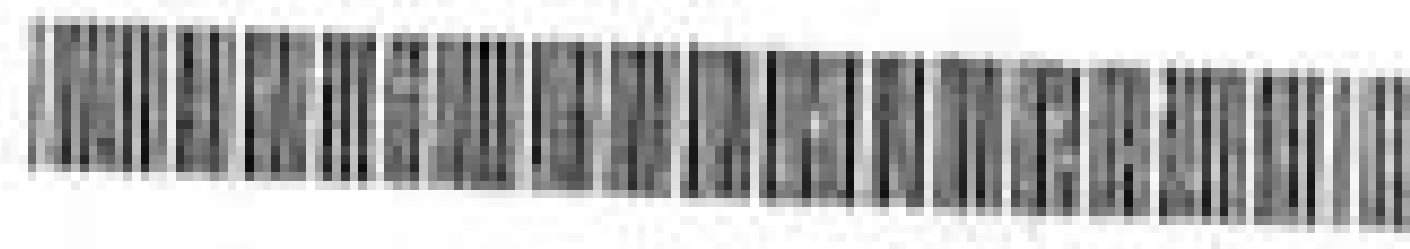
Partners

Regd. Office :- At. Targhar, Post. Ulwa, Tal. Parnel, Dist. Raigad - 410 206

2

T.P

T.R.
16.05.2011



Monday, May 16, 2011
4:04:49 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

गावाचे नाव चलवे

पावती क्र. : 5155

दिनांक 16/05/2011

दस्तऐवजाचा अनुक्रमांक

पत्रलेख क्र. 05066 2011

दस्ता ऐवजाचा प्रकार



करारनाम किये त्याचे अंमलखाने किये करार संक्षेपलेख

सादर करणाराचे नाव:मे / एसएम डेवेलपर्स तर्फे मंगीदाल शाहाजी आनंदराव पाटील - -

नोंदणी फी

- 30000.00


नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

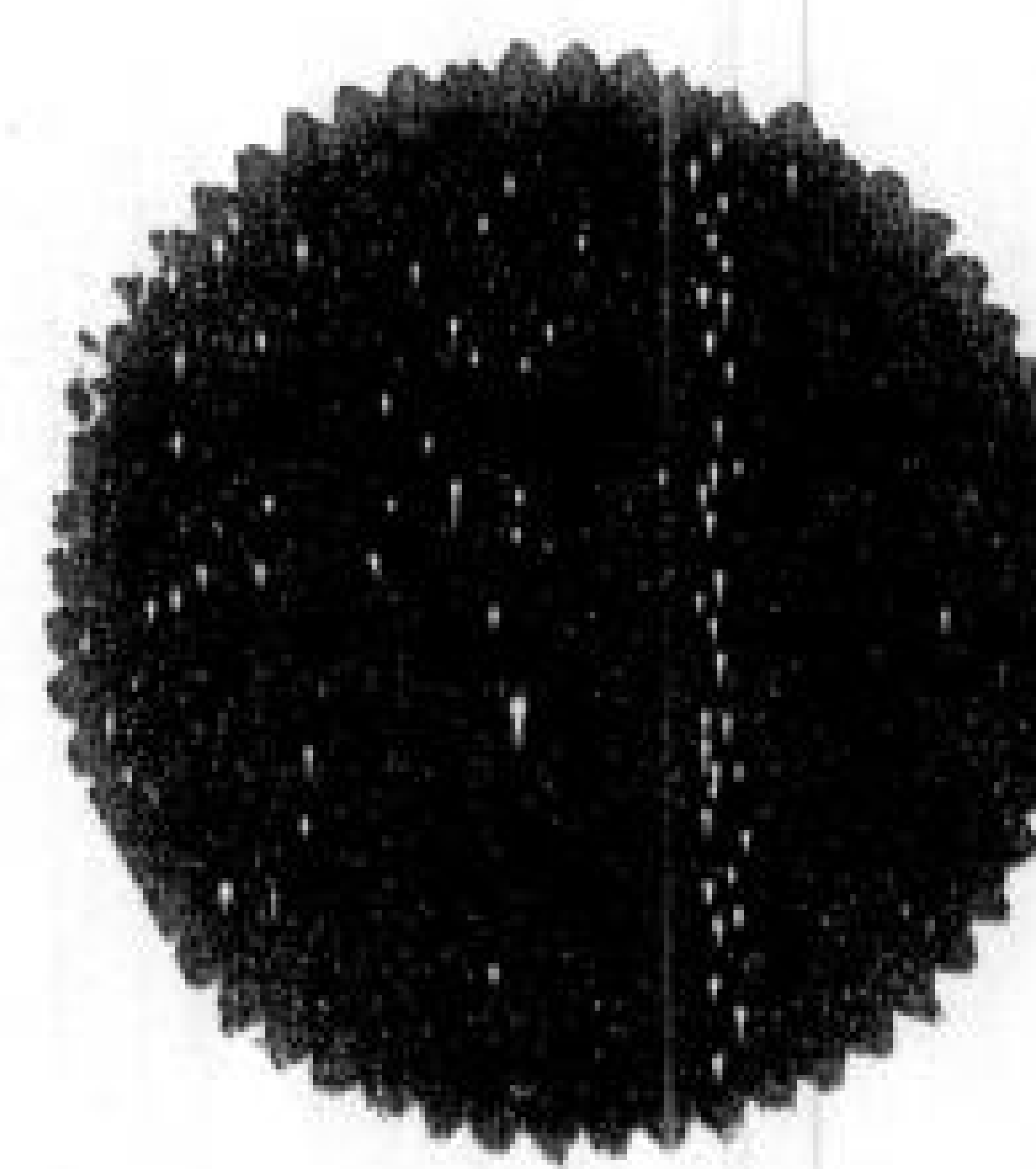
- 320.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

एकूण रु. 30320.00

आपणास हा दस्त अंदाजे 4:19PM ह्या वेळेस मिळेल


दुय्यम निबन्धक
सह दु.नि.पनवेल 3



बाजार मुल्य: 13748500 रु. मोबदला: 26875 रु.

भरलेले मुद्रांक शुल्क: 688000 रु.

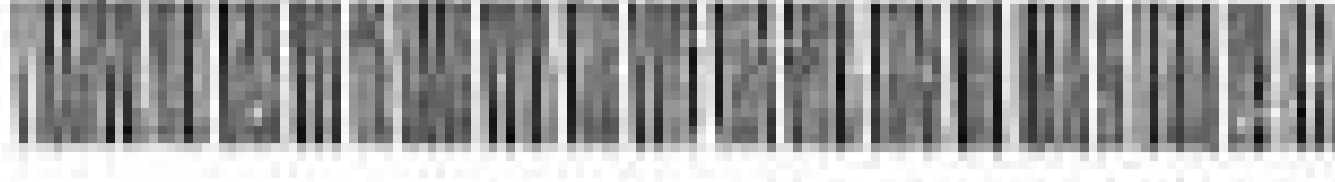
ऐवजाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/धनाकर्ष क्रमांक: -; रक्कम: 30000 रु.; दिनांक: 13/05/2011

CERTIFIED TRUE COPY





दुय्यम निबंधक: सह दु.नि.पनवेल 3

दस्तावेजमांक व वर्ष: 5066/2011

नोंदणी 63 म.

Monday, May 16, 2011

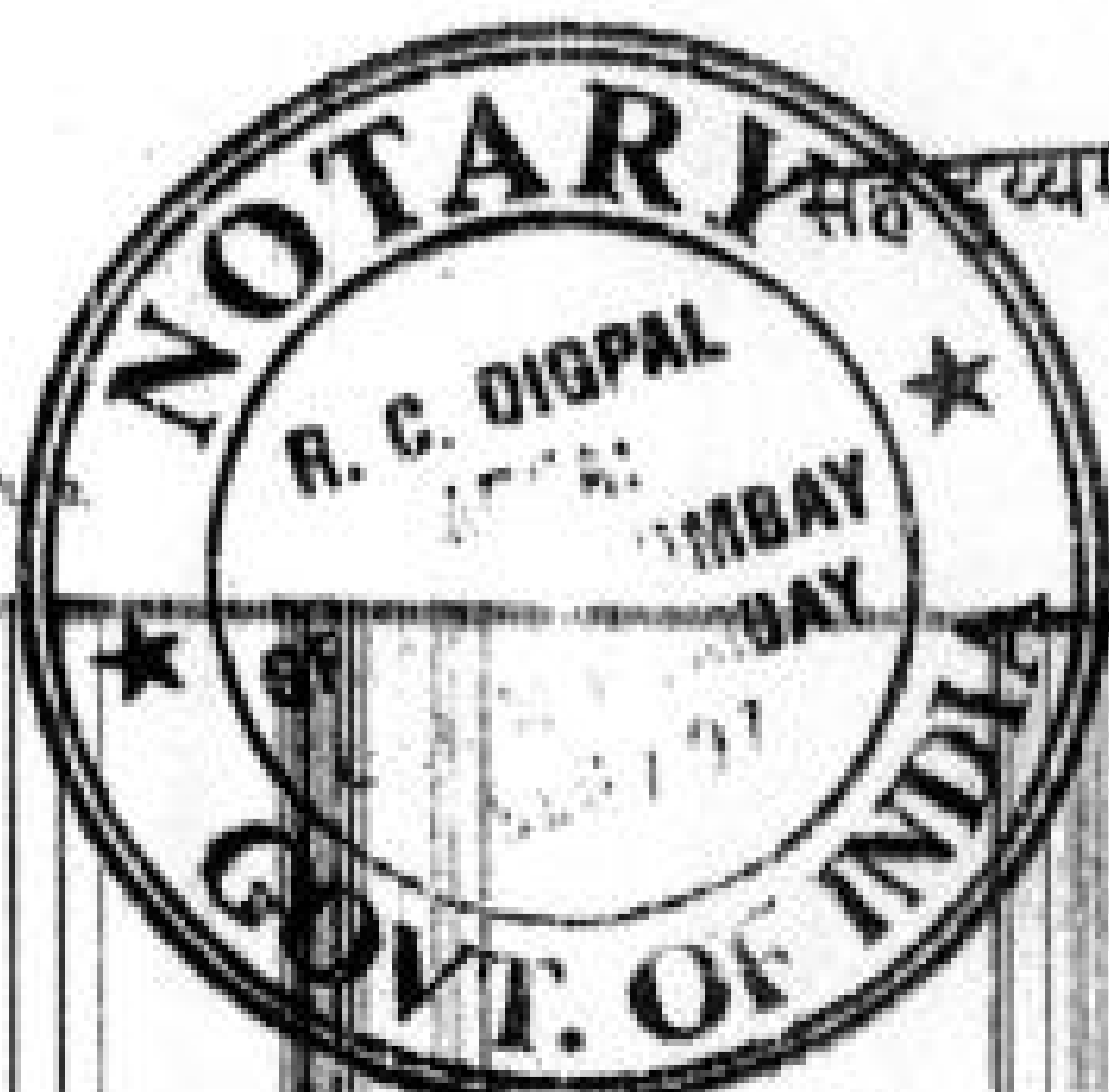
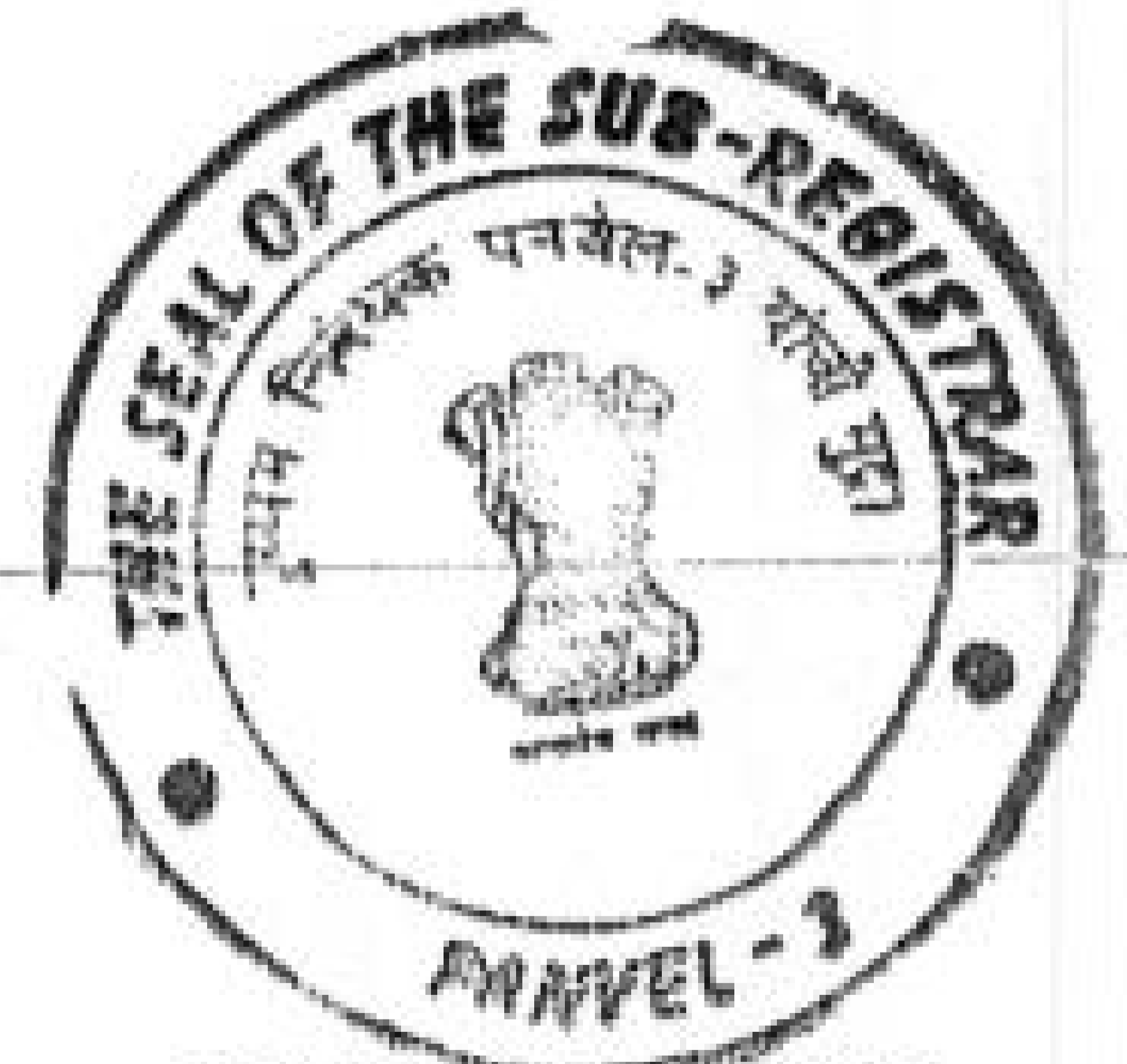
सूची क्र. दोन INDEX NO. II

Regn. 63 m.e

4:08:38 PM

गावाचे नाव : उलवे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 26,875.00
श.भा. रु. 13,748,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णना प्लॉट नं 100 सेक्टर 21, क्षेत्र 2148.15 चौ.मी. उलवे ता पनवेल जि रायगड
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तोव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (1) गजानन पिलाजी ओवळेकर - -; घर/प्लॉट नं: तरघर पो उलवे ता पनवेल जि रायगड ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (2) बाबुराव पिलाजी ओवळेकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (3) पांडुरंग पिलाजी ओवळेकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (4) महादेव पिलाजी ओवळेकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (5) गणपत पिलाजी ओवळेकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) गणेश पिलाजी ओवळेकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) सुनंदा लक्ष्मण ओवळेकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (8) मनोहर लक्ष्मण ओवळेकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (9) किशोर लक्ष्मण ओवळेकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (10) समाधान लक्ष्मण ओवळेकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (11) निर्मला गजानन पाटील - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (12) सिडको - -; घर/प्लॉट नं: सि वी डी ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (1) मे / एसएम डेव्हलपर्स तर्फे भागीदार शहाजी आनंदराव पाटील - -; घर/प्लॉट नं: दुकान क्र 2, प्लॉट नं 24, सेक्टर 50, नैरुळ ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAKFM 9101A .
- (2) मे / एसएम डेव्हलपर्स तर्फे भागीदार मनोहर लक्ष्मण ओवळेकर - -; घर/प्लॉट नं: - - -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 16/05/2011
- (8) नोंदणीचा 16/05/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 5066 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 687425.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर

सह दुय्यम निबंधक पनवेल-३
(वर्ग-२)

केवल आदाता के खाते में
ACCOUNT PAYEE ONLY

Bank's Pay Order

Date 13/05/2011

Pay JOINT SUB REGISTRAR PANVEL*****

को का आदेशानुसार or Order

रुपये Rupees Thirty Thousand Only.

₹.Rs. *****30000.00

on account of CA-3415 के मददे अदा करें।

PARSIK JANATA SAHAKARI BANK LTD.



पारसिक जनता सहकारी बैंक लि.

For Parsik Janata Sahakari Bank Ltd.

Belapur Branch : Belapur - 400 614.

बेलापुर शाखा : बेलापुर - 400 614.

[Signature]
प्रबन्धक

[Signature]
ADJ-SHARER SIGNATURES

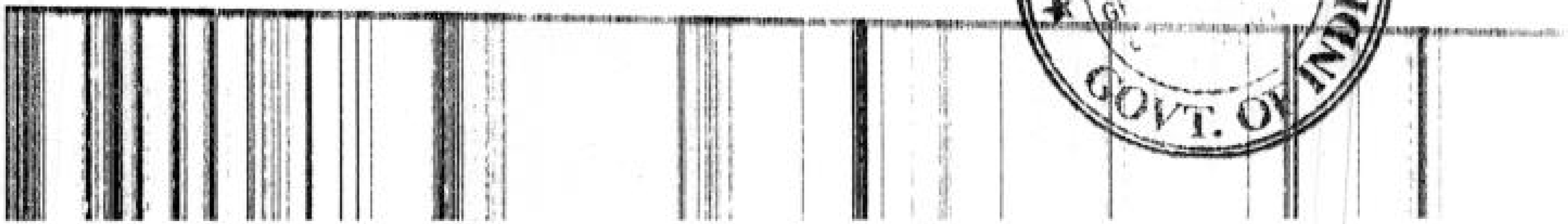
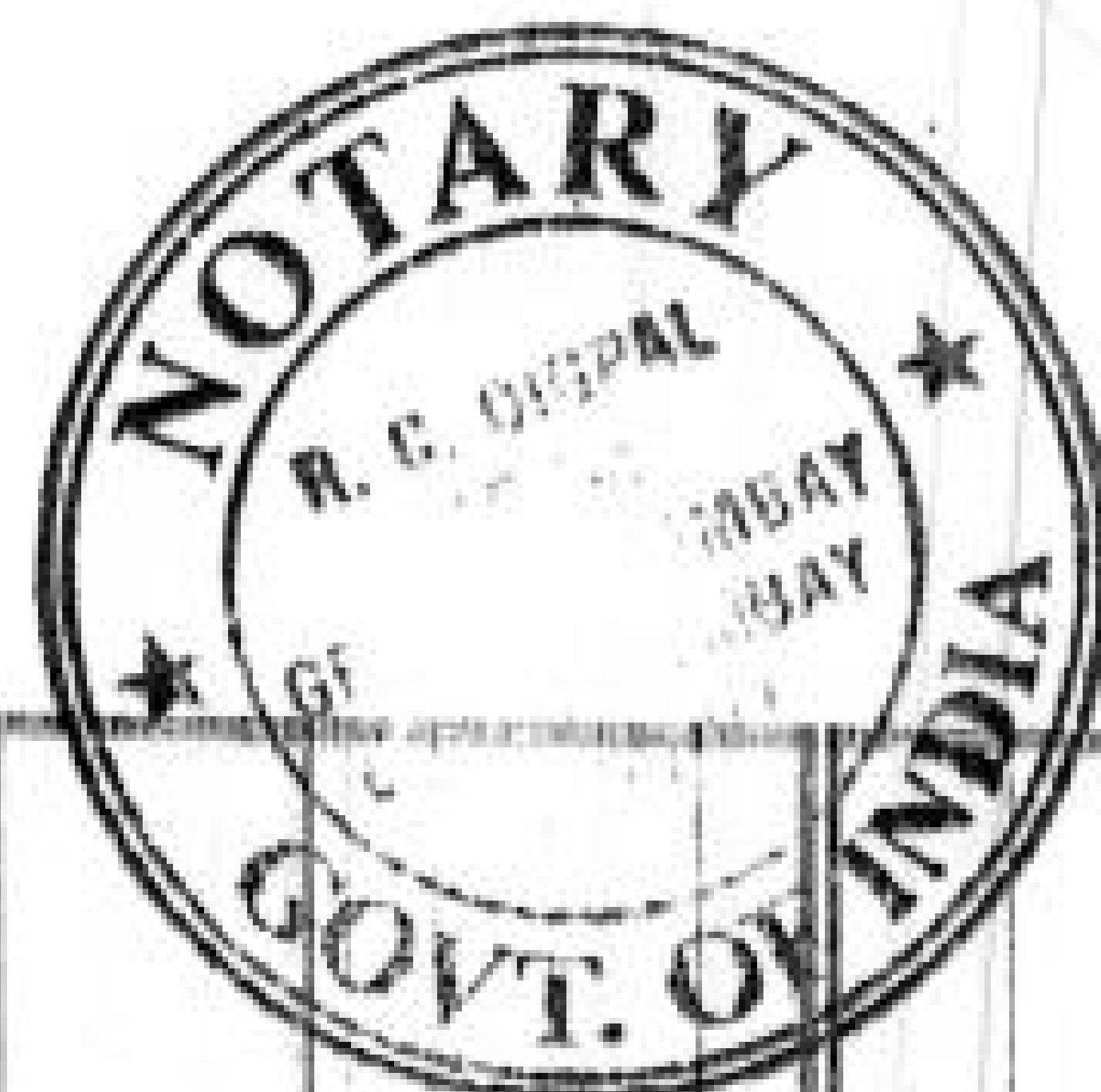
Amount Not Over Than Rs.30001 /-

⑈026658⑈ 400362004⑈

12



पहल - 3
40666.000
9/198



BANKS DATA FORMS
VALID FOR SIX MONTHS ONLY

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4



प्राइम प्रति CUSTOMER COPY क.सं. Sr. No. (VASHI-17 BR.) 4451 तारीख Date 13.5.2011 खाता नं Acct. No. 12377800010010 आईडीबीआई बैंक खाता स्टॉप स्टुटी IDBI bank A/c Stamp duty	
दस्तावेज का प्रकार Type of Document	Triparty Agreement
स्टॉप का प्रकार Type of Stamp	विशेष एडेसिव Special Adhesive
फ्रैंकिंग मूल्य Franking Value	₹.Rs. 688000
सेवा प्रभार Service Charges	₹.Rs. 10
कुल Total	₹.Rs. 688010
स्टॉप स्टुटी अदाकर्ता का नाम व पता Name and address of stamp duty paying party M/S GM Developers 5th Plaza Bldg Plot 24/25 Sect. 50, Navi Mumbai	
ड्राइंग नं. DD / Cheque No. 15216459 बैंक पर ड्राइंग Drawn on Bank Gopikrishna Bank Sahakar Bank Belgaon 9 MAY 2011 FROM COUNTER NO.	
क्रेता / आवेदक के हस्ताक्षर Signature of Purchaser/Applicant बैंक के प्रयोग के लिए (For Bank's Use only)	
डीसी नं. DC No.	तारीख Date
फ्रैंकिंग मूल्य का नं. Franking Sr. No.	
अधिकृतकर्ता Authorised by हस्ता. व ईआईएन (Sign, Name & EIN)	



45033

2198



उमट मुद्रांक फ्रँकिंग अल्ट्रा व्हायलेट लॅप कार्ड
 तपासले व एस.एम.एस. / संबंधीत-प्राधिकृत
 अधिकार्याशी-दुसऱ्याकडून संपर्क साधून,
 मेल बरोबर आढळून येतला.

वकील/क.लि.

सह/दुसऱ्याकडून

फ्रँकिंग/मुद्रांक कर तिपाय (Details of Franchising/Stamp Duty)

- १) मुद्रांक तिपाय 87096
- २) संपर्क नमुना Tripartite Agreement form - 3
- ३) स्थान Plot
- ४) क्षेत्र क्षेत्र 1,37,48,160
- ५) विकासक CIDCO
- ६) विकासक SM Developers
- ७) विकासक SM Developers
- ८) दुसऱ्याकडून 6,88,0200/-
- ९) नोंदणी कर



Signatures of Authorized Signatory & Seal of Notary Public

SMS No. 9172175099

भारतीय नोंदणी अधिनियम १९०८ भाग-२ अन्वये नोंदणी
 क.१९८४ नुसार न्यायलयाने आदेशा शिवाय इतर कोणत्या
 नोंदणीचे कामकाज प्रथमियता येत नाही तसेच नोंदणी
 प्रक्रियेची न्यायलयाने अधिनियम ती द्याव नसावी.

TRIPARTIE AGREEMENT

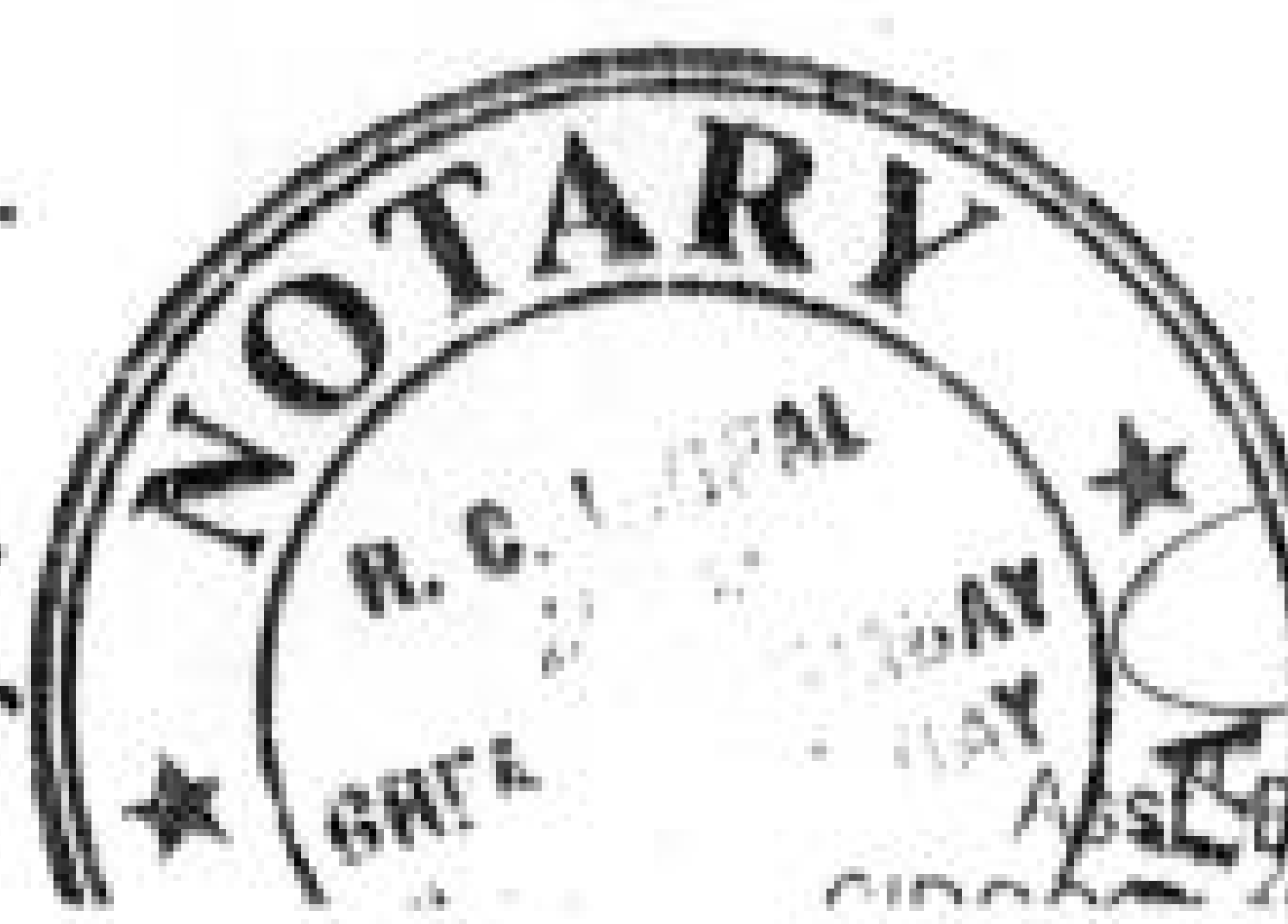
THIS AGREEMENT made and entered at C.B.D. Belapur, this 1st day of Nov 2011 between City and Industrial Development Corporation of Maharashtra Limited a Company incorporated under the Companies Act 1956 and having its Registered office at 'Nirmal' 2nd Floor, Nariman Point, Mumbai-400 021 hereinafter referred to as the Corporation (which expression shall unless it be the repugnant to the context or meaning thereof include its successor/successors and assign or assignees) of the FIRST PART.

- १) ग.पि.ओपकेकर
- २) B. S. Kulkarni
- ३) B. S. Kulkarni
- ४) M. P. Kulkarni
- ५) B. S. Kulkarni
- ६) ग.पि.ओपकेकर
- ७) B. S. Kulkarni

For M/s. SM DEVELOPERS

Signature

Partners	
पवल	योजे
3	195



Industrial Development Bank of India Ltd. 1-3, Hornes Centre, Palm Beach Marg, Sector-17, Vashi, New Mumbai-400 703.
 D-5/STP(V)/C.R.1007/09/05/2015-78
 R. 06880001-PB550
 87096 163797
 SPECIAL AGENT MAY 13 2011
 10:5

AND

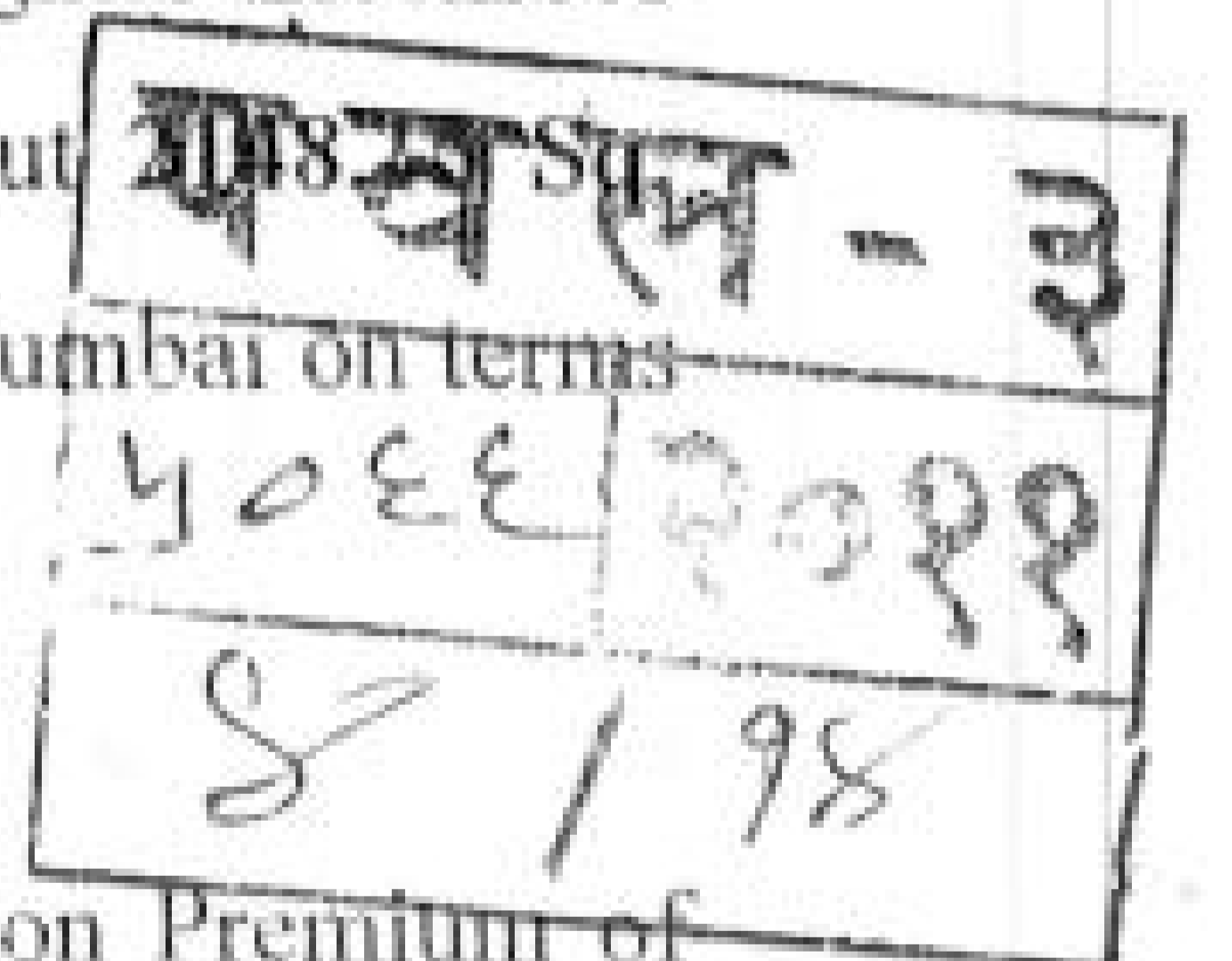
1) Shri. GAJANAN PILAJI OWALEKAR 2) Shri. BABURAO PILAJI OWALEKAR 3) Shri PANDURANG PILAJI OWALEKAR 4) Shri. MAHADEV PILAJI OWALEKAR 5) Shri. GANPAT PILAJI OWALEKAR 6) Shri. GANESH PILAJI OWALEKAR 7) Smt. SUNANDA LAXMAN OWALEKAR 8) Shri. MANOHAR LAXMAN OWALEKAR 9) Shri. KISHOR LAXMAN OWALEKAR 10) Shri. SAMADHAN LAXMAN OWALEKAR 11) Smt. NIRMALA GAJANAN PATIL are an adult Indian Inhabitant residing at Targhar, post. Ulwe, Tal. Panvel, Dist. Raigad, hereinafter referred to as "the Original Licensees" (which expression shall unless it to be repugnant to the context or meaning thereof include his successor/successors and assigns) of the SECOND PART.



AND

M/s. SM DEVELOPERS through its Partner 1) Shri. SHAHAJI ANANDRAO PATIL and 2) Shri. MANOHAR LAXMAN OWALEKAR having office address at 'SM PLAZA', shop no.2, Plot no. 24, Sector-50, Nerul, Navi Mumbai, hereinafter referred to as "The New Licensee" (which expression shall where the context so admits be deemed to include their successor/successors and assign or assigns.) of the THIRD PART.

WHEREAS by Agreement to Lease made at CBD on 28/02/2011 by the Corporation (hereinafter referred to as "The said Agreement") The Corporation agreed to grant a lease to the Original Licensees and the Original Licensees agreed to accept the Lease of Plot No. 100, admeasuring about 408 Sq Mtrs. situated at Sector-21, Ulwe under 12.5% Scheme, Navi Mumbai on terms and conditions specified therein.



AND WHEREAS The Original Licensee paid to the Corporation Premium of Rs. 26,875/- (Rupees Twenty Six Thousand Eight Hundred Seventy Five only)

1 ग.पि.ओवळेकर 6 गणेशपिकाशी ओवळेकर
2 Baburao 7 सुल.ओवळेकर
3 [Signature] 8 [Signature]
4 mpowalekar 9 [Signature]

For M/s. SM DEVELOPERS

[Signature] [Signature]
Partners[Signature]
Asst. Estate Officer

and the Corporation delivered the possession of the said Plot to the Original Licensee pursuance of the "said Agreement"

AND WHEREAS the Original Licensees requested the Corporation to grant to them the permission to the sale and transfer and assign their rights and interest in/or benefits under the "said Agreement" pertaining to Plot No. 100, admeasuring 2148.15 Sq.Mtrs. situated at Sector-21, Ulwe, Navi Mumbai, to the New Licensees in accordance with conditions of the "Said Agreement" and the Corporation having granted permission to the Original Licensees agreed to do so on the terms and conditions appearing hereinafter.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES HERETO AS FOLLOWS.



1. The Corporation shall, in pursuance of the "Said Agreement" and consideration of the permission contained therein, grant lease of the Plot No.100 situated at Sector-21, Ulwe 12.5% Scheme, Navi Mumbai, to the New Licensees.
2. The New Licensees shall be substituted for the Original Licensees in the said Agreement and shall have all the rights, obligations, liabilities, benefits and equities accordingly there under.
3. The Original Licensees relinquishes and releases all their rights. Titles, benefits, interest, claims, or demands whatsoever in the said Agreement and discharges the Corporation from all obligations or liabilities required to be performed to them by the Corporation under the "Said Agreement"
4. The Original Licensees indemnifies and saves harmless the Corporation against any loss or damages that may be caused to the Corporation in consequences of this Agreement or the permission granted to it as aforesaid.
5. The stamp duty payable under this Tripartite Agreement shall be borne and paid by The New Licensee wholly and exclusively.

प्लॉट - 3
4092 98
4 198

1 ग.पि.ओदकेकर 7 सुमा ओदकेकर For M/s. SM DEVELOPERS
 2 Bundekar 8 Bundekar Partners
 3 [Signature] 9 Bundekar
 4 [Signature] 10 [Signature]
 5 [Signature] 11 [Signature]



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



SIGNED, SEALED AND DELIVERED


For and on behalf of Corporation


By Shri. M.N. Bhoir

Assistant Estate Officer

In the presence of


1 Shri. M.D. Bagul 

2 G.K. Kadam 


Asst. Estate Officer
CIDCO Navimahal, CO Bhavan,
Navi Mumbai - 400 614.

SIGNED, SEALED AND DELIVERED BY THE ORIGINAL LICENSEES

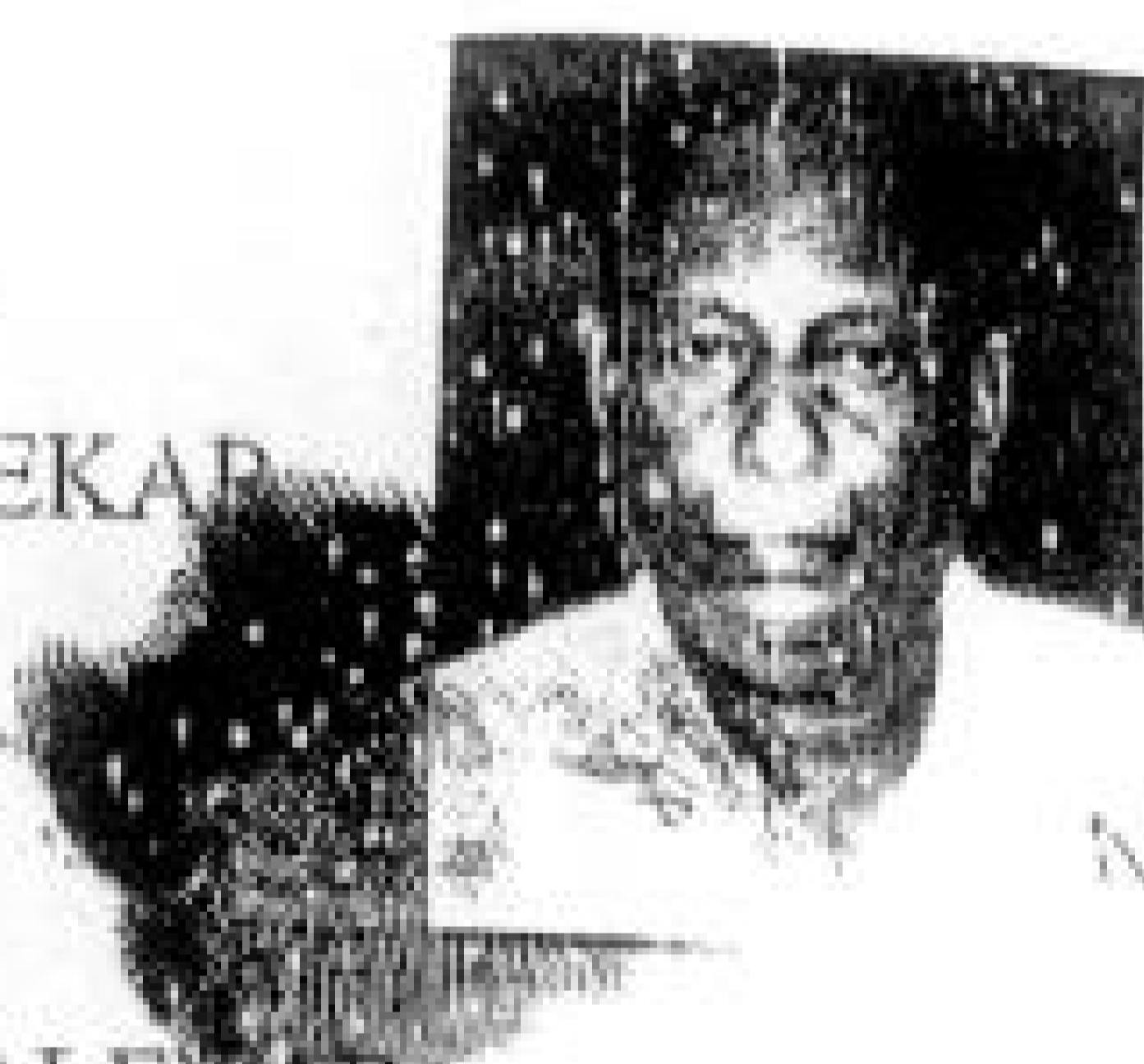
1) Shri. GAJANAN PILAJI OWALEKAR





2) Shri. BABURAO PILAJI OWALEKAR



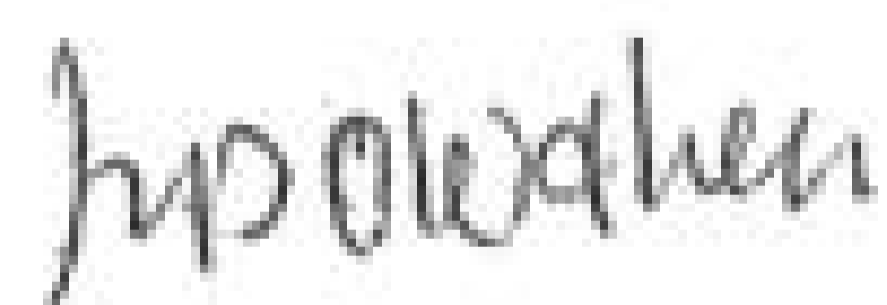


3) Shri PANDURANG PILAJI OWALEKAR



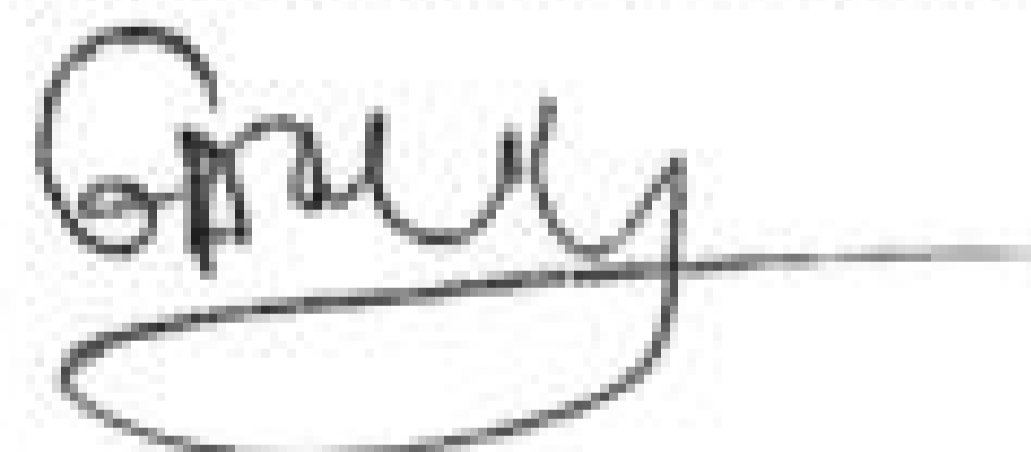


4) Shri. MAHADEV PILAJI OWALEKAR





5) Shri. GANPAT PILAJI OWALEKAR





6) Shri. GANESH PILAJI OWALEKAR



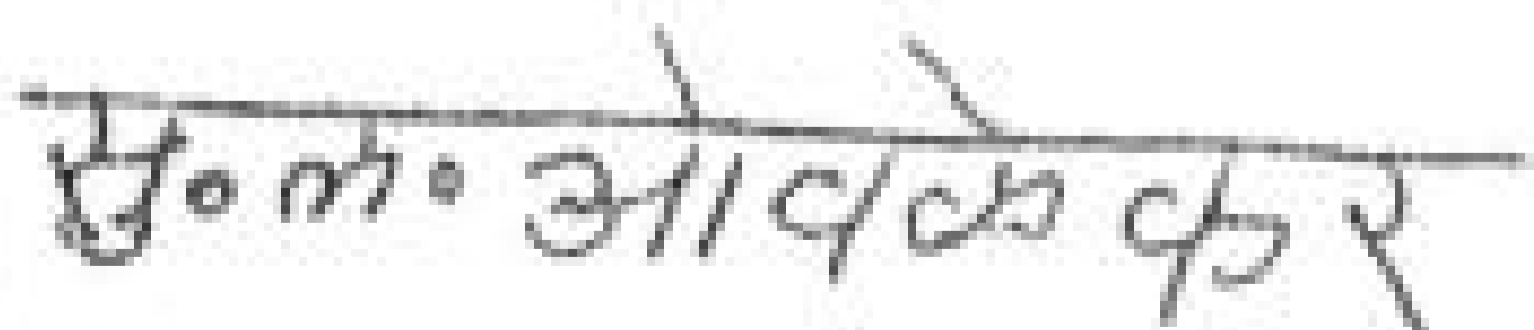


For M/s. SM DEVELOPERS



Partners

7) Shri. NANDA LAXMAN OWALEKAR







Asst. Estate Officer
CIDCO Ltd CO Bhavan,



पवल - ३
५०६६/२०११

8) Shri. MANOHAR LAXMAN OWALEKAR

Patil



9) Shri. KISHOR LAXMAN OWALEKAR

Patil

Kowalekar



10) Shri. SAMADHAN LAXMAN OWALEKAR

Patil



11) Smt. NIRMALA GAJANAN PATIL *गजपती*



In presence of

- 1. Shri. M. D. Bagul *M. D. Bagul*
- 2. G. K. Kady *G. K. Kady*

SIGNED, SEALED AND DELIVERED BY
THE NEW LICENSEES



Shri. SHAHAJI ANANDRAO PATIL

For M/s. SM DEVELOPERS

Shri. MANOHAR LAXMAN OWALEKAR
Partner of M/s. SM DEVELOPERS

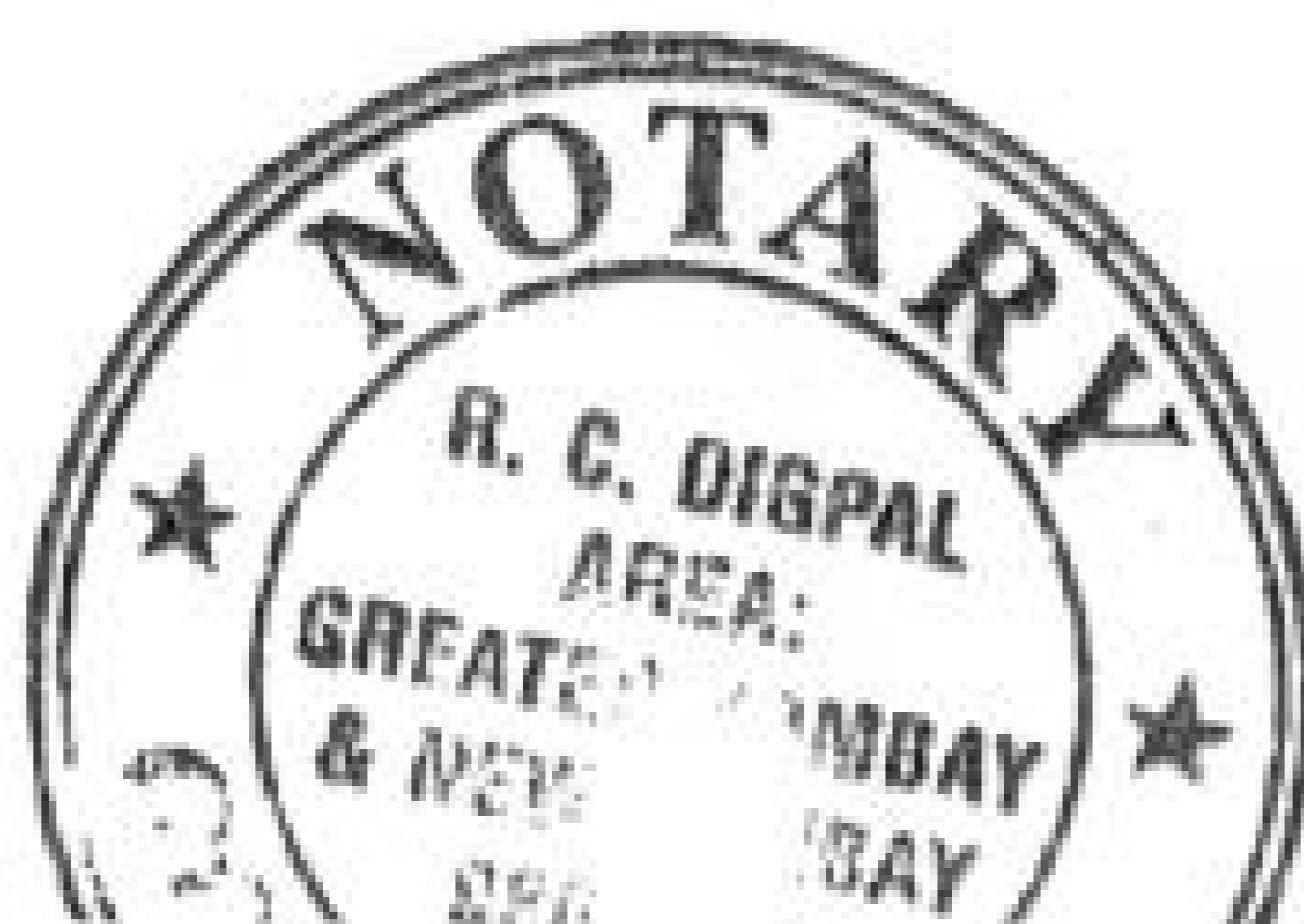
Patil



Patil
Partners

In presence of

- 1. Shri. M. D. Bagul *M. D. Bagul*
- 2. G. K. Kady *G. K. Kady*



Patil
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai - 400 614

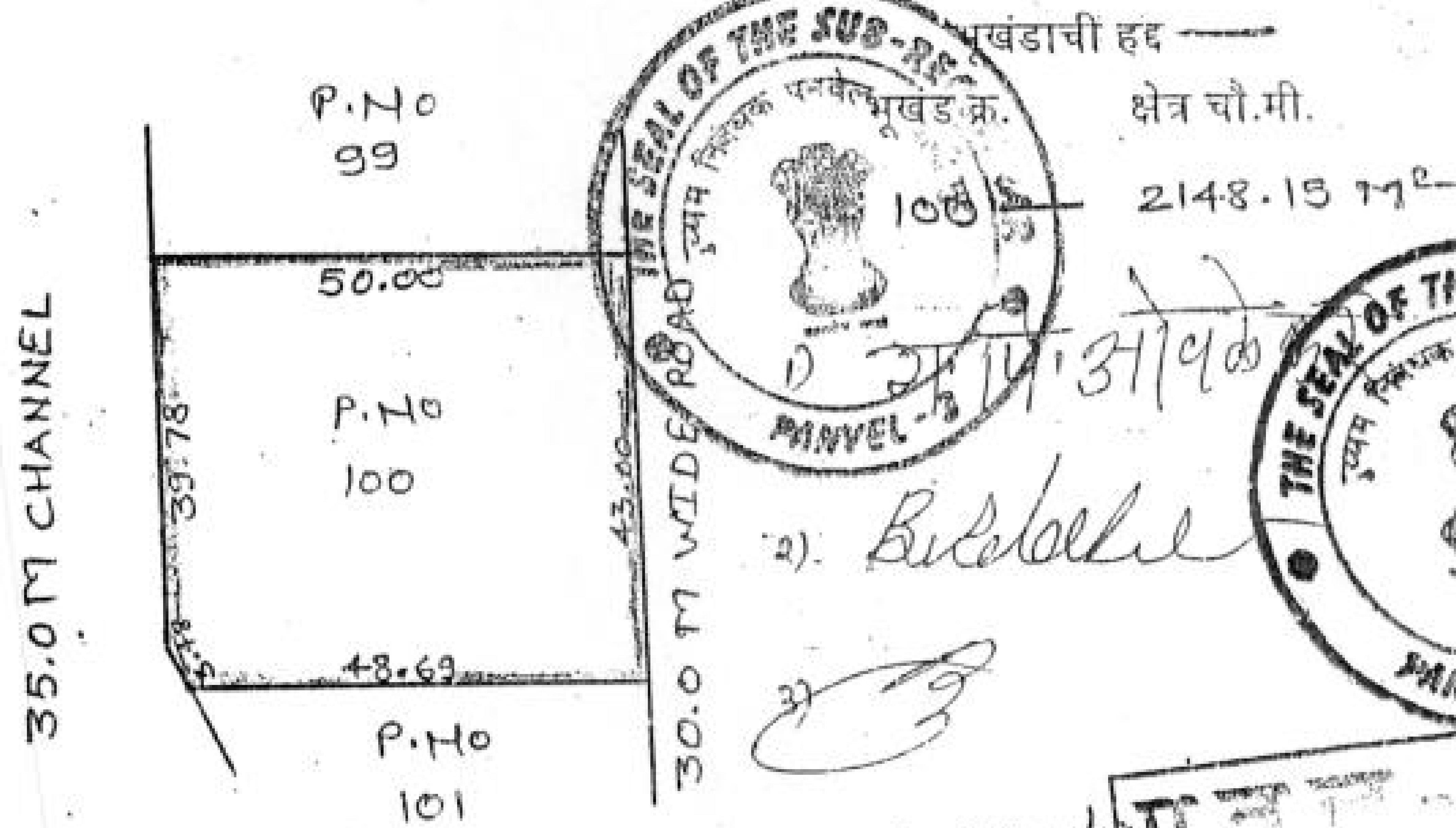
प व ल - ३
५०६६०११

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित.

सिडको भवन, ७ वा मजला, भूमि विभाग

नवी मुंबई १२.५% योजना अंतर्गत मौजे उळेवे ता. पन्वेल जि. रायगड
विभाग क्र. 21 भूखंड क्र. 100 चा सिमांकन नकाशा.
संदर्भ: सहा.भूमि व भूमापन अधिकारी (१) (२) (३) क्र.सिडको/भूमि/उळेवे/१२.५%/योजना/1781
दिनांक: 10/02/2011



समत सिमांकन नकाशा
मा.वरिष्ठ नियोजनकार (वि.आ) पत्र क्र. सिडकी/नियोजन (१२.५% यो./105
दि-२२/०५/२०१०
क्षेत्राधिकारी (भूमापन) सिडकी मर्या
दिनांक २२/२/२०११

प्रमाण १ : १०००
नकाशा तयार करणार :
मोजणी दिनांक :

(बी.डी.आवर) प्रमुख भूमापक

(नि.नि.आळेकर) भूमापक

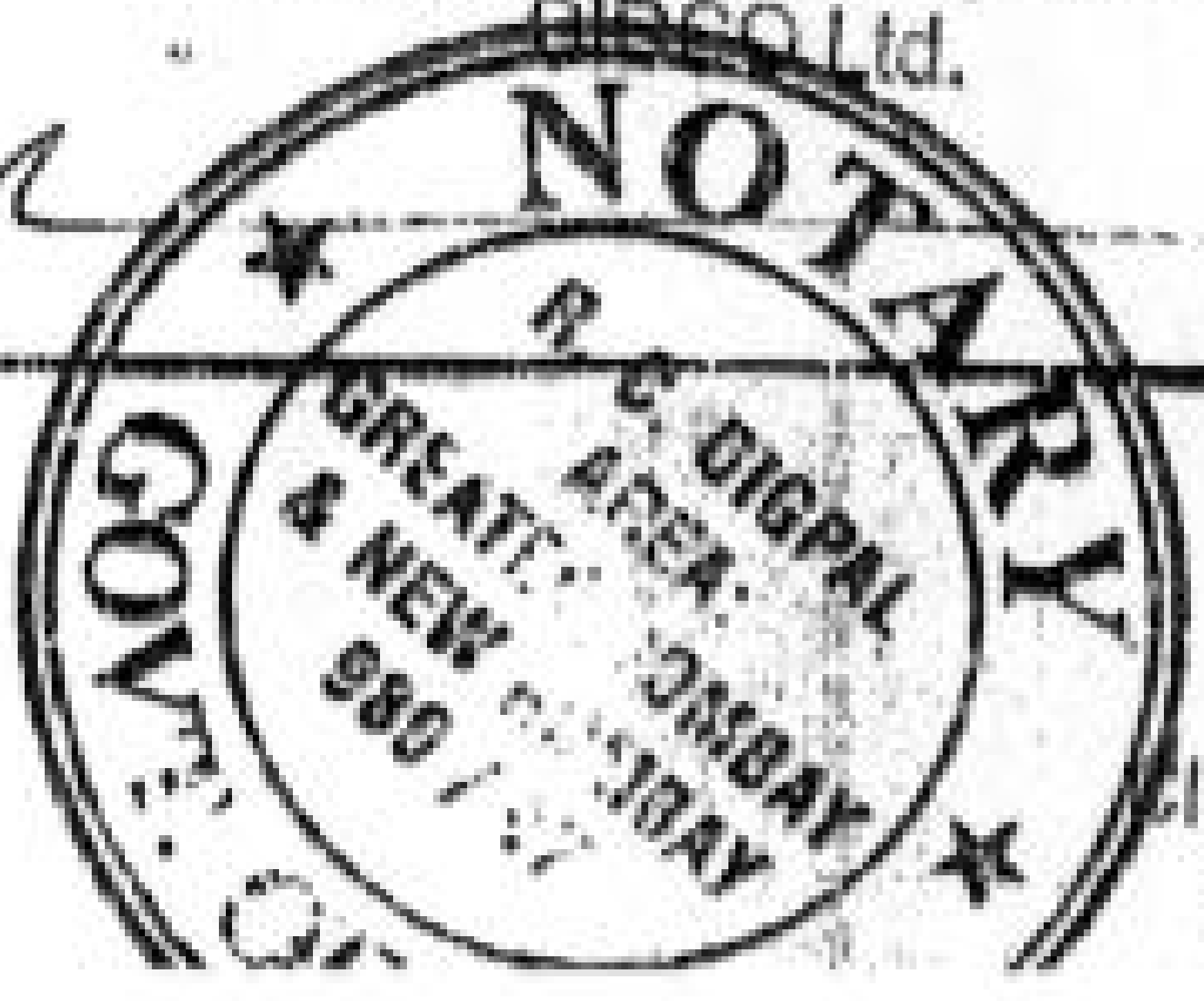
(एस.वाय.शिंदे) भूमापक
For M/s. SM DEVELOPERS

1) ग.पि.ओवळेकर

2) B. B. B. B.

3) h. n. n. n.

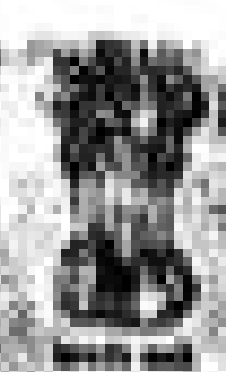
Chief Land & Survey Officer CIDCO Ltd.



Asst. Estate Officer CIDCO Ltd., CIDCO Bhavan, Navi Mumbai

पवल-३
10.02.2011

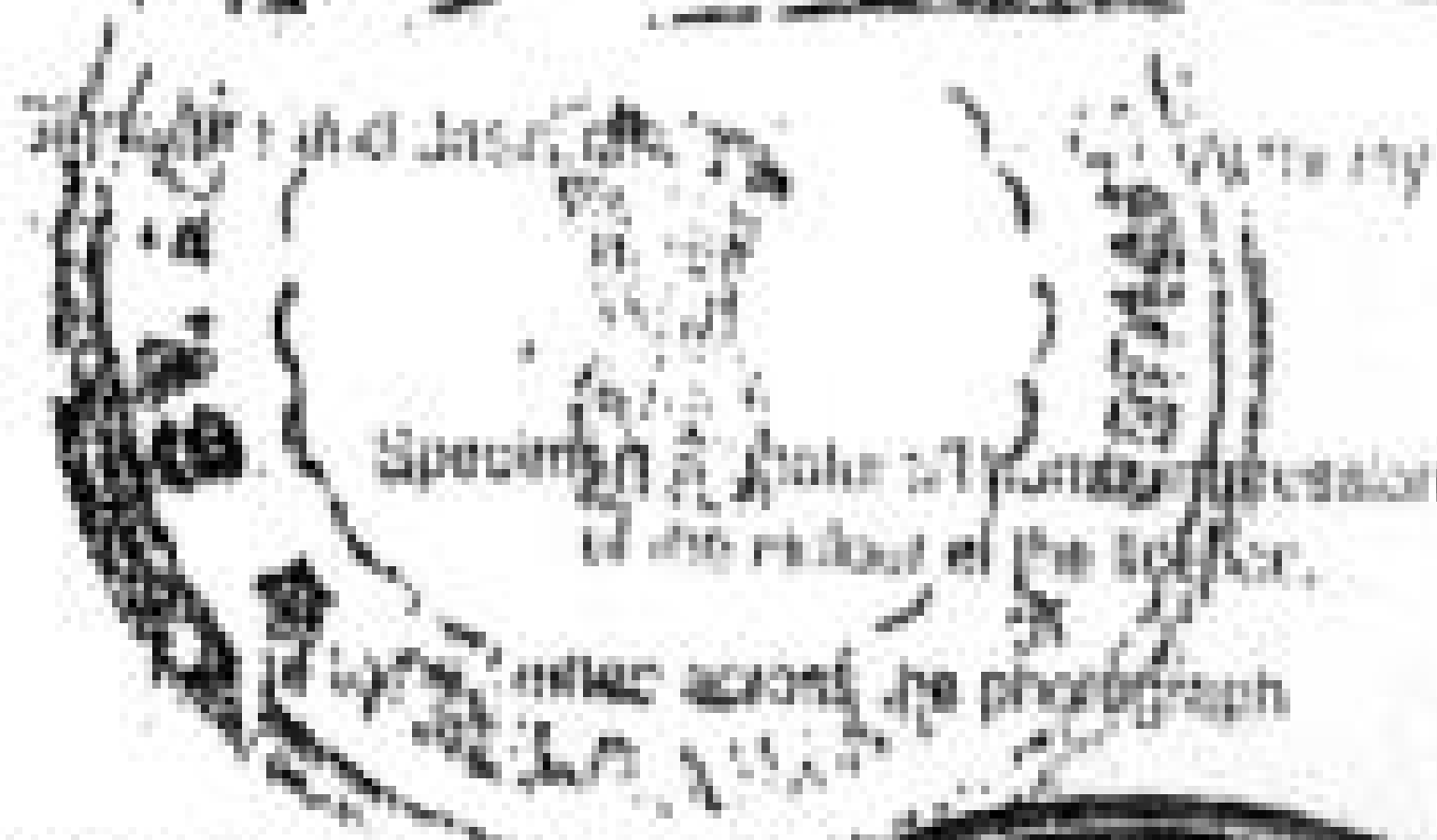
आयकर विभाग
 INCOME TAX DEPARTMENT
 ASWALE AMAR ARUN
 ARUN VISHRAM ASWALE
 IUT/8/1987
 Permanent Account Number
 APVPA72643
 H. H. ...
 Signature



भारत सरकार
 GOVT. OF INDIA



MH06/4231/PEN/09



FORM 6
 [See Rule 16(1)]

Driving Licence
 MH06/4231/PEN/09
 Driving Licence No.

Date of issue 11/8/09

Name of the Licence Holder
 Rajesh Bhajekar

Son's/daughter of
 Rajendra



पत्र - ३
 ४०६६२०११
 १०/११



16/05/2011

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

पवेल 3

दस्त क्र 5066/2011

4:08:26 pm

सह दु.नि.पनवेल 3

99/98

दस्त क्रमांक : 5066/2011



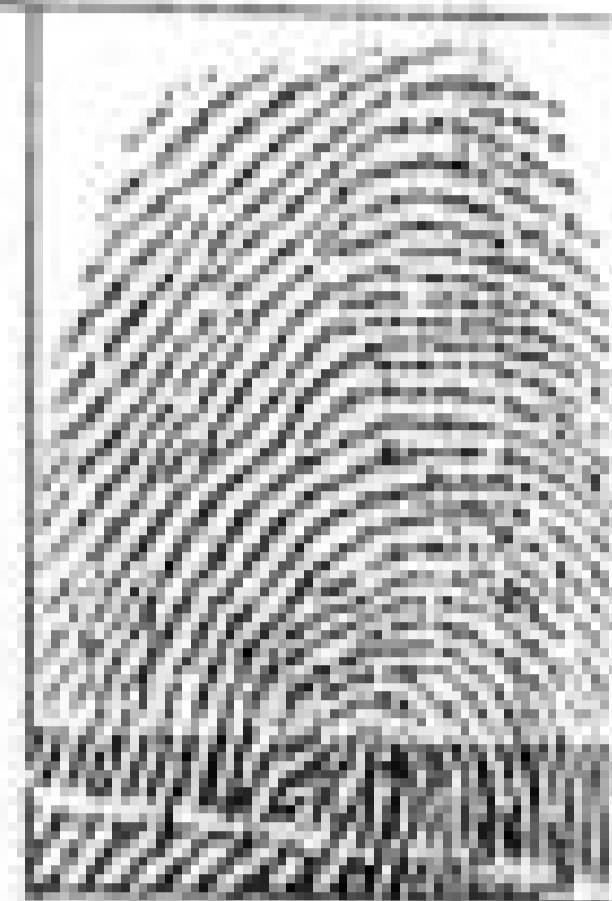




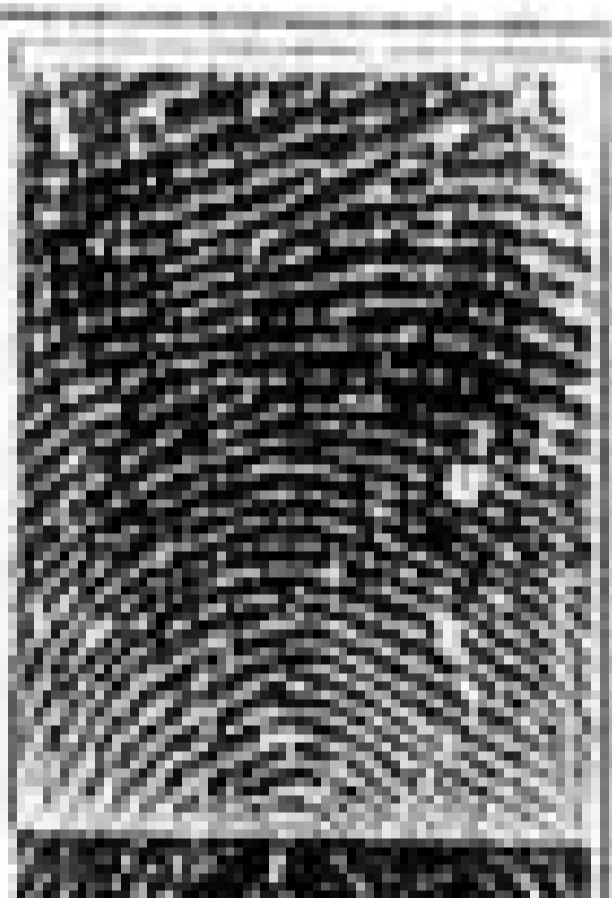

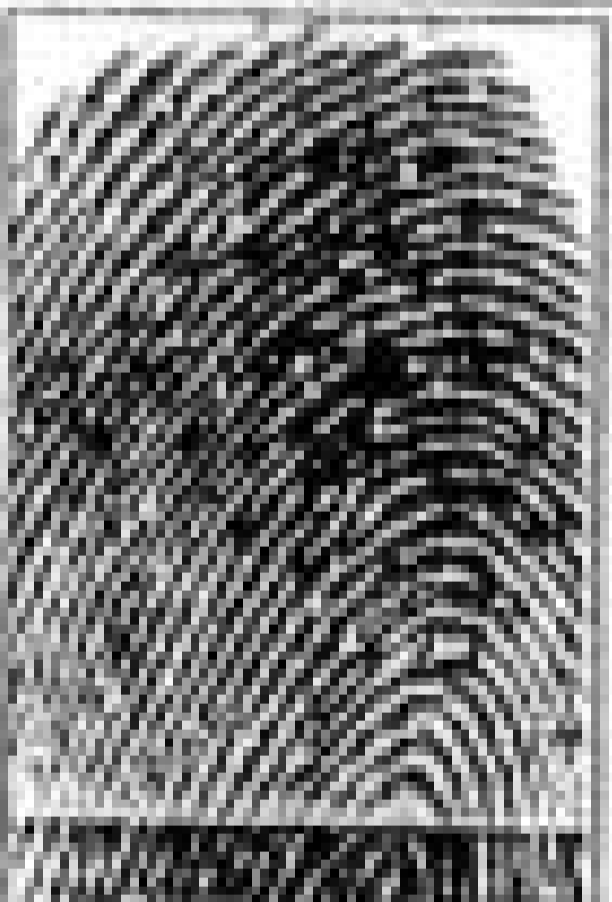


दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

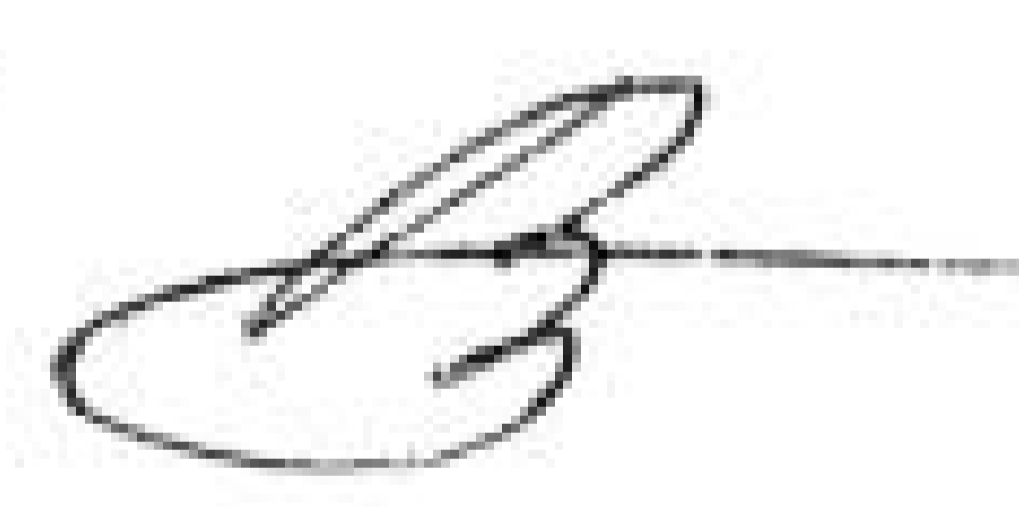
छायाचित्र

अंगठ्याचा ठसा

<p>1 नाक मे / एसएम डेव्हलपर्स तर्फे भागीदार शहाजी आनंदराव पाटील - - पत्ता: घर/फ्लॅट नं: दुकान क्र 2, फ्लॉट नं 24, सेक्टर 50, नेरुळ गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: -- शहर/गाव:</p>	<p>लिहून घेणार वय 38 सही </p>		
<p>2 नाक मे / एसएम डेव्हलपर्स तर्फे भागीदार मनोहर लक्ष्मण ओवळेकर - - पत्ता: घर/फ्लॅट नं: --- गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 40 सही </p>		
<p>3 नाक गजानन पिलाजी ओवळेकर - - पत्ता: घर/फ्लॅट नं: तरघर पो उलवे ता पनवेल जि रायगड गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -- पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 73 सही</p>		
<p>4 नाक वाबुराव पिलाजी ओवळेकर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 59 सही</p>		
<p>5 नाक पांडुरंग पिलाजी ओवळेकर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: -- ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 56 सही</p>		

व.पि.ओवळेकर

Busaleskar



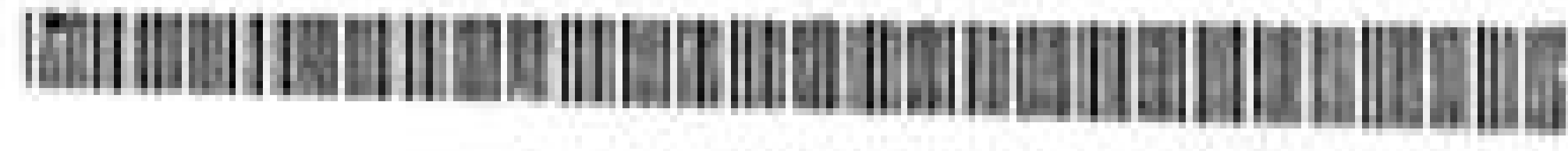


दस्तावेजासोबत जोडलेली कागदपत्रे
कुळमुख्यापत्रे, वधवती इत्यादी बनावट
आढवून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.

सह दुय्यम निबंधक पनवेल-3
(वर्ग-2)



दस्तावेज करून देणार तथाकथित (करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख) दस्तावेज करून दिल्याचे कबूल करतात.



16/05/2011

दुय्यम निबंधकः

4:08:26 pm

सह दु.नि.पनवेल 3

दस्त गोषवारा भाग-1

पवळ3

दस्त क्र 5066/2011

92-198

दस्त क्रमांक : 5066/2011

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र. पक्षकाराचे नाव व पत्ता

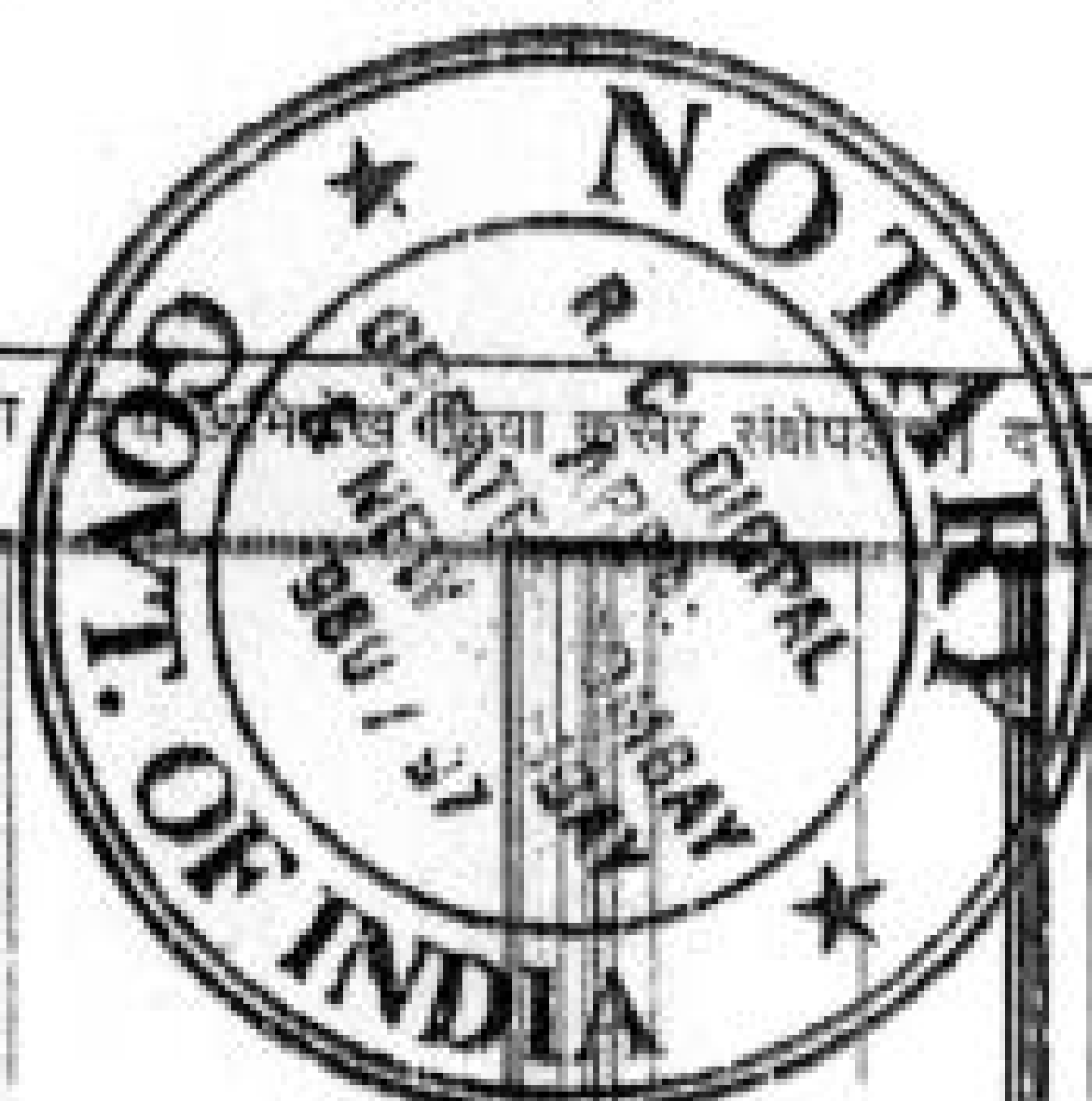
पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

6	नाम: महादेव पिलाजी ओवळेकर - - पत्ता: घर/फ्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 55 सही <i>mpowakar</i>		
7	नाम: गणपत पिलाजी ओवळेकर - - पत्ता: घर/फ्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: -- शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 52 सही <i>Gpaw</i>		
8	नाम: गणेश पिलाजी ओवळेकर - - पत्ता: घर/फ्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 56 सही <i>गणेश पिलाजी ओवळेकर</i>		
9	नाम: सुनंदा लक्ष्मण ओवळेकर - - पत्ता: घर/फ्लॉट नं. - गल्ली/रस्ता: -- ईमारतीचे नाव: - ईमारत नं.: -- पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 60 सही <i>सुनंदा ओवळेकर</i>		
10	नाम: मनोहर लक्ष्मण ओवळेकर - - पत्ता: घर/फ्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 40 सही <i>Mankar</i>		

सह दुय्यम निबंधक पनवेल-3
(वर्ग-2)



दस्ताऐवज करून देणार तथाकथीत [करारनामा किंवा संक्षेपलेख किंवा करार संक्षेपलेख] दस्ताऐवज करून दित्याचे कबूल करतोत.

2 OF 3



16/05/2011

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

पवेल 3

दस्त क्र 5066/2011

4:08:26 pm

सह दु.नि.पनवेल 3

93198

दस्त क्रमांक : 5066/2011







दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>11 नाव: किशोर लक्ष्मण ओवळेकर - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून देणार वय - 38 सही <i>Shukkar</i></p>		
<p>12 नाव: समाधान लक्ष्मण ओवळेकर - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून देणार वय - 35 सही <i>Shukkar</i></p>		
<p>13 नाव: निर्मला गजानन फटील - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून देणार वय - 45 सही <i>निर्मला फटील</i></p>		
<p>14 नाव: सिडको - - पत्ता: घर/फ्लॉट नं: सि वी डी गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>मान्यता देणार वय - सही</p>	<p>उपलब्ध नाही</p>	<p>उपलब्ध नाही</p>

कलम 88 खाली कमुत्तीसाठी सुट

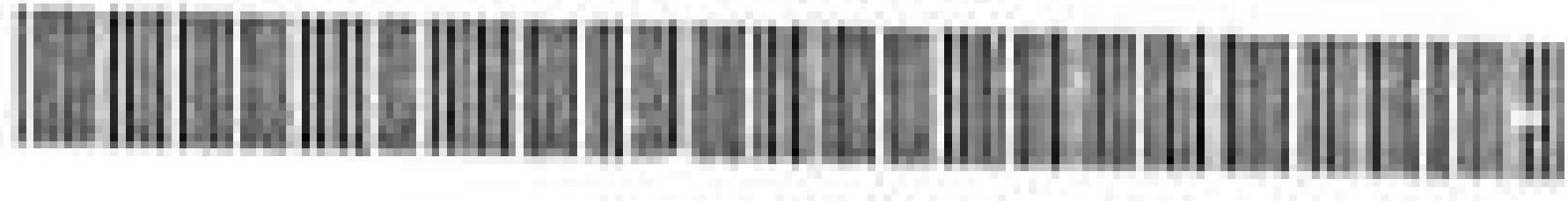
सह दुय्यम निबंधक पनवेल-३
(वर्ग-२)



दस्तऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जवाबदारी
वस्त निष्पादकाची राहिल.



दस्ताऐवज करून देणार तथाकथित [करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख] दस्ताऐवजाच्या कमुत्तीसाठी सुट



दस्त गोषवारा भाग - 2

पवतऽ
दस्त क्रमांक (5066/2011)
१४११४

दस्त क्र. [पवतऽ-5066-2011] चा गोषवारा
 अंजार मुल्य : 13748500 मोबदला 26875 भरलेले मुद्रांक शुल्क : 688000

पावती क्र.: 5155 दिनांक: 16/05/2011
 पावतीचे वर्णन
 नांव: मे / एसएम डेव्हलपर्स तर्फे भागीदार साहाजी
 आनंदराय पाटील - -

दस्त हजर केल्याचा दिनांक : 16/05/2011 03:57 PM
 निष्पादनाचा दिनांक : 16/05/2011
 दस्त हजर करणा-याची सही :

30000 : नोंदणी फी
 320 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
 (अ. 11(2)),
 रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
 एकत्रित फी

30320: एकूण

दस्ताचा प्रकार : 5) करारनामा किंवा त्याचे अमिलेख किंवा करार संक्षेपलेख
 शिक्का क्र. 1 ची वेळ : (सादरीकरण) 16/05/2011 03:57 PM
 शिक्का क्र. 2 ची वेळ : (फी) 16/05/2011 04:04 PM
 शिक्का क्र. 3 ची वेळ : (फयुली) 16/05/2011 04:08 PM
 शिक्का क्र. 4 ची वेळ : (ओळख) 16/05/2011 04:08 PM

दस्त नोंद केल्याचा दिनांक : 16/05/2011 04:08 PM

दु. निबंधकाची सही, सह दु.नि.पनवेल 3

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

1) राहुल भालेकर - - , घर/फ्लॅट नं: पनवेल

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

2) अमर अस्वले - - , घर/फ्लॅट नं: -

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



CERTIFIED TRUE COPY

R.C. DIGPAL
R. C. DIGPAL

ADVOCATE & NOTARY
 40, Prabhat Centre, Sector-1A,
 C.B.D. Belapur, Navi Mumbai-400614,
 Mob. : 9324770623 / 9004321865

दु. निबंधकाची सही सह दु.नि.पनवेल 3

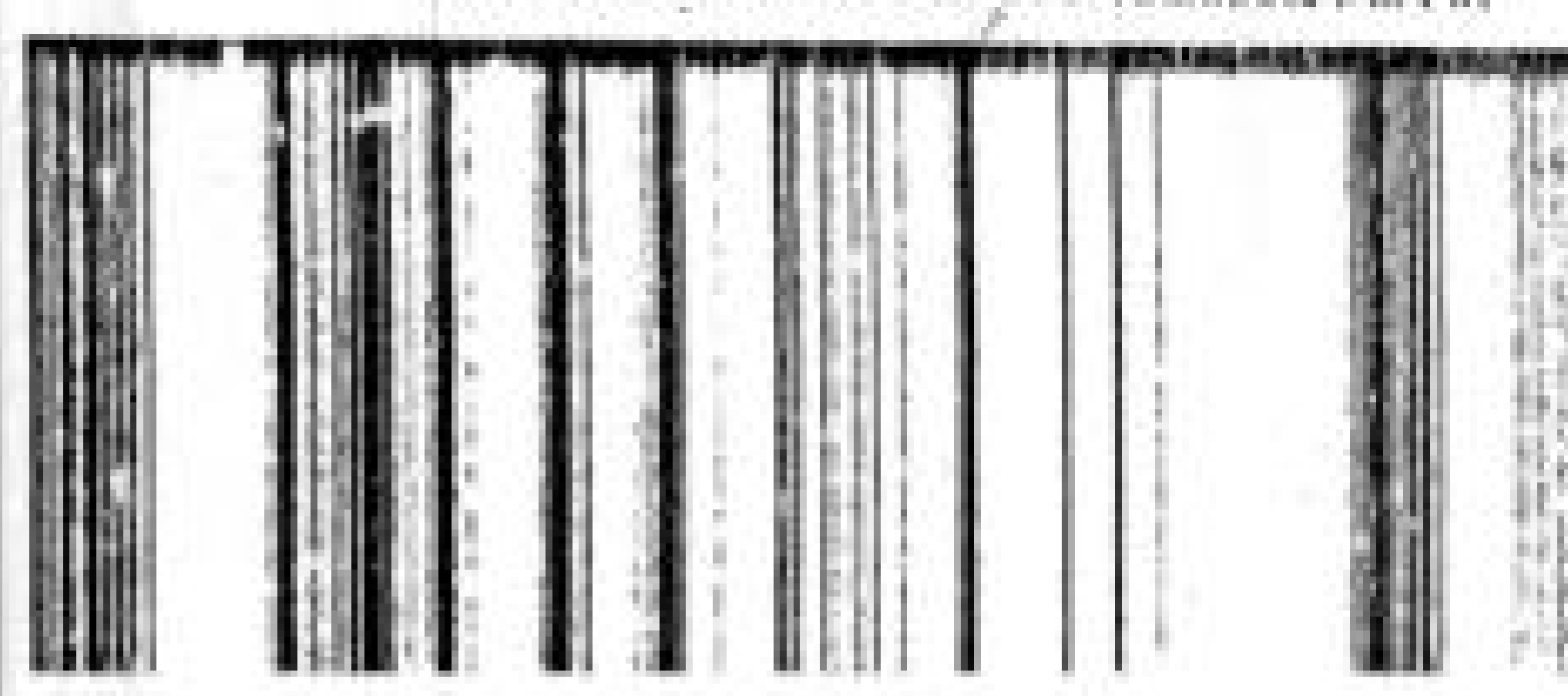


प्रमाणित करण्यास दत्ते की सख्त दस्तारा एकूण १४
पाने आहेत.

दुय्यम निबंधक, पनवेल-३ (वर्ग-२)

पुस्तक क्र. १
क्रमांक ५०६६ वर नोंदला

दुय्यम निबंधक, पनवेल-३ (वर्ग २),
दिनांक १६ माहे मे सन २०११.



1

LA

Plot. 100 - (3) Agreement to ~~Lease~~ Lease

2
2011



Tuesday, March 01 2011
2:32:36 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2281

गावाचे नाव उलवे

दिनांक 01/03/2011

दस्तऐवजाचा अनुक्रमांक पवल3 - 02249 - 2011

दस्ता ऐवजाचा प्रकार गाडेपट्टा

सादर करणाराचे नाव: गजानन पिलाजी ओवळकर

नोंदणी फी	:-	270.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एम्प्लॉय फी (37)	:-	740.00
एकूण रु.		1010.00

आपणास हा दस्त अंदाजे 2:48PM हा वेळेस मिळेल

~~Handwritten signature~~
दुयम निबंधक
सह दु नि पत्रांल 3

बाजार मूल्य: 26875 रु. मोबदला: 26875 रु.
भरलेले मुद्रांक शुल्क: 1700 रु.

ग.पि. ओवळकर



महाराष्ट्र MAHARASHTRA

राणे स्टॅम्प वेन्डर

G 603914

15 FEB 2011



ऑफिस नं. २९, लक्ष्मणनगर, पोस्ट ऑफिस, सि.टी.डी., नवी मुंबई

अ. नं. ३०९०१

नाव... Manohar L

रा... Tarapur

माना रु... 1000

न्यायसंस्थान सं. १०१/११/११०

22 FEB 2011

Ovalekar self

मुद्रांक विकला

रा. ...

मुद्रांक तमस्य लिपिक
कोषागार कार्यालय, ठाणे

पथल - ३	
२२२२	३३
9 13 ६०	



Page No. 01 to 22

1) Shri. Gajanan Pilaji Ovalekar ग.प.ओवळेकर

2) Shri. Baburao Pilaji Ovalekar Baburao

3) Shri. Pandurang Pilaji Ovalekar

4) Shri. Mahadev Pilaji Ovalekar Mahadev

5) Shri. Ganpat Pilaji Ovalekar Ganpat

[Signature]
Chief Land & Survey Officer
CSCCO Ltd.

[P.T.O.]



6

- 6) Shri - Ganesha Pilaji Ovalekar गणेश।पिळगडी ओवलेंकर
- 7) Smt - Sunanda Laxman Ovalekar सु.ल. ओवलेंकर
- 8) Shri - Manohar Laxman Ovalekar Manohar
- 9) Shri - Kishor Laxman Ovalekar Kishor
- 10) Shri - Somadhar Laxman Ovalekar Somadhar
- 11) Smt. - Nirmala Gajanan Patel Nirmala

[Signature]
 Chief and Survey Officer

प व ल - ३
 २२४६ ३३
 २ / ३६

राणे स्टॅम्प वेन्डर

शॉप नं. ११, तळमजला, इभात सेंटर, सेक्टर १-(ए), सी.बी.डी., नवी मुंबई,
 गव्हर्नमेंट लायसन्स क्र. १८/१७

दिनांक २२/२/२०११

अनुक्रमांक ८०९०१ ते ८०९०५ पर्यंत

श्री/श्रीमती/पेसर्स Manohar L. Ovalekar

हस्त श्री/श्रीमती ...

ह्यांना खालील प्रमाणे न्यायीकेतर मुद्रांक विकले.

₹. १००० x	=
₹. १००० x 1	=	1०००/-
₹. १०० x 1	=	१००/-
₹. १०० x 3	=	३००/-
₹. १० x	=
₹. २० x	=
₹. १० x	=
टायपिंग / मिट आउट	=
इतर	=
एकूण ₹	=	1८००/-

(अक्षरी रुपये) मात्र

मुद्रांक विक्रेत्याची सही.
[Signature]
 राणे स्टॅम्प वेन्डर

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

राज्य स्टॅम्प वेन्डर D 646132



15 FEB 2011

राज्य स्टॅम्प वेन्डर
श्री. नं. २१, मदनमठ, प्रभात नगर, पो. व. डी., नवी मुंबई
अ. नं. ४०९०१
नाम: Tamohar L. Owalekar
पत्नी: Tanghar self
मूल्य रु. 500

122 FEB 2011

मुद्रांक प्रमुख, न्यायिक
कोषागार कार्यालय, ठाणे.

सायसन्स नं. १०१/१९९९

रा. डी. वी. राज्य
मुद्रांक वेन्डर



1) श्री. Gangman pilaji owalekar

ग. पि. जालकेकर

2) श्री. Baburao pilaji owalekar

B. B. Jalekar - 3

3) श्री. Pandurang pilaji owalekar

328 2
3 3E

4) श्री. Mahadev pilaji owalekar

5) श्री. Gangad pilaji owalekar

Gangad

Chief Land & Survey Officer

[P.T.O.]



- 6) Shri. Ganesh Vilaji Ovalekar गणेश विलाजी ओवळेकर
- 7) Smt. Sunanda Laxman Ovalekar सुमंदा लक्ष्मण ओवळेकर
- 8) Shri. Manohar Laxman Ovalekar मं. लक्ष्मण
- 9) Shri. Kishor Laxman Ovalekar क. लक्ष्मण
- 10) Shri. Samadhan Laxman Ovalekar स. लक्ष्मण
- 11) Smt. Nirmala Gajanan Patil नि. गजानन

[Signature]

Chief Land Survey Officer
G.D.C. [unclear]

प न ल - ३
२२४९ ११
४ १३६२

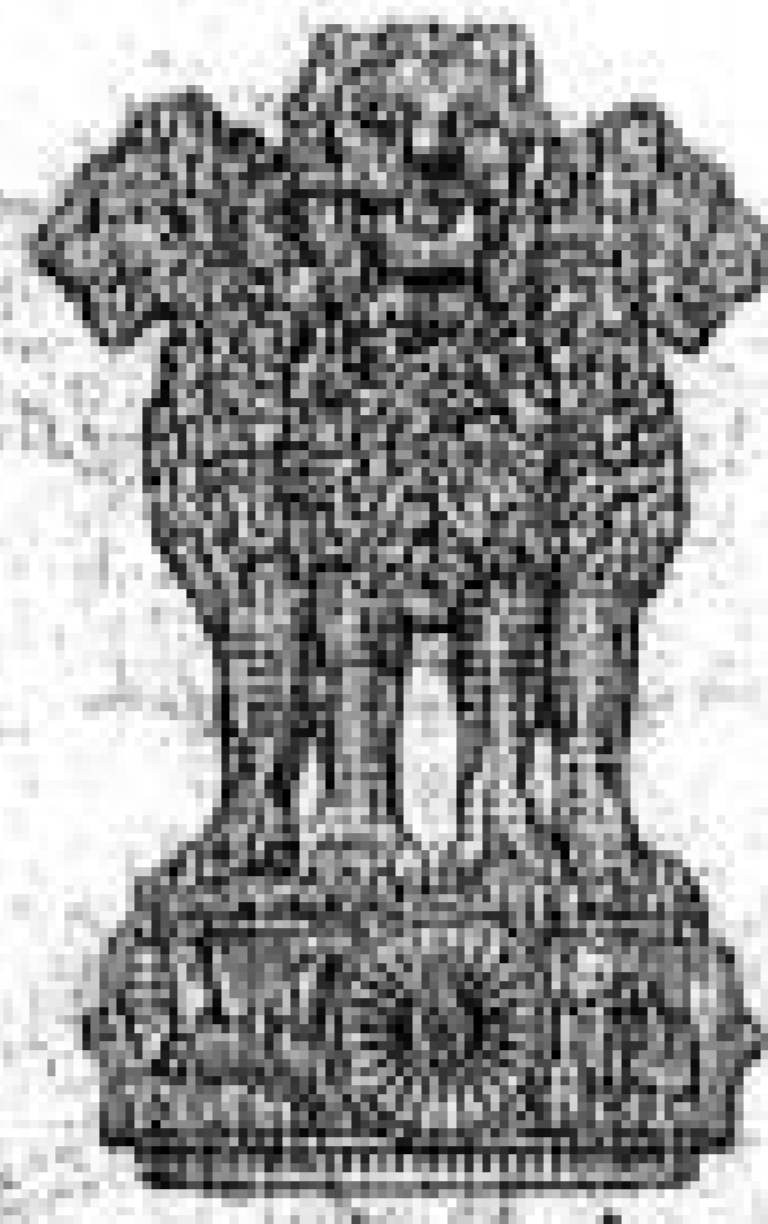
REGISTERED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

100100 100100100100 100100100100 100100100100

भारत INDIA INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

15 FEB 2011

राणे स्टॅम्प वेन्डर

DV 021576



प्लॉप नं. २१, लडपजळ, अनात गॉटल, पि.डी.डी., नवी मुंबई

अ. नं. २०९०५ दिनांक १५ FEB 2011

रा. नं. Manohar L. Ovalekar

रा. नं. Tarjha रा. नं. Selt

पाना क. १००१ या न्यायिक गैर मुद्रांक विकला.

मुद्रांक प्रमुख लिपिक
रा. नं. कार्यालय, राणे.

आयसलस नं. १८/१९९०

रा. डी. पी. राणे
मुद्रांक विक्रेता



पत्र - ३
२२९
५१३६

1) श्री - Gajanan Pilaji Ovalekar ग.पि. आवळकर

2) श्री - Baberao Pilaji Ovalekar Bvaliker

3) श्री - Parbhurang Pilaji Ovalekar

4) श्री - Mahadev Pilaji Ovalekar JpOvalker

5) श्री - Ganpat Pilaji Ovalekar Gpaul

हिंगण

[P.T.O.]

6) Shri - Ganesh Pilaji Ovalekar गणेशपिळाजी ओवळेकर

7) Smt - Sunanda Daxman Ovalekar

~~सु.म.ओ.वळेकर~~

8) Shri - Manohar Daxman Ovalekar

Ovalekar

9) Shri - Kishor Daxman Ovalekar

Ovalekar

10) Shri - Samadhan Daxman Ovalekar

Ovalekar

11) Smt - Nirmala Gajanan Patil

नि.म.ग.पटिल


Chief Land & Survey Officer
CIDCO Ltd.



228E 33
E 13E

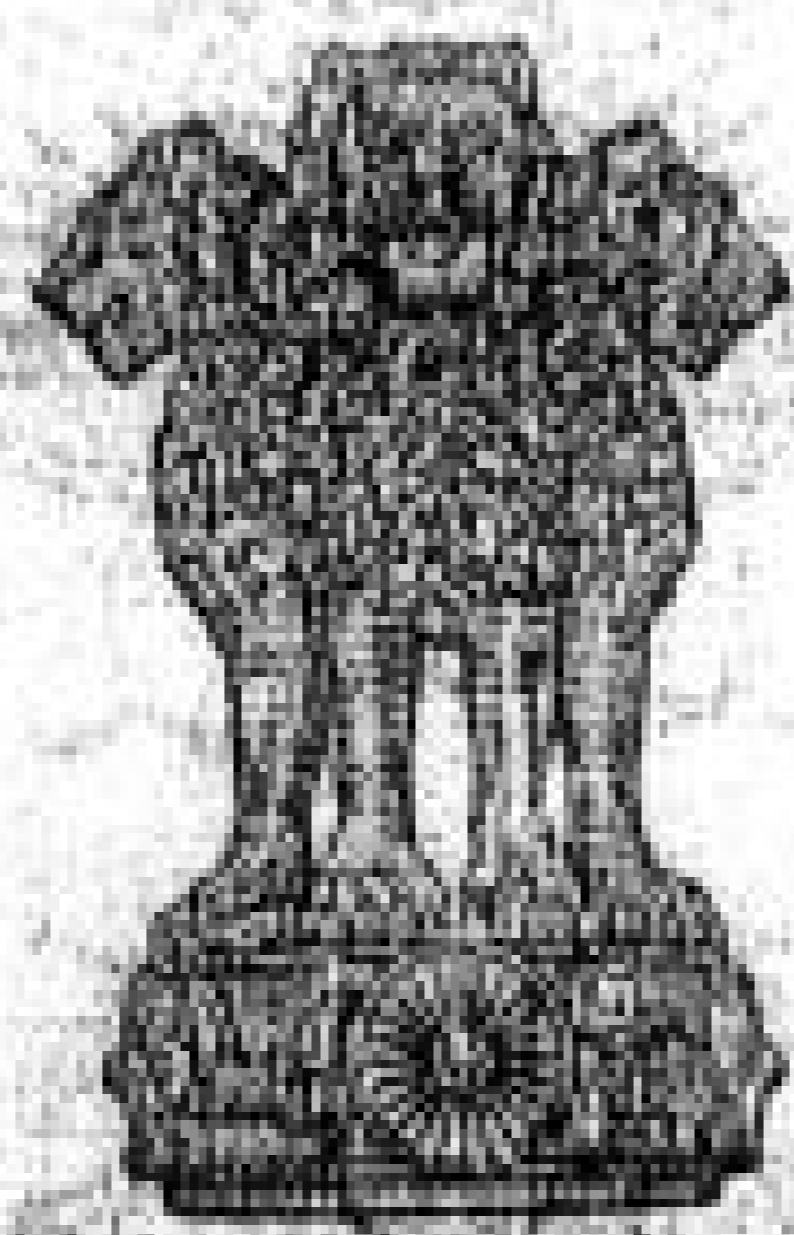
10110

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

115 FEB 2011

राणे स्टॅम्प वेन्डर

DV 021575

शॉप नं. २९, तळमजला, प्रभात सेंटर, लि. श्री. डी., नवी मुंबई

अ. नं. ६०९०४ दिनांक ११ FEB 2011

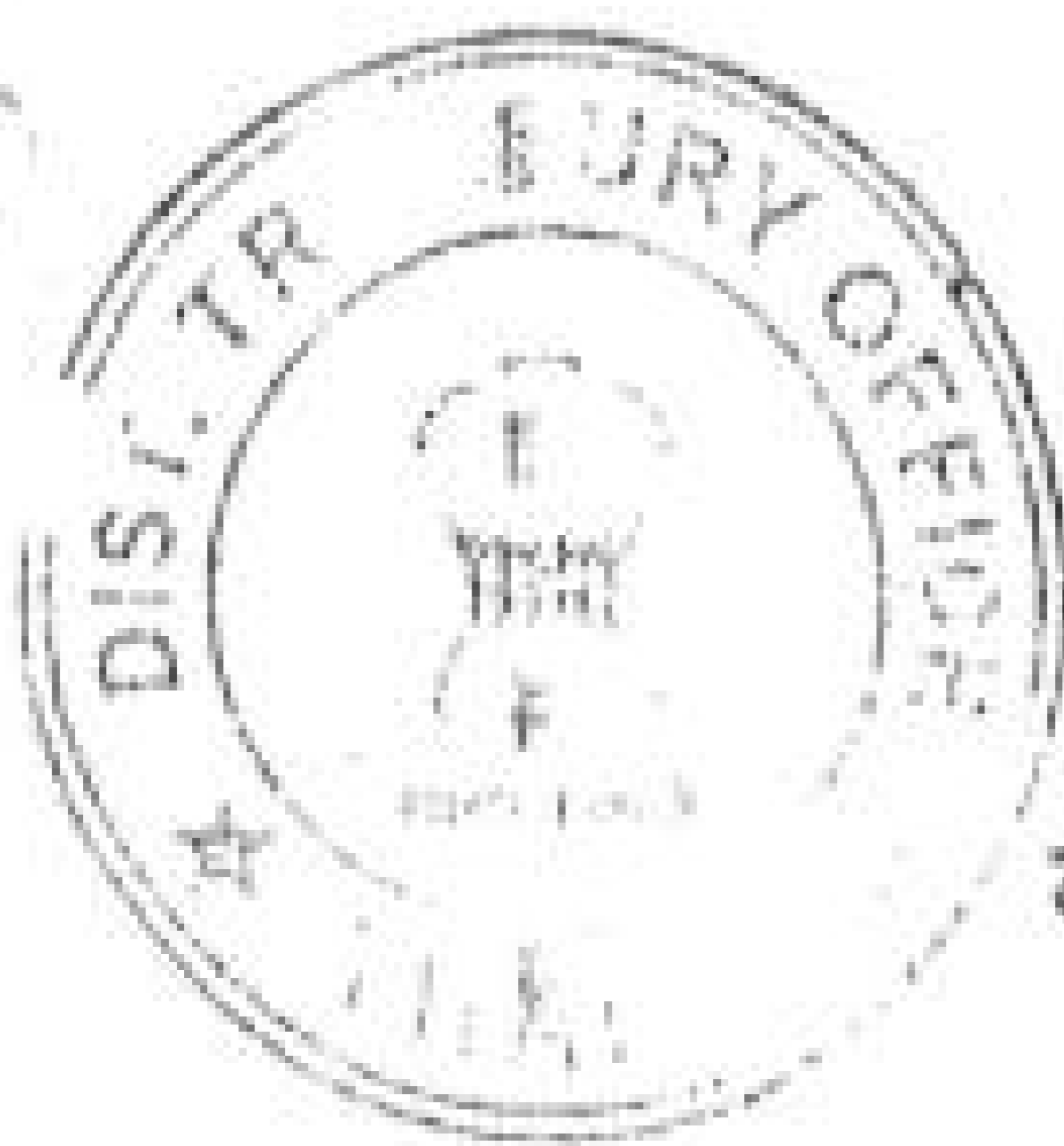
नाम Manohar Ovalekar

रा. Tanghar हा. Seth

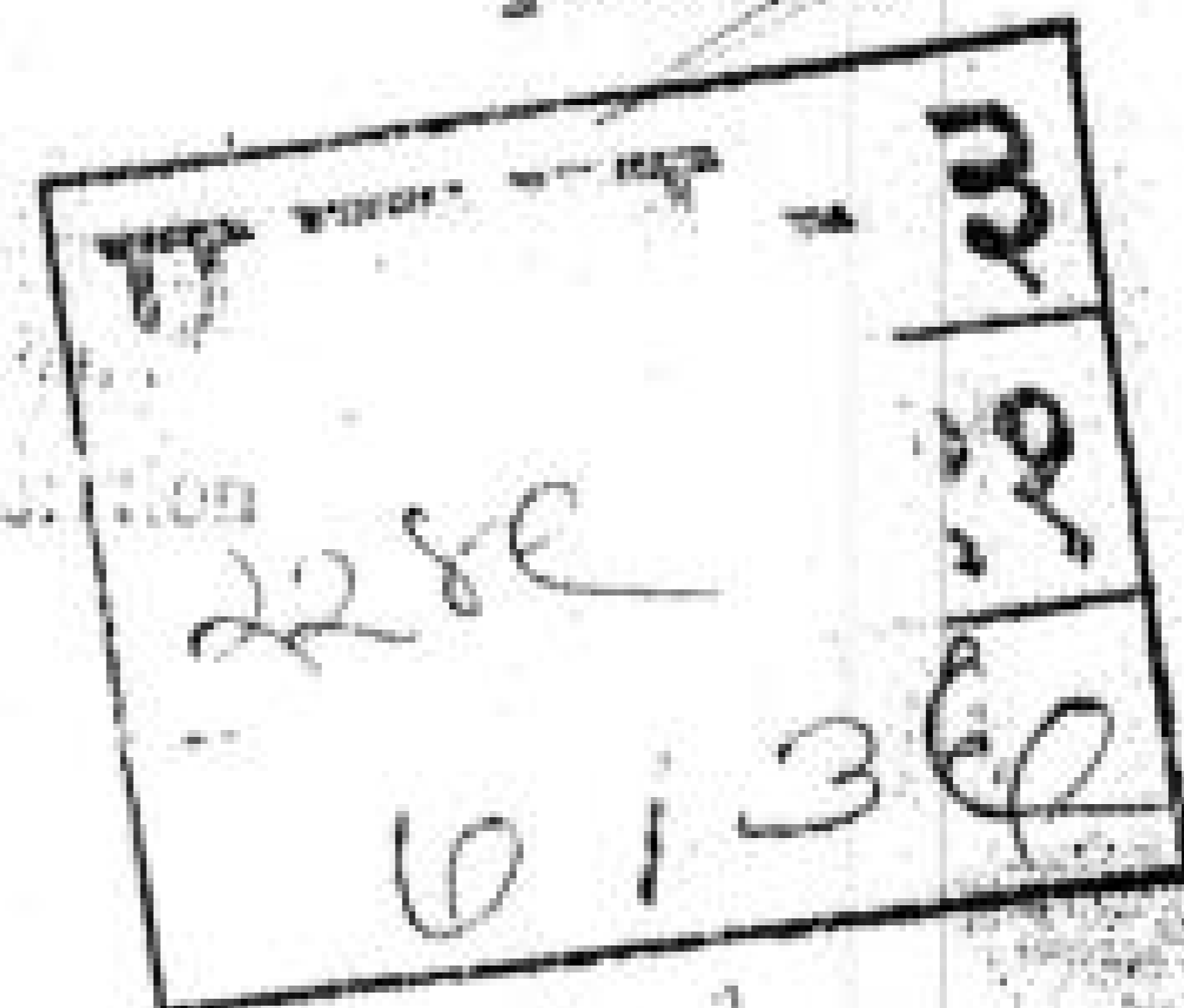
यांना रु. १००/- चा न्यायोक्तरी मुद्रांक विकल्प.

आयसन्स नं. १८/१९९० सा. श्री. वी. राणे

मुद्रांक विक्रेता



मुद्रांक प्रमुख लिपिक
कोषागार कार्यालय, ठाणे.



श्री - Gajanan Pilaji Ovalekar

ग. पि. ओवळेकर

श्री - Baburao Pilaji Ovalekar

Baburao

श्री - Pandurang Pilaji Ovalekar

Pandurang

श्री - Mahadev Pilaji Ovalekar

Mahadev

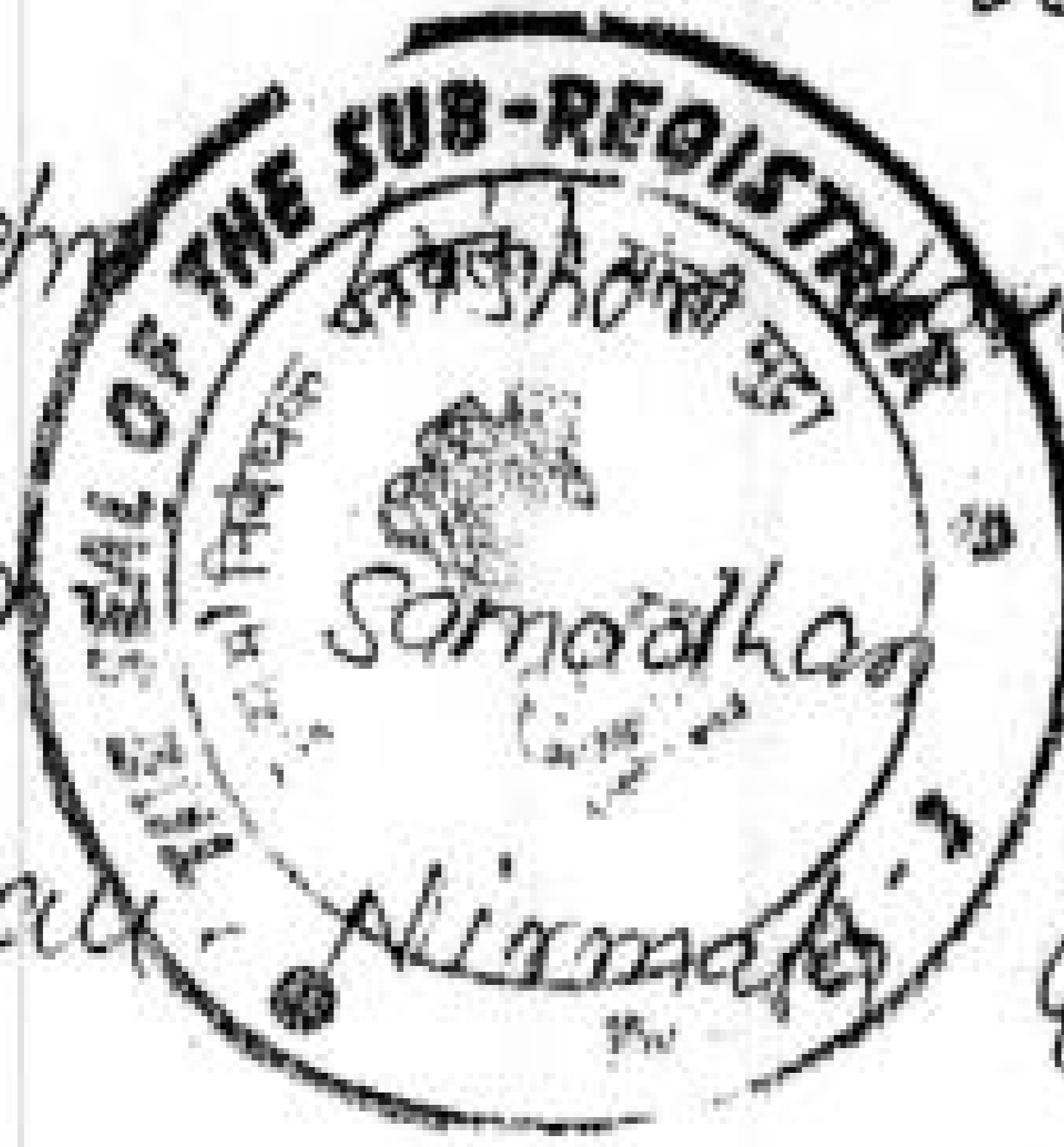
श्री - Gampat Pilaji Ovalekar

Gampat

Gampat

[P.T.O.]

- 6) Shri- Ganesh pileji ovaletkar गणेश।पिंजाजी भोयलेकर
- 9) Smt- Samanta daxman ovaletkar सु.मं.आ.दोकर
- 8) Shri- manohar daxman ovaletkar M. Manohar
- 9) Shri- K. Manoj ovaletkar K. Manoj
- 10) Smt- Samadha daxman ovaletkar Samadha
- 11) Smt- Nirmala Gaajanan patil नि.म.पाटील



Signature

Chief Land & Survey Officer
C.D.C. Ltd.

प न न - ३
२२५ ३१
८ १३६

28.02.2011

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

AGREEMENT TO LEASE (Residential Purpose)

Plot allotted under 12.5% scheme

File No.	1781
Node	U/We
Sector	21
Plot No.	100
Area	2148.15 M ²

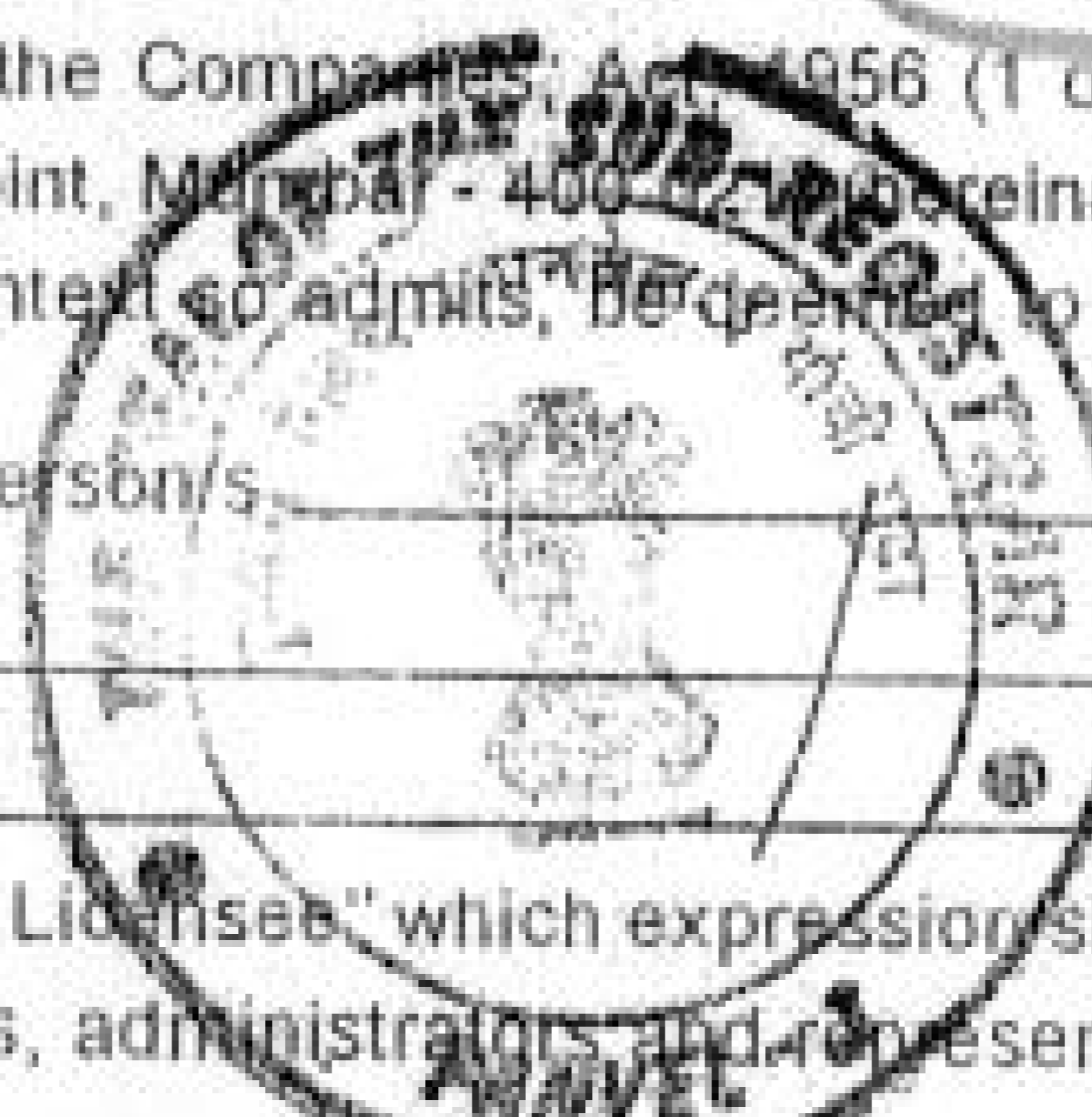
AN AGREEMENT made at CBD, Belapur, Navi Mumbai, the 28th day of Feb Two thousand Eleven

BETWEEN CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021, hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the

One Part AND (1) Name of Person/s

(Address and Occupation)

hereinafter referred to as "the Licensee" which expression shall, where context so admits, be deemed to include his heirs, executors, administrators and representatives.)



2282-88
E-318

- (2) Name of the Person
- 1) Shri - Gyanan Pilaji Ovalekar
 - 2) Shri - Baburao Pilaji Ovalekar
 - 3) Shri - Pandurang Pilaji Ovalekar
 - 4) Shri - Madadev Pilaji Ovalekar
 - 5) Shri - Ganpat Pilaji Ovalekar
 - 6) Shri - Ganesh Pilaji Ovalekar
 - 7) Smt - Sumonda Laxman Ovalekar
 - 8) Shri - Manohar Laxman Ovalekar
 - 9) Shri - Kishor Laxman Ovalekar
 - 10) Shri - Samadhan Laxman Ovalekar
 - 11) Smt - Nirmala Gajanan Patil

(Address and Occupation) At - Targhar, PO - Olwe

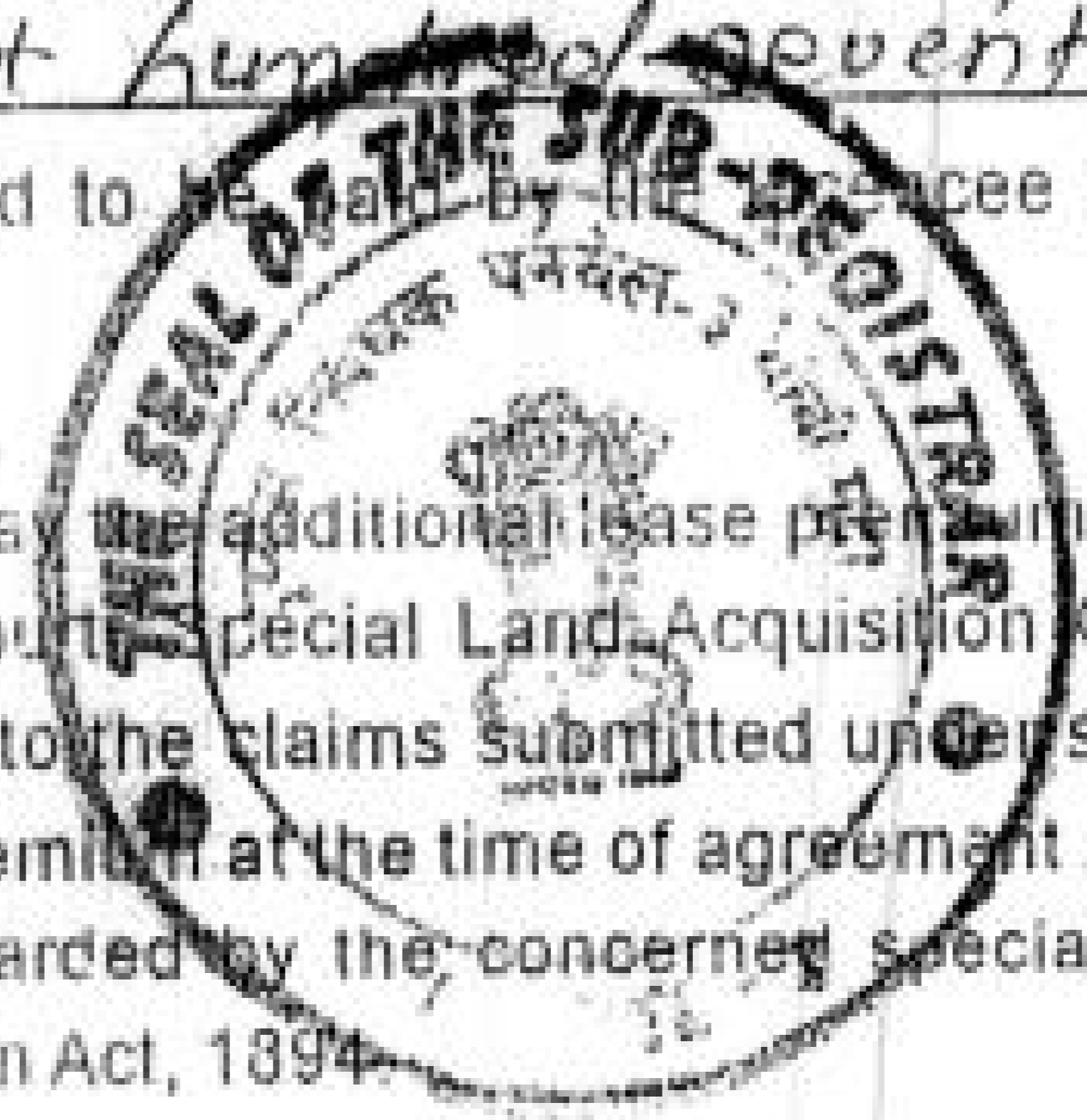
Tal - Anvel, Dist - Raigad

(hereinafter collectively referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include their respective successors, executors, administrators of the Other Part.

- 1) ग.पि. आवेकर
- 2) आवेकर
- 3)
- 4) आवेकर
- 5) गणप
- 6) गणेश/मदोदेव आवेकर
- 7) आवेकर
- 8) आवेकर
- 9) आवेकर
- 10) आवेकर
- 11) नि.ग. पाटील

WHEREAS

- (a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the said Act").
- (b) The State Government in pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- (c) The Licensee has by his application dt. 19-10-1993 requested the Corporation to grant lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.
- (d) The Corporation has consented to grant to the Licencee a lease of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 2148.15 sq. Mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for residential users and has permitted the Licencee to occupy; the said land from the date hereof on the terms and conditions hereinafter contained.
- (e) The Licencee has before the execution of this Agreement paid on the 10-02-2011 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order, a sum of Rs. 26875/- (Rupees Twenty six thousand eight hundred seventy five only being the full premium agreed to be paid by the Licencee to the Corporation.
- (f) The intending Lessee / Lessee unconditionally agree to pay the additional lease premium of the land, which will be increased in the event reference court / Special Land Acquisition Officer makes any enhancement in compensation in pursuance to the claims submitted under section 18 or 28(a) of the Land Acquisition Act, since the lease premium at the time of agreement / lease has been worked out on the basis of compensation awarded by the concerned Special Land Acquisition Officer under section 11 of the Land Acquisition Act, 1894.



The said additional payment will be made immediately within 15 days from the date of receipt of demand notice of the Corporation, failure to pay this additional lease premium the Corporation is

- 1) ग.पि. आवठकर
- 2) Bhalakal
- 3) [Signature]
- 4) [Signature]
- 5) [Signature]
- 6) गणेश विठ्ठल आवठकर
- 7) सुभाष आवठकर
- 8) [Signature]
- 9) [Signature]
- 10) [Signature]
- 11) नि.ग. वारीड

Chief Executive Officer

2250 328
90 310

entitled to terminate the agreement to lease / lease and resume the land alongwith standing structure, if any.

THIS AGREEMENT WITNESS AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

GRANT OF LICENSE:

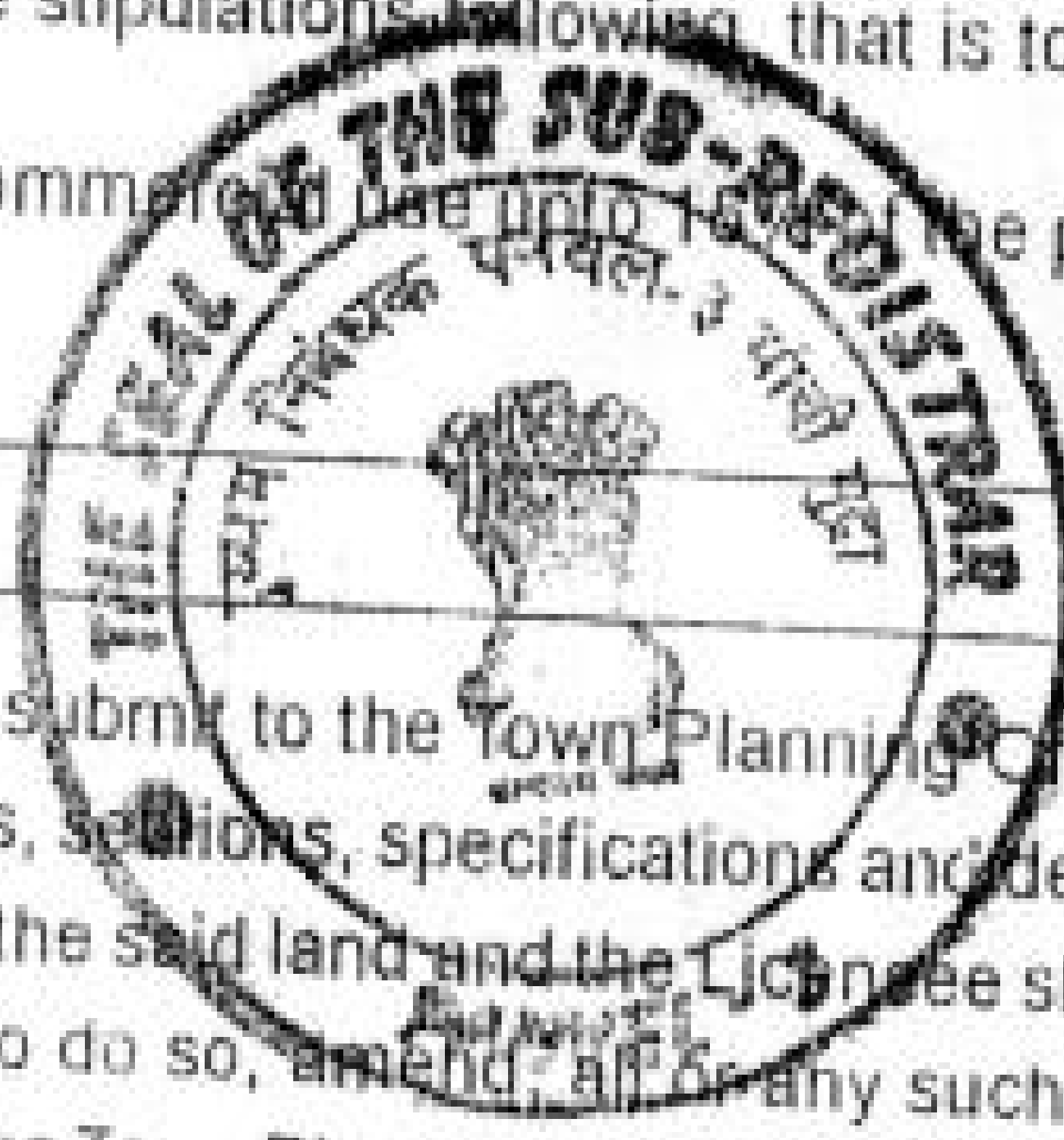
1. During the period of Four years from the date hereof, the Licensee shall have License and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed.

NOT A DEMISE:

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered by the Licensee shall only have a licence to enter upon the said land for the purpose of performing this Agreement.
3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say.
 - (a) The allotted plot is for residential user. However, commercial use upto 15% is permissible FSI shall be allowed.

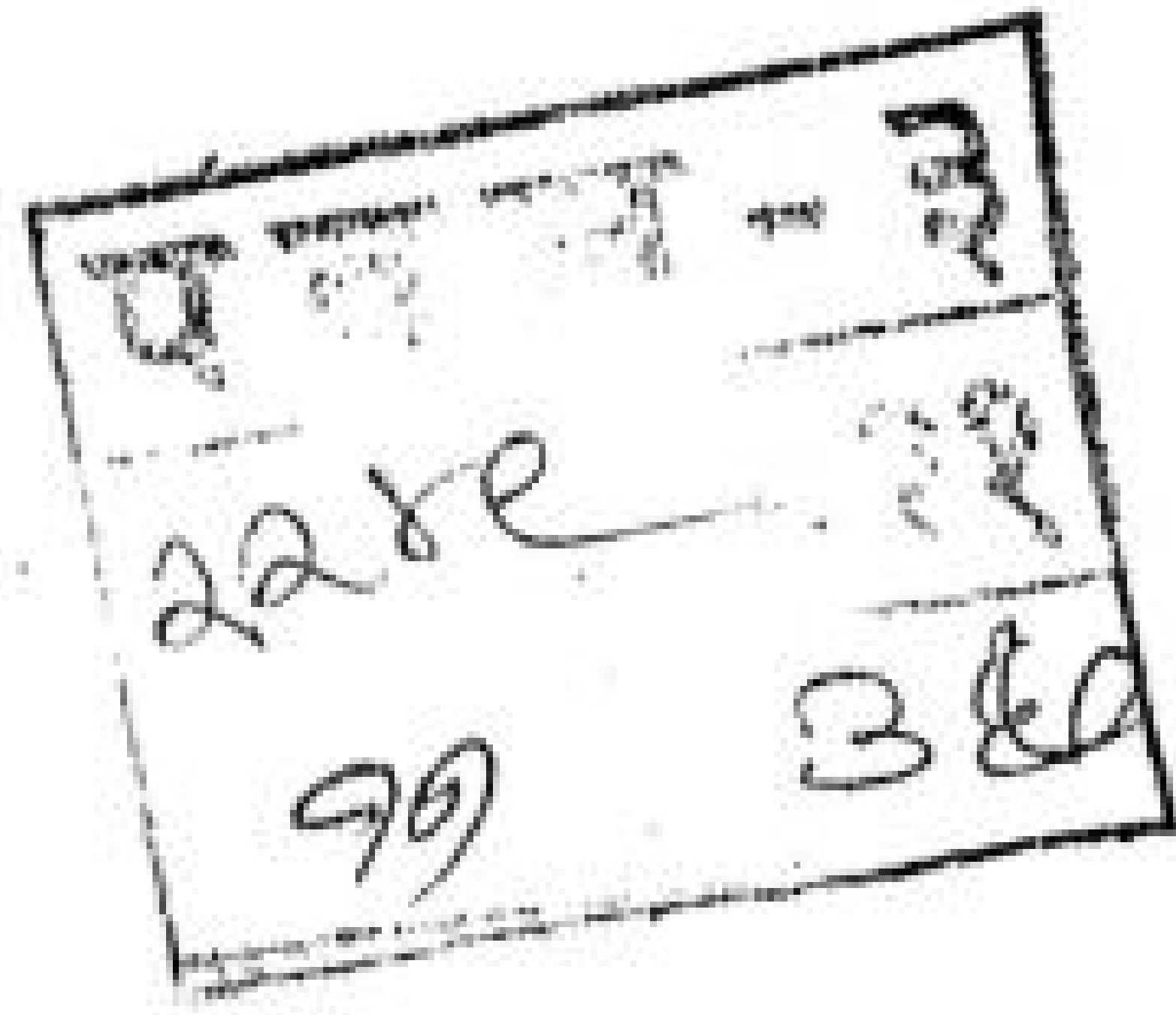
SUBMISSION OF PLANS FOR APPROVAL:

(aa) That he/they will within six months from the date hereof, submit to the Town Planning Officer of the Corporation / NMMC for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licencee to be erected on the said land and the Licencee shall at their own cost and as often as he/they/it may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the Town Planning Officer and signed by him, the Licencee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licencee and the Town Planning



- | | | |
|---------------------|--------------------------|----------------------|
| 1) ग.पि.ओवळेकर | 5) <u>ग्राम्य</u> | 9) <u>Qualifiers</u> |
| 2) <u>Bredetkar</u> | 6) गणेश विठ्ठलजी शोबळेकर | 10) <u>Contract</u> |
| 3) <u>स.प.</u> | 7) सु.म.ओवळेकर | 11) नि.ग.पट्टि |
| 4) <u>mpowale</u> | 8) <u>Other</u> | |

Ameykar
 Chief Executive Officer
 Corporation



Officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible Floor Space Index under the provisions of General Development Control Regulations for Navi Mumbai, 1975. The maximum permissible floor space index as defined by the General Development Control Regulations for Navi Mumbai 1975 and also the 12.5% Scheme shall be applicable.

FENCING DURING CONSTRUCTION :

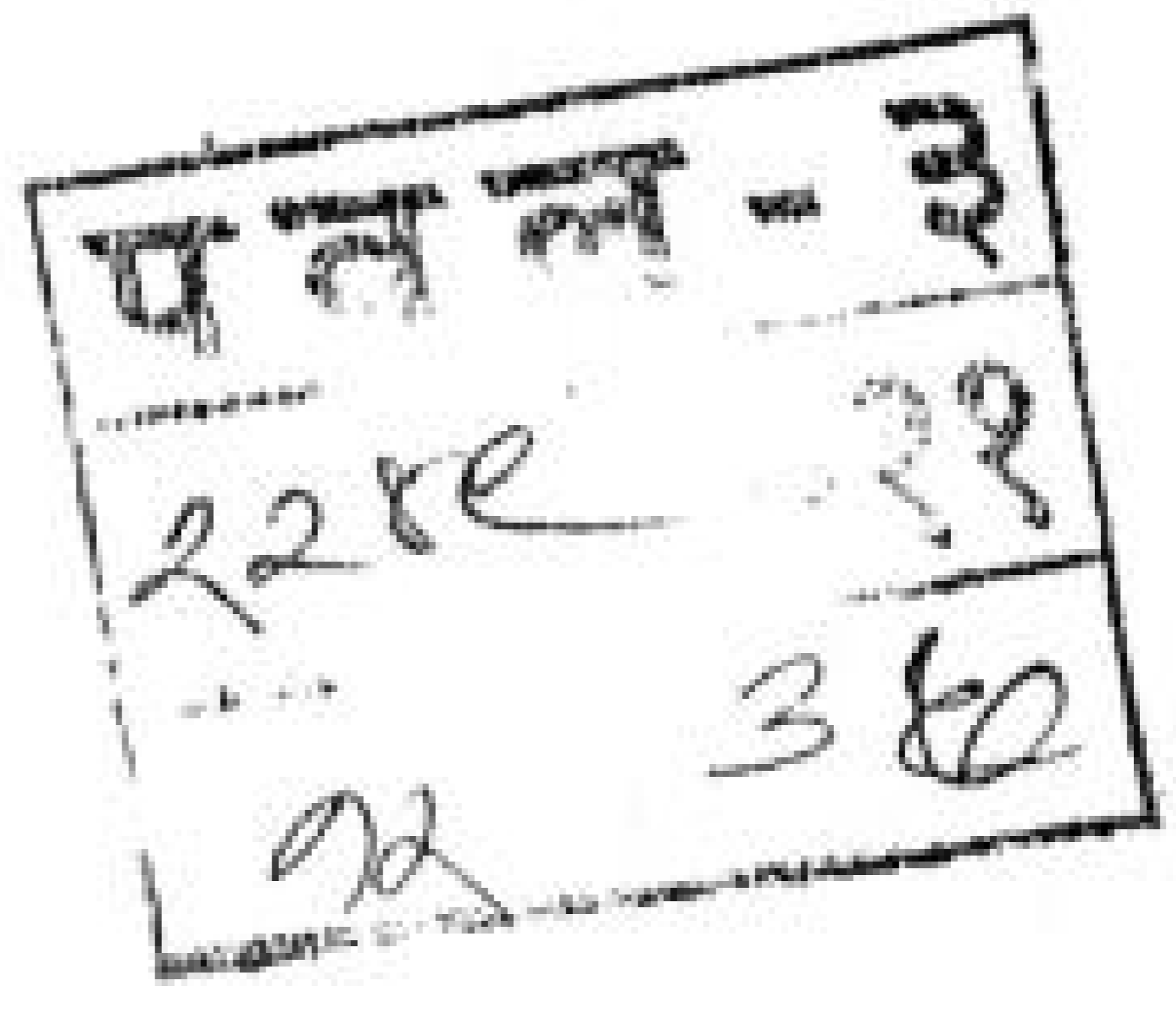
- (b) That the said land shall be fenced properly by the Licensee at his/their/its expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, instrument, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.
- bb) The Licensee is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer of the Corporation of his approval the plans, elevation, action, specification and details of the building hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defence for his failure to submit the plans within the time limit prescribed on the ground that the Corporation has not provided a physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the Corporation for construction of the intended building. The Licensee hereby agrees to make his/their own arrangement for water to be used for erection of the intended building on the said land.



NO WORK TO BEGIN UNTIL PLANS ARE APPROVED -

- (c) That no work shall be commenced or carried on, which infringes the General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force as regards to construction of a building or buildings on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter he/they/it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

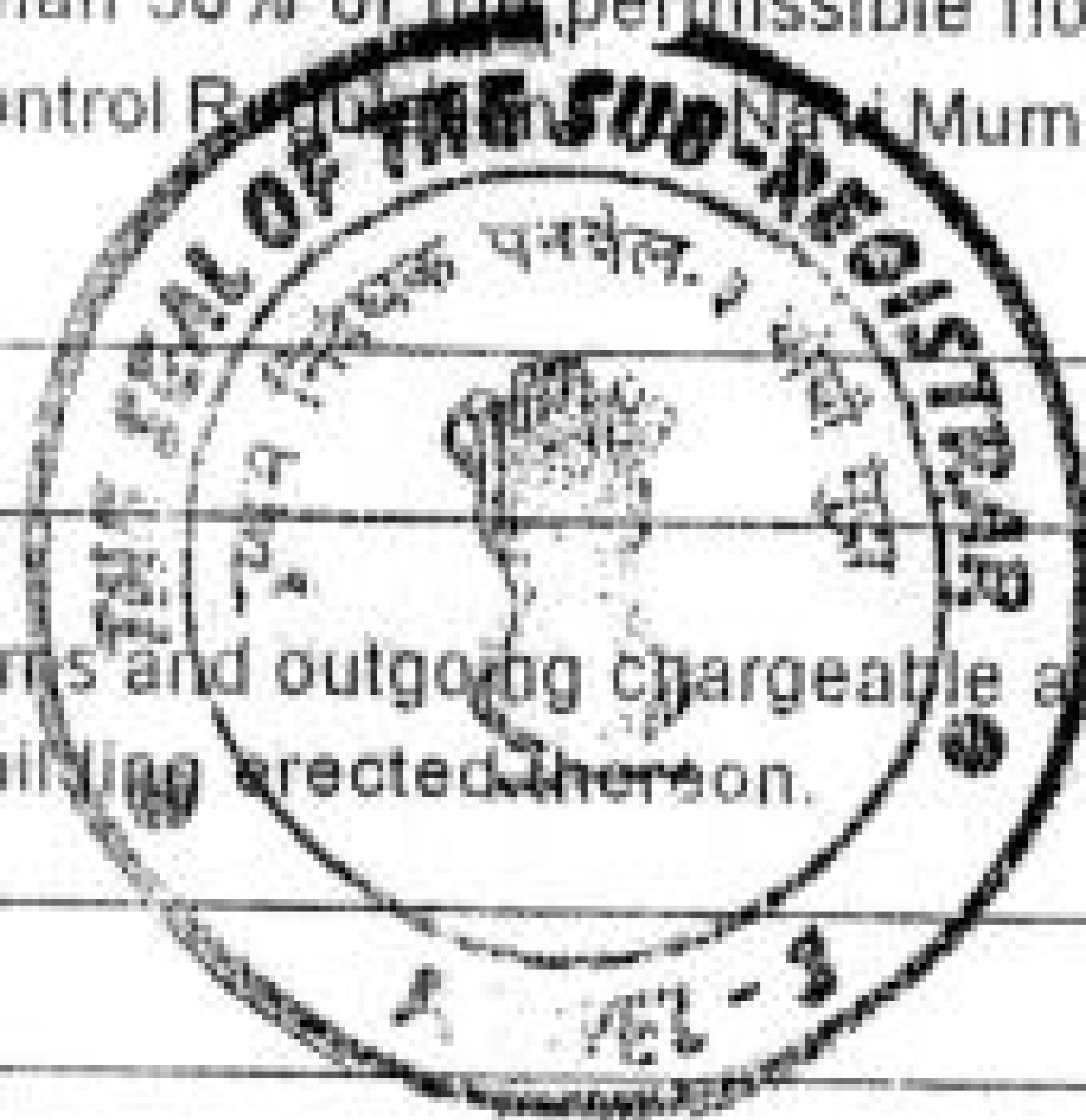
- 1) ग.पि. आनंदकर १) Amey १) Kulkarni
- 2) Budhkar २) शंभूराव विठ्ठलजी आनंदकर १) Budhkar
- 3) [Signature] ३) सु.म.आ. वळकर १) नि.ग. पाटील
- 4) mpowal ४) [Signature]



[Signature]
 Officer

THE LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

(d) That he/she/they/it shall within a period of 12 months from the date hereof, commence and within a period of Four years from the date hereof at his/their/its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations for Navi Mumbai 1975 and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and complete the building as per lines marked on the plans and completely finish fit for occupation the building to be used as residential building, with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of the General Development Control Regulation Navi Mumbai 1975, and also the other laws in force.



RATE AND TAXES:

(e) That he/she/they/it will pay all rates, taxes, charges, claims and outgoing chargeable against an owner or occupier in respect of the said land and any building erected thereon.

PAYMENT OF SERVICE CHARGES:

(f) That he/she/they/it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at the rate as may be determined and notified from time to time by the Corporation as his/their/its contribution to the cost of establishing and maintaining civic amenities such as road, water, drainage, conservancy for the said land regardless of the extent of benefit derived by him/them/it from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of April in each year or within 30 days therefrom.

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PAYMENT OF LAND REVENUE:

(g) That he/she/they/it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

INDEMNITY:

(h) That he/she/they/it will keep the Corporation indemnified against any land all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever, which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

1) ग.पि. जोषकर 4) MPowale 8) Alkar

2) Budhkar 5) Shetty 9) Qualekar

3) [Signature] 6) गणेश नारायण जोषकर 10) Budkar

Handwritten signatures and names at the bottom: [Signature], [Signature], [Signature], [Signature], [Signature]

SANITATION :

- (i) That he/she/they/it shall observe and conform to the General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine, accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of, the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

EXCAVATION :

- (j) That he/she/they/it will not make any excavation upon any part of the said land or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building, compound walls and executing the works authorised by this Agreement.

NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC

- (k) That he/she/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky-signs, neo-sign or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.



NUISANCE :

- (l) That he/she/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

INSURANCE:

- (m) That he/she/they/it shall as soon as any building to be erected on the said land is completed and roofed, insure and keep insured the same in his/their/its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and shall forthwith

1) गणेश आवळेकर

4) MIDWALKER

8) Delekar

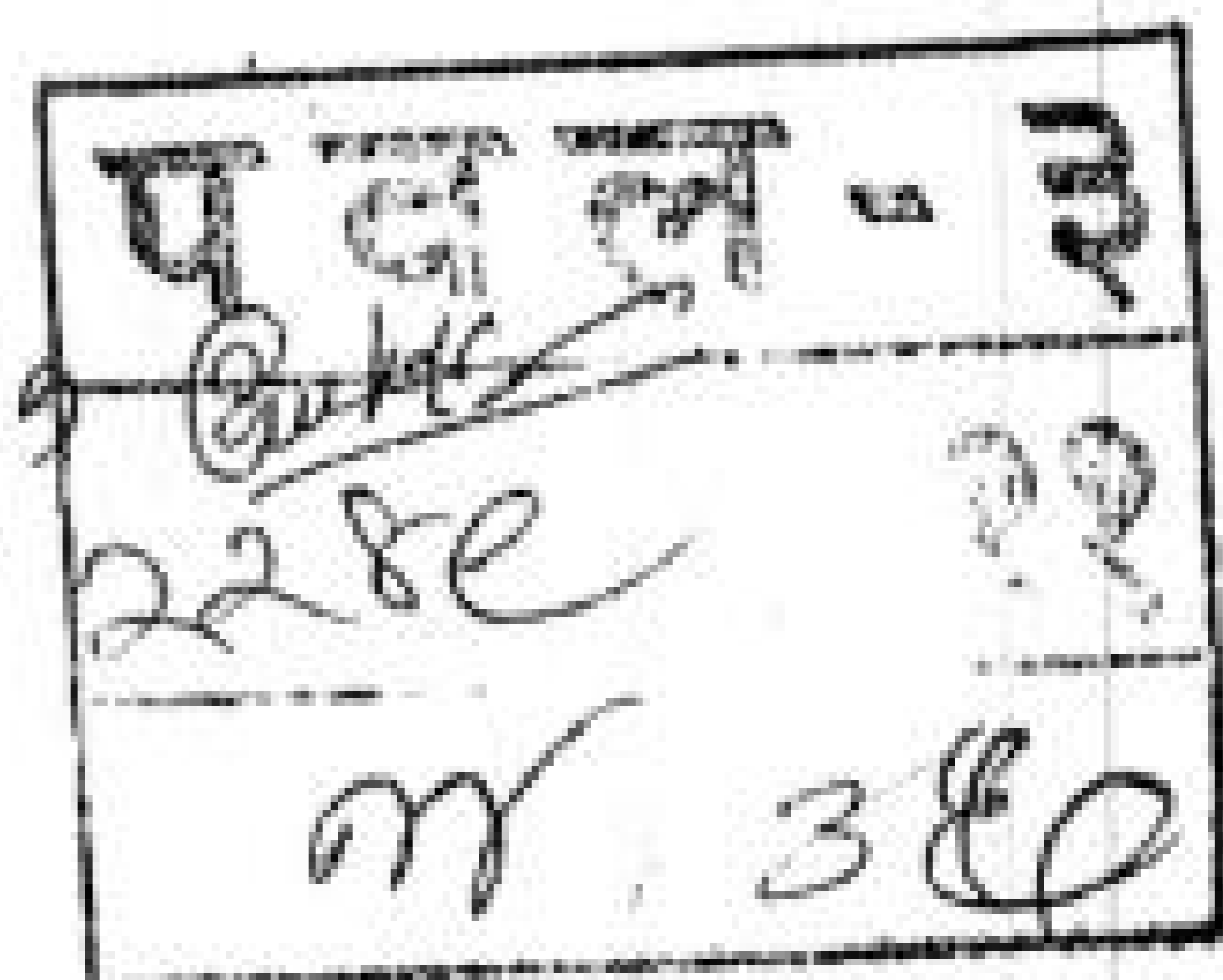
2) Budhkar

5) Sharma

9) Delekar

3) [Signature]

6) गणेश विन्हाडी ओ वळेकर



[Signature]

7) सु. ग. आवळेकर

11) नि. ग. पाटील

RECOVERY OF ANY SUM DUE TO THE CORPORATION :

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon him/them/it.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE:

- (o) The Licensee shall not appoint any person as his/their/its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her/their spouse, father, mother, brother, sister or a major child and if the Licensee shall be a Company, Society or such body Corporate, its officer or Servant.

RESTRICTION AGAINST TRANSFER OF ASSIGNMENT :

- (p) The land shall not be assigned mortgaged, underlet, sublet or otherwise transfer wholly or partly or his/their/its interest therein or part wholly or partly or permit any person to use wholly or partly the land hereunder mentioned without express written permission of the Corporation. The Corporation will grant permission to transfer the land on such terms & conditions which will be determined from time to time by the Corporation.

ADDITIONAL CONDITION OF SOLID WASTE MANAGEMENT :

- a) The Licensee/Lessee shall keep two streams of waste, one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, rags, etc.
- b) The Licensee/Lessee shall identify locations for composting and disposal to waste within their complex.
- c) The Licensee/Lessee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) Licensee/Lessee shall make separate arrangement for disposal of toxic or hazardous household waste such as used batteries, Containers for chemicals and pesticides, discarded medicines, and other toxic or hazardous household waste.

The Licensee shall ensure proper segregation and storage of household waste in two separate bins/containers for storage of food water/bio-degradable waste and recyclable waste.

DECLARATIONS :

The Licensee declares that he/she or his blood relations has not encroached upon the Corporation's land or otherwise not made any unauthorised construction on the Corporation's land and further covenant with the Corporation that in future he/she will not made encroachment or otherwise made any unauthorised construction upon the Corporation's land. If he/she or his/her relative is found with encroachment or made any encroachment after the allotment of plot, then he/she shall be liable for further criminal/civil action against such encroachment and also liable to give up the land which is free from encumbrances to Corporation with own risk.

1) ग.पि.ओवकेकर 4) मपोवकर 8) अ.व.व.व.

2) अ.व.व.व. 5) अ.व.व.व. 9) अ.व.व.व.

3) अ.व.व.व. 6) गणेश विठ्ठल ओवकेकर 7) अ.व.व.व.

अ.व.व.व.
अ.व.व.व. Officer

8) सु.क.ओवकेकर 10) नि.ग.प.टी.व.

PAYMENT OF INFRASTRUCTURE OF DEVELOPMENT CHARGES :

That he/she/they It shall pay to the Executive Engineer (Building Permission) and Additional Town Planning Officer the infrastructure development charges at the rate as may be determined from time at the time of submitting the plans buildings to the Additional Town Planning Officer.

RAIN WATER HARVESTING :

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water filing on the terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water Drawn from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material, The well shall be proved with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain Rain water harvesting for recharge of ground water may be done through a bore well around with a pit of one metre width may be excavated upto a depth of of at least 3.00 mt. and filled with aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface / underground storage tank of required capacity may be constructed in a setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.



- 1) ग. पि. आवक कर
- 2) Barakus
- 3) [Signature]
- 4) Inp owalke.
- 5) [Signature]
- 6) गणेश विद्यापीठ आणकळ 19 [Signature]
- 7) सु. अ. आवक कर
- 8) [Signature]
- 9) [Signature]
- 10) नि. ग. आवक कर

Anwarli
 Additional Town Planning Officer

पत्र नं - ३	
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१६	३६

- 40 mm stone aggregate as bottom layer upto 50% of the depth;
- 20 mm stone aggregate as lower middle layer upto 20% of the depth
- Coarse Sand as upper middle layer upto 20% of the depth;
- A thin layer of fine sand as top layer.
- Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.
- Perforated concrete slabs shall be provided on the pits/trenches
- If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

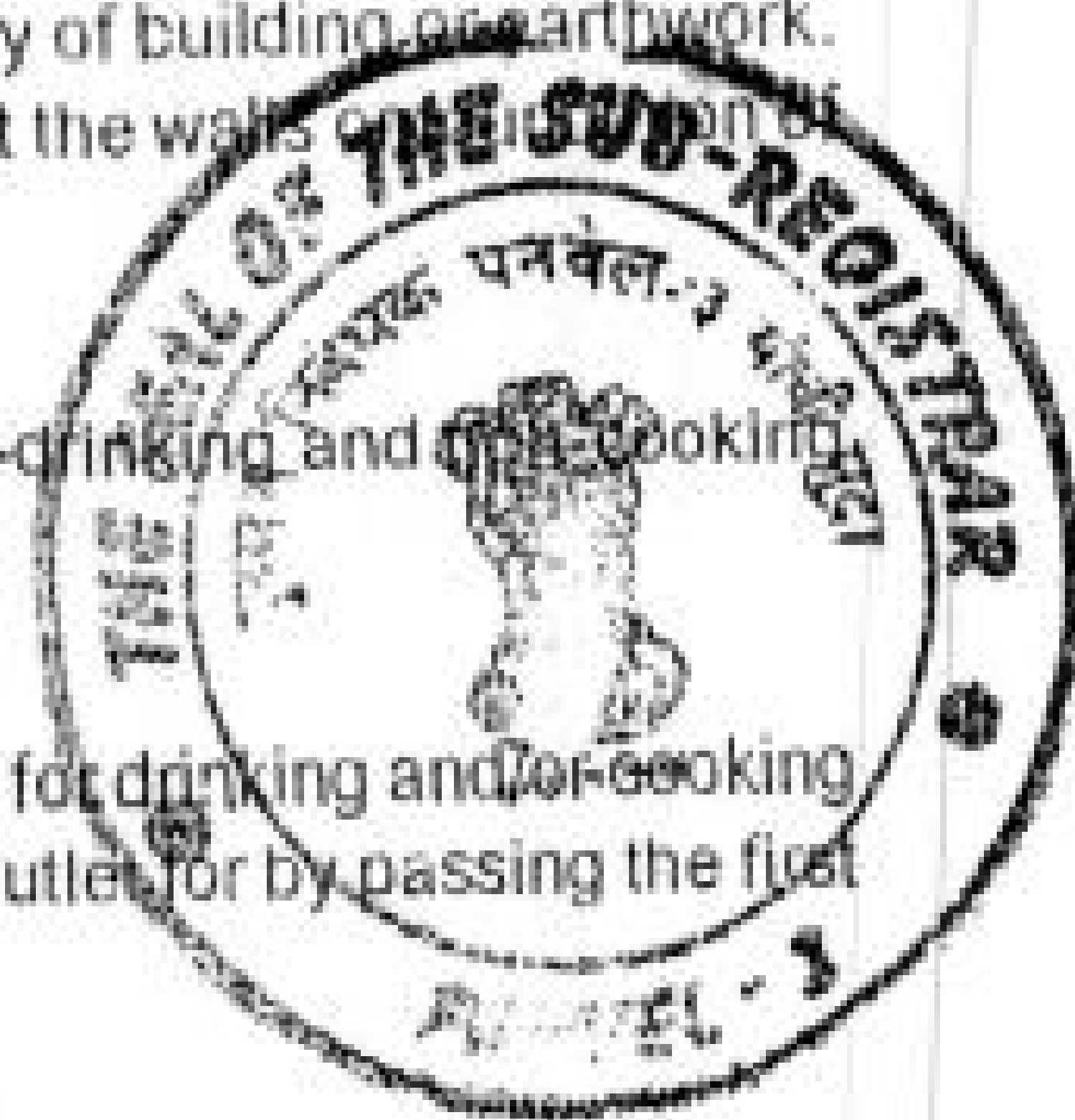
The terrace shall be connected to the open well / borewell / storage tank/recharge pit / trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq. mt.

Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part the walls of the building or those of an adjacent / building.

The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.

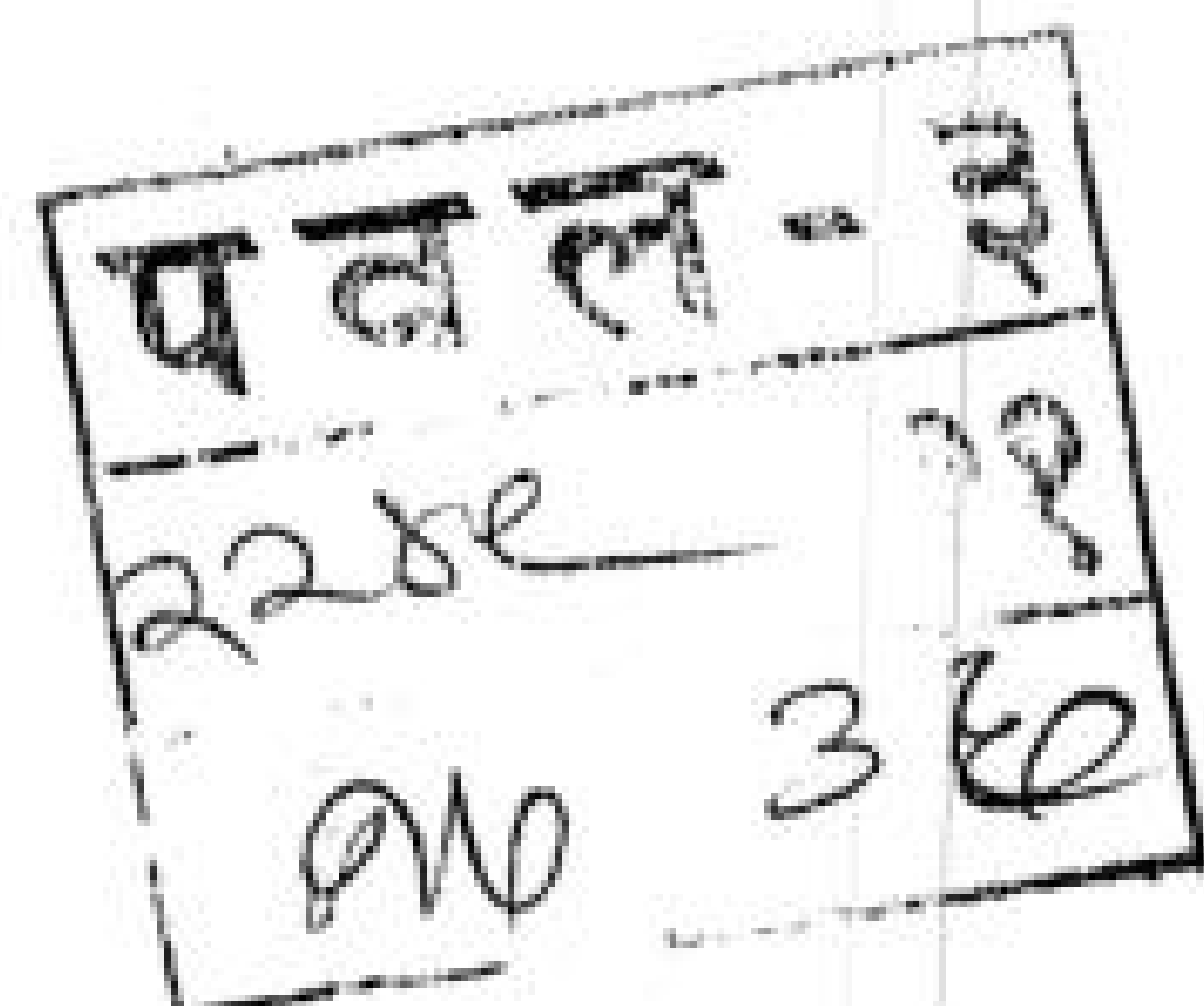
provided that when the rain water in exceptional circumstances will be utilized for drinking and for cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



- ग.पि. ओवळेकर
- गणेश
- कुंभकर्
- गणेश दिवाडी ओवळेकर
- कुंभकर्
- नि.ग.पट्टिक
- कुंभकर्
- कुंभकर्

Signature
Sub-Registrar
Officer



THE LICENSEE HEREBY AGREES TO OBSERVE & PERFORM THE STIPULATIONS FOLLOWING THAT IS TO SAY-

- (q) a) The allotted plot for residential user, however commercial use up to 15% of the permissible F.S.I. shall be allowed.

POWER TO TERMINATE AGREEMENT :

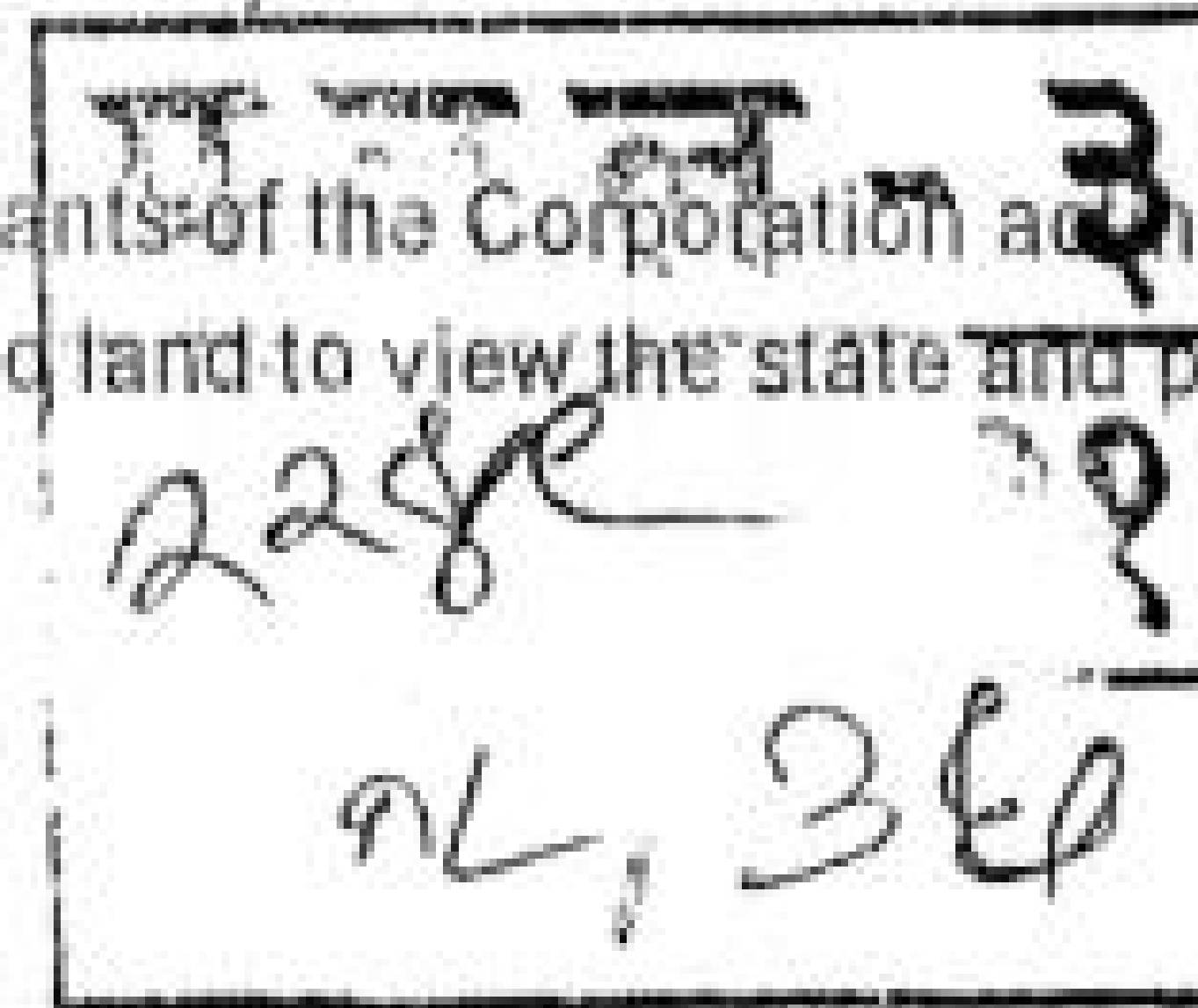
4. Should the Town Planning Officer not approve the plans elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the licence and re-enter upon the said land and thereupon the licence shall come to an end.

POWER OF CORPORATION:

5. Until the building and works have been completed and certified as completed in accordance with Clause (7) thereof, the Corporation shall have the following rights and powers

(a) RIGHT :

The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable times to enter upon the said land to view the state and progress of the work and for all other reasonable purposes.



TO RESUME LAND :

(b) POWER :

(i) in case the Licensee shall fail to submit to the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

1) ग.पि.ओवळेकर 4) mpowalvi 5) Patilkar

2) Balchakre 6) Gany 7) Qualekar

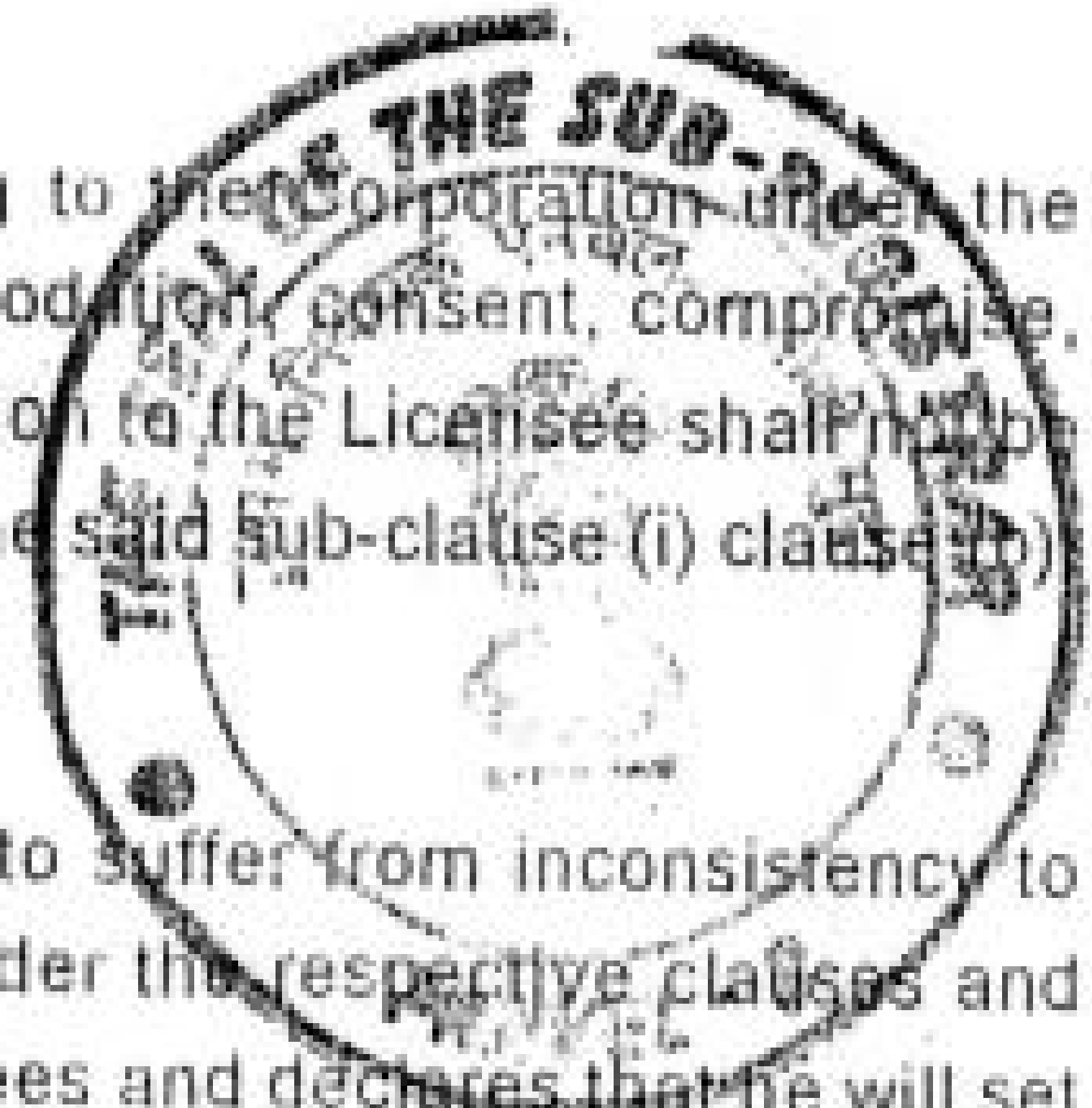
3) [Signature] 8) गजेंद्र विठ्ठलजी ओवळेकर 9) Patil

[Signature] 10) सुम.ओवळेकर 11) नि.ग.पार्टिक

- (ii) to continue to said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.
- (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.
- (iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of Managing Director until the grant of the completion.

EXPLANATION - 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation such right and power under the said sub-clause (i) clause (b).



EXPLANATION - 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up to defence based on such inconsistency to impung the exercise of any right or power by the Corporation.

EXTENSION TO TIME :

6. Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and works for the said period mentioned in clause 3 (d) above, if he/she/they satisfied that the Building and Works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the rate provided by Regulation No. 7 of the New Bombay Disposal of Land Regulations, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

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1) ग.पि. आवेकर 4) मधोवाल 5) Barakar

2) Barakar 5) Gang 6) Barakar

3) [Signature] 8) गणेश पिनाजी आवेकर 10) Barakar

[Signature] 9) गणेश आवेकर 11) नि.ग.पट्टी

GRANT OF LEASE :

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupee One only.

COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LANDS REGULATIONS, 1975 :

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Regional and Town Planning Act, 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations 1975 for the time being in force.



FORM OF LEASE :

8. The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

NOTICE :

9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to left, or posted, addressed to the Licensee at the usual or last known place or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

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SURRENDER :

10. The Licensee may terminate this Agreement and surrender the Licence and authority granted hereunder on such terms and conditions as may be determined by the Corporation from time to time by general or special order.

1) ग.पि. ओवका 4) mpowalwa 8) [Signature]

2) Bredker 5) Gany 9) [Signature]

3) [Signature] 6) गणेश विठ्ठल ओवका 10) [Signature]

Signature of the Town Planning Officer.

7) सु.म.ओ.प. 11) कि.ग.प.प.र.

SCHEDULE

All that Piece or parcel of land known as Plot No. 100 Sector 21 in village / site Vive of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 2148.15 Sq. Mtrs. or thereabout and bounded as follows that is to say :

- On or towards the North by — Plot NO. 99
- On or towards the South by — Plot NO. 101
- On or towards the East by — 30.00 mtrs. wide Road
- On or towards the West by — 35.00 mtr. chahn

and delineated on the plan annexed hereto and shown thereon by a red line of boundary. IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first above written :



SIGNED AND DELIVERED for and on behalf of the)
City & Industrialment Corporation of)
Maharashtra Ltd.,)
by the hand of Shri/Smt. K. B. Phand.)
Asstt. Lands & Survey Officer)

[Signature]
Chief Land Survey Officer
C&I Ltd.

in presence of)
1) Shri/Smt. D. D. Bhoir)
2) Shri/Smt. G. G. Madhavi)

[Signature]
Asstt. Land & Survey Officer
C&I Ltd.

1) ग. पि. आवळेकर २) [Signature] [Stamp] [Signature]

2) [Signature] 3) [Signature] [Signature]

3) [Signature] 4) [Signature] 5) [Signature]

4) [Signature] 5) [Signature] [Stamp]

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SIGNED AND DELIVERED by the with-Innamed.

Licencee in the presence of _____

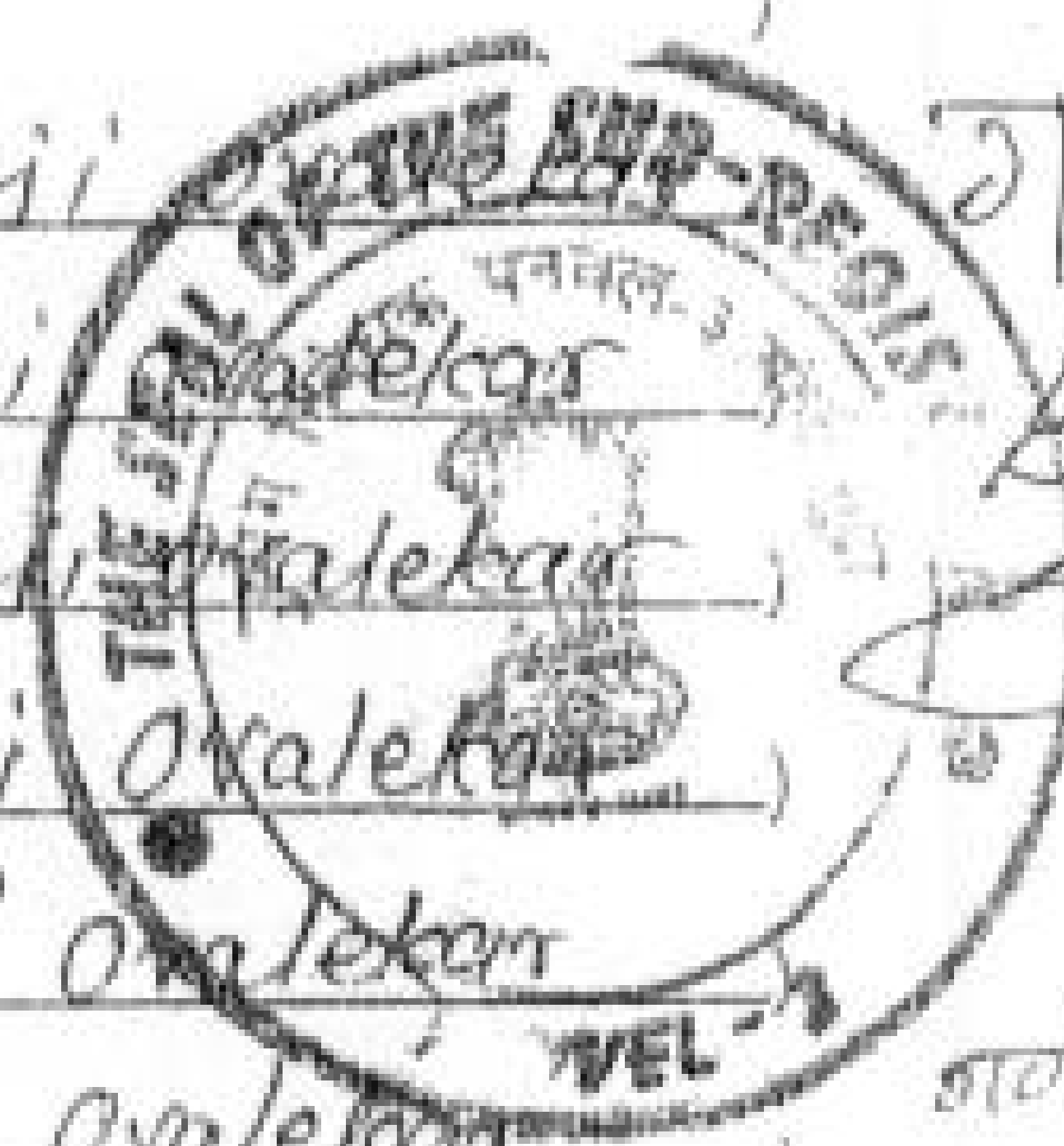
- 1) Shri/Smt. Ramdas Laha Patil
9324131768
- 2) Shri/Smt. Pranav Totankar
9324058596

Handwritten signatures and stamps:
 216555
 (Circular stamp)

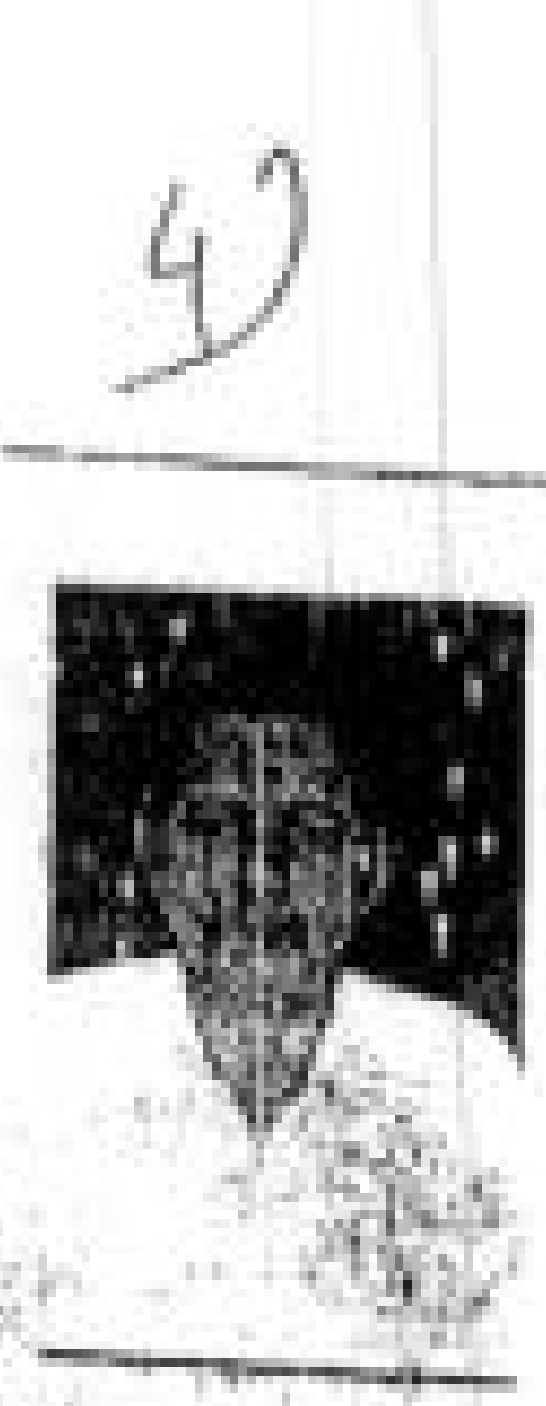
I have read over and explained

the contents of this Agreement to

- Shri/Smt. Gajanan Pilaji
- Shri - Baburao Pilaji
- Shri - Pandurang Pilaji
- Shri - Mahadev Pilaji
- Shri - Ganpat Pilaji
- Shri - Ganesh Pilaji
- Smt. Sunanda Daxman
- Shri - Manohar Daxman
- Shri - Kishor Daxman
- Shri - Samadhan Daxman
- Sau - Nirmala Gajanan Patil



Handwritten signatures and stamps:
 1) ग. प्र. ओवळे
 2) Budhekar
 3) Pranav
 4) महोदय
 5) कुलकर्णी
 6) कुलकर्णी
 7) कुलकर्णी
 8) कुलकर्णी
 9) कुलकर्णी
 10) कुलकर्णी
 11) कुलकर्णी



Handwritten signature: Amphal
 Deputy Officer

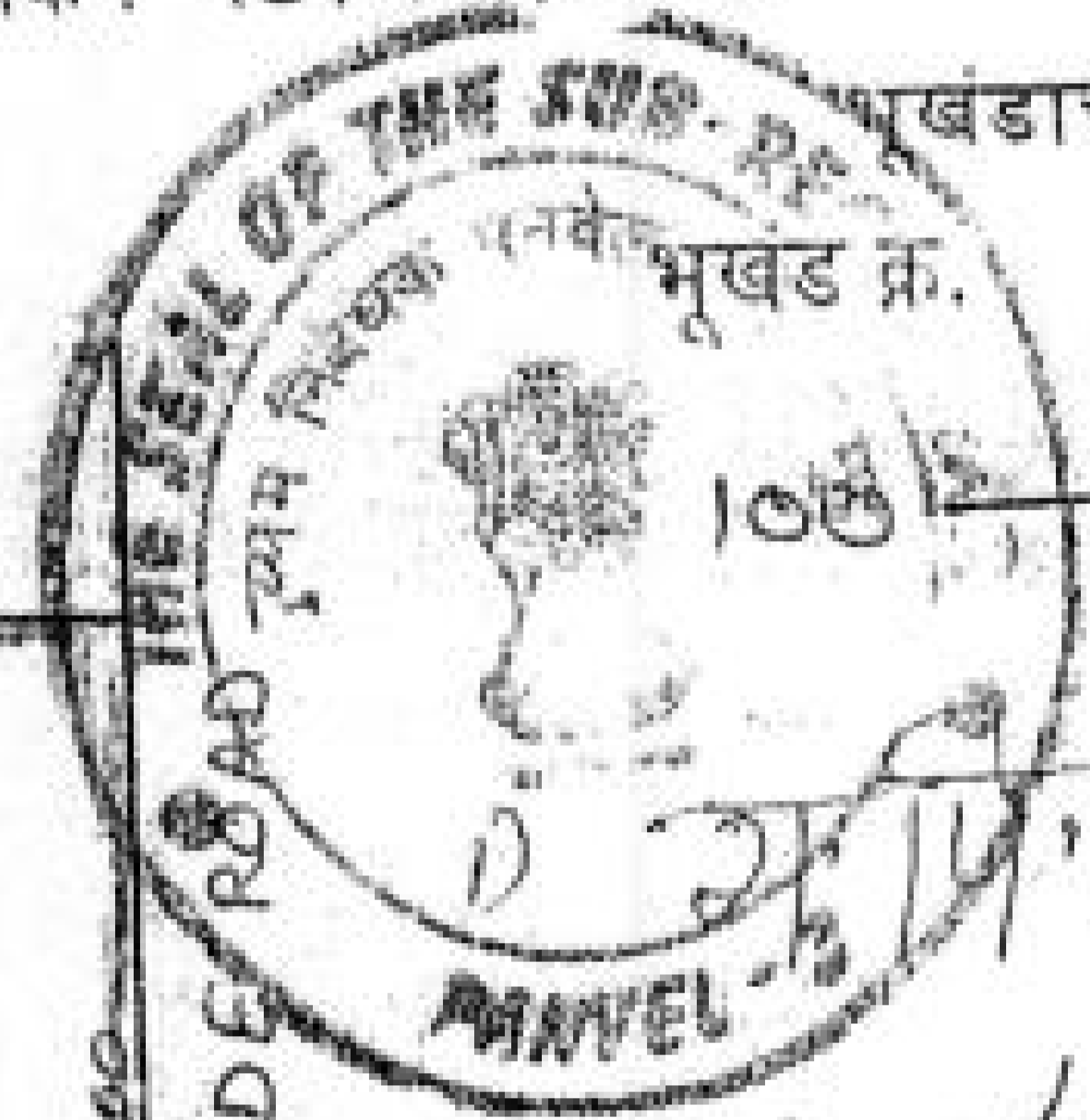
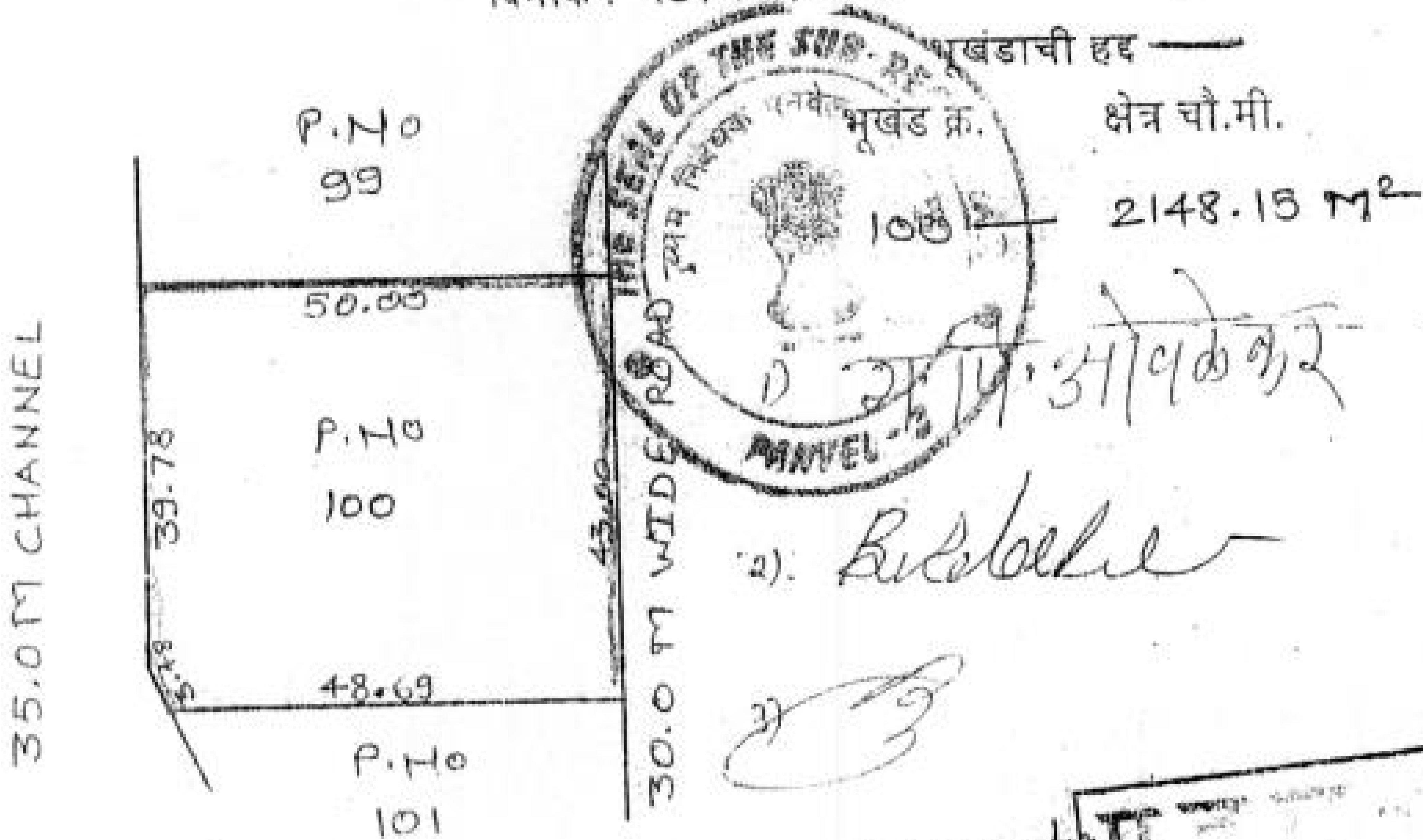
प न न - २२४९
२२, ३६९

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित.

सिडको भवन, ७ बा मजला, भूमि विभाग

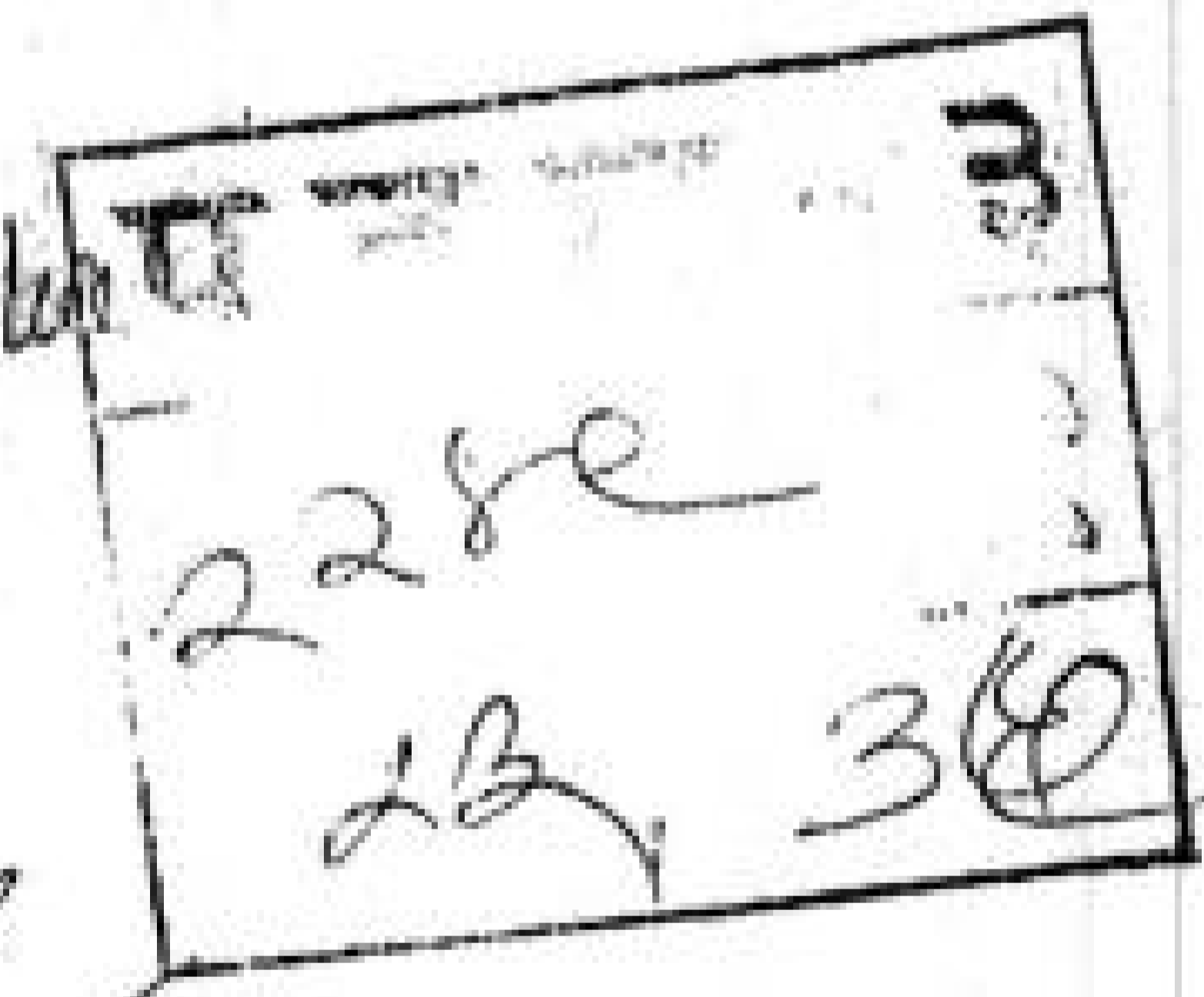
नवी मुंबई १२.५% योजना अंतर्गत मौजे डळे ता. पन्वेल जि. रायगड
विभाग क्र. 21 भूखंड क्र. 100 चा सिमांकन नकाशा.
संदर्भ : सहा.भूमि व भूमापन अधिकारी (१) (२) (३) क्र.सिडको/भूमि/डळे/१२.५%/योजना/1781
दिनांक : 10/02/2011



2) [Signature]

3) [Signature]

4) [Signature]



समत सिमांकन नकाशा
मा. वरिष्ठ नियोजनकार (वि. आ)
पत्र क्र. सिडको/नियोजन (१२.५% यो.)/105
दि-22/04/2010
क्षेत्राधिकारी (भूमापन) [Signature]
सिडको मर्या 22/2/2011

प्रमाण १ : 1000
नकाशा तयार करणार :
मोजणी दिनांक :

[Signature]
(बी. डी. अकरे)
प्रमुख भूमापक

[Signature]
(नि. नि. आळेकर)
भूमापक

[Signature]
(एम. वाय. शिंदे)
भूमापक

[Signature]

[P.T.O.]

5) Granny

6) गणेश विन्हागी ओपकेकर

7) सुभा ओपकेकर

8) Opika

9) Bundeber

10) Budh

11) नि. ग. पाटील



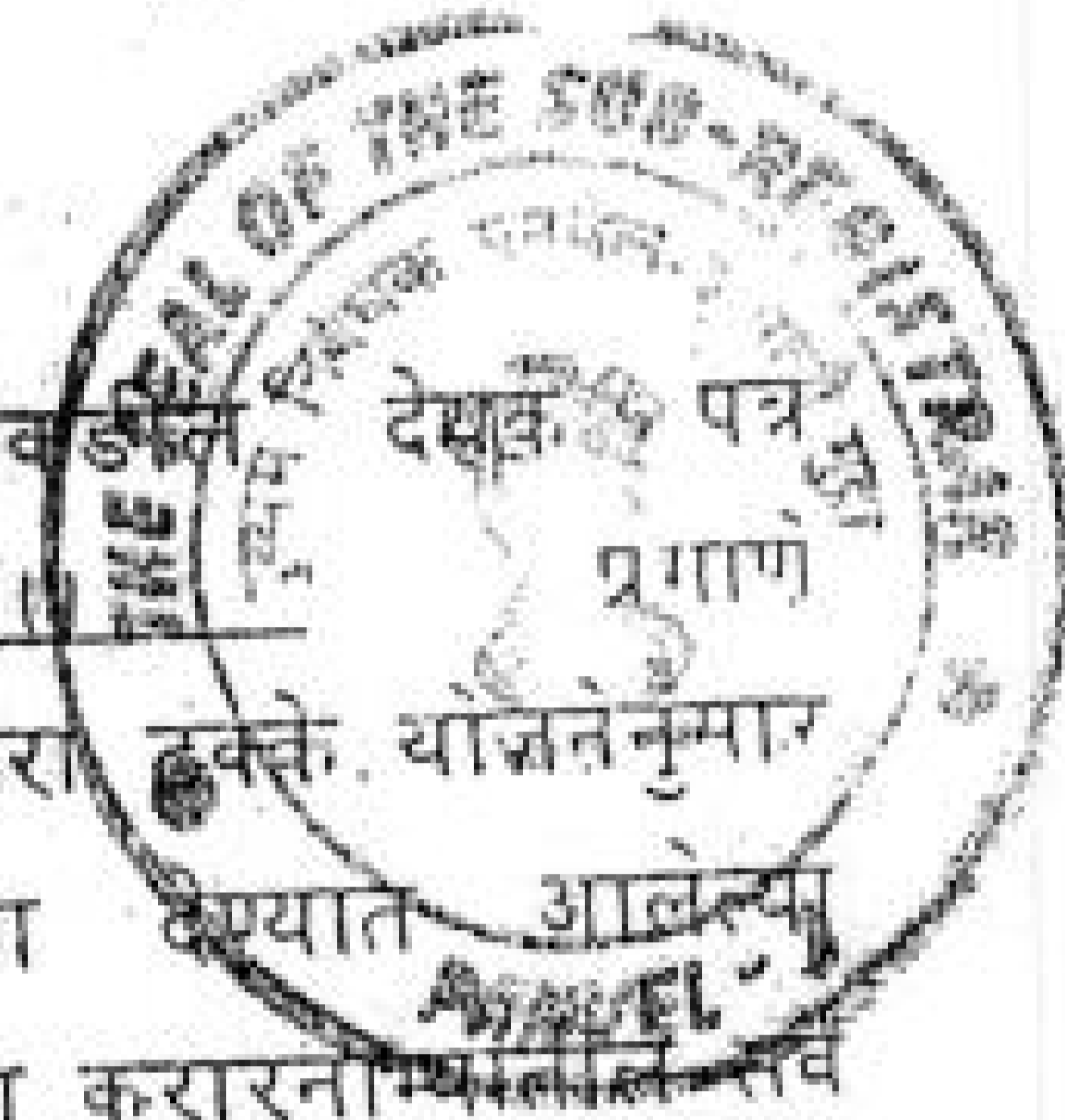
प व - ३
२२५९
२०२४/३९

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित.

सिडको भवन, भूमि विभाग,
पहिला मजला, सी.बी.डी.
बेलापूर, नवी मुंबई - ४०० ६१४.
दिनांक : 14/02/2011

ताबे पावती

मा.मुख्य भूमि व भूमापन अधिकारी सिडको यांचेवती देशक पत्र प्रमाणे
क्र.सिडको/भूमि/12.5% योजना/उत्तरे/1381 दिनांक 10/02/2011
मौजे उत्तरे ता. पनवेल जि.रायगड नवी मुंबई येथील साडेबारा टक्के योजनेनुसार
श्री. गजानन विंजाजी शिवेकर व इतर यांना क्व्यात आलेल्या
खालील वर्णनाच्या भूखंडाचा ताबा या भूखंडाच्या अनुषंगाने केलेल्या करारनाम्यातील सर्व
अटी व शर्तीस अधिन राहून तसेच साडेबारा टक्के योजनेच्या सर्व अटी आणि वेळोवेळी
करण्यात येणा-या नियमांचे पालन करण्याच्या शर्तीवर खाली नमूद केलेल्या भूखंडाचे ठिकाण
चर्तुःसिना व क्षेत्रफळ जागेवर जाऊन आज दि. 14/02/2011 रोजी भूमापक योनी
दाखवले व ते प्रत्यक्ष पाहिले व सदर भूखंडाचा ताबा घेतला. ताब्याबाबत कोणत्याही
प्रकारची तक्रार नाही. 228



श्री. भूमापक योनी
228
25/38

भूखंडाचा तपशील

जिल्हा	तालुका	गाव	सेक्टर क्र.	उपसेक्टर क्र.	भूखंड क्र.	भूखंडाचे क्षेत्रफळ चौ.मी.
रायगड	पनवेल	उत्तरे	21	---	100	248.15

ही ताबेपावती दिनांक

- 1) ग.पि. शिवेकर
- 2) Budekar
- 3) [Signature]

रोजी लिहिलेले.

शहर आणि औद्योगिक विकास महामंडळ
(महाराष्ट्र) मर्यादित यांचे (रि.ता.)
Chief Land & Survey Officer
CIDCO Ltd.

[P.T.O.]

4) mpowalua

5) Spamy

6) लणेर। पिळ्ळा. 31 मोवळ्ळा 2

7) सुंक. ओ. व. के. कर

8) Palmas

9) Budlekar

10) Burke

11) नि. ग. राईळ



पत्र	22
2282	
24	38

जोडपत्र

नस्ती ... :- 1781

नोड :- उजवे

1) करारपत्रासोबत जोडण्यात येणारा साडेबारा टक्के योजनेअंतर्गत निवाडा / युनिट केस क्रमांक / सर्व्हे क्रमांक निहाय वाटपित भूखंडाचा सविस्तर अहवाल दर्शविणारा तक्ता.

सर्व्हे नं.	संपादित क्षेत्र हे आर.	एकूण पात्रता (चौ.मी.)	पूर्वी वाटप केलेल्या क्षेत्राचा तपशील { अतिक्रमण नियमनासहीत }				वाटप अतिक्रमांचा तपशील		पात्रते नुसार वाटपाचे शिल्लक क्षेत्र	स्थळ सेक्टर क्रमांक	भूखंडाचा तपशील	
			नोड	से. क्र.	बधकाम क्र. भूखंड क्र.	क्षेत्र चौ. मि.	भूखंड क्र.	क्षेत्र चौ. मि.			भूखंड क्र.	क्षेत्र चौ. मि.
174	0-84-2	2150	3170	-	-	-	-	-	21	100	248.15	
174 (क)	0-10-0											
83/10												
174 (ख)	0-29-0											
76/5												
174	0-32-7											
44/10	0-5-6											
44/20	0-24-0											
47/2	0-46-0											
81/2	0-14-8											



2) साडेबारा टक्के योजनेअंतर्गत वाटपित भूखंडाचा करारनामा करण्यासाठी ज्या भूधारकांची नावे करारनाम्यात आहेत अशा भूधारकांची अलीकडील काळातील पासपोर्ट आकाराचे छायाचित्राचा विहित नमुना.








अ.क्र.	भूधारकाचे नांव	छायाचित्र	स्वाक्षरी / अंगठा
1.	श्री. गजानन पिताजी ओव्हेकर		ग.पि. ओव्हेकर

जिल्हिक कार्यालयीन सहाय्यक / क्षेत्राधिकारी

सहा. भूमी व भुमापन अधिकारी
Asstt. Land & Survey Officer
CIDCO Ltd.

मुख्य भूमी व भुमापन अधिकारी
Chief Land & Survey Officer
CIDCO Ltd.

पत्र - 3
228
26, 34

अ.क्र.	भूधारकाचे नांव	स्वाक्षरी / अंगठा
2	श्री. बाबुराव पित्ताजी ओवळेकर	 = <i>Buldekar</i>
3	श्री. पांडुरंग पित्ताजी ओवळेकर	 = <i>3</i>
4	श्री. महोदेव पित्ताजी ओवळेकर	 = <i>Mahadev</i>
5	श्री. गणपत पित्ताजी ओवळेकर	 = <i>Ganpat</i>
6	श्री. गणेश पित्ताजी ओवळेकर	 = गणेश पित्ताजी ओवळेकर
7	श्रीमती - सुनंदा लक्ष्मण ओवळेकर	 = सुनंदा ओवळेकर
8	श्री. मनोहर लक्ष्मण ओवळेकर	 = <i>Manohar</i>








[Signature]
 लिपिक / कार्यालयीन सहाय्यक / क्षेत्राधिकारी

[Signature]
 सहा. भूमी व भूमापन अधिकारी
 Assit. Land & Survey Officer

[Signature]
 मुख्य भूमी-व-भूमापन अधिकारी
 Chief Land & Survey Officer

एनल - 3
 22/12/22
 22 / 35

अ.क्र.	भूधारकाचे नांव	छायाचित्र	स्वाक्षरी / अंगठा
9	श्री. किशोर लक्ष्मण मोवळेकर		
10	श्री. सभाधान लक्ष्मण मोवळेकर		
11	श्री. निर्मला राजानन पाशीब		नि.रा.पाशीब

लिपिक / कार्यालयीन सहाय्यक / क्षेत्राधिकारी

सहा. भूमी व भूमापन अधिकारी
Asstt. Land & Survey Officer
CIDCO

मुख्य भूमी व भूमापन अधिकारी
Chief Land & Survey Officer



पत्र - 3
228e 22
re, 36

CIDCO LAND & SURVEY DEPARTMENT (12.5 % SCHEME)

Date : 28/02/2011

File No. 1781

Node Ulwe



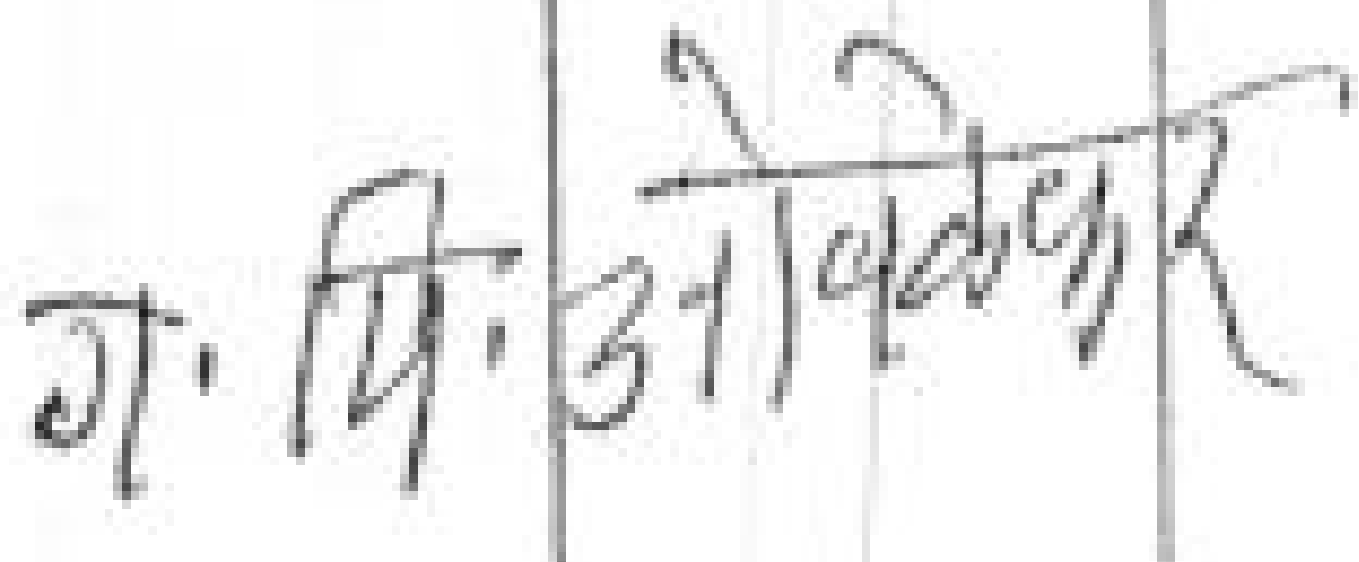
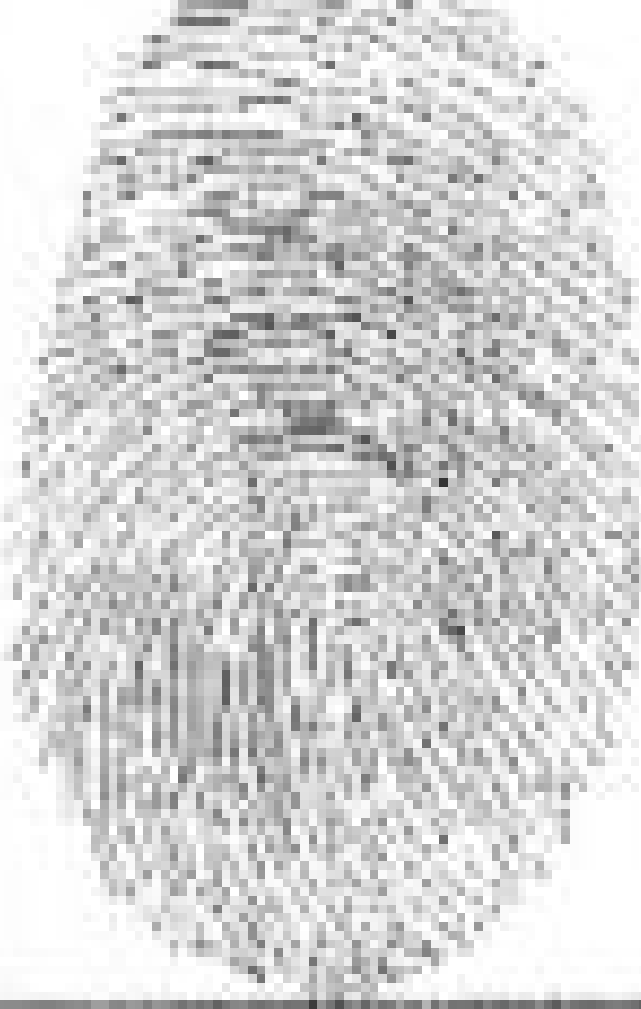


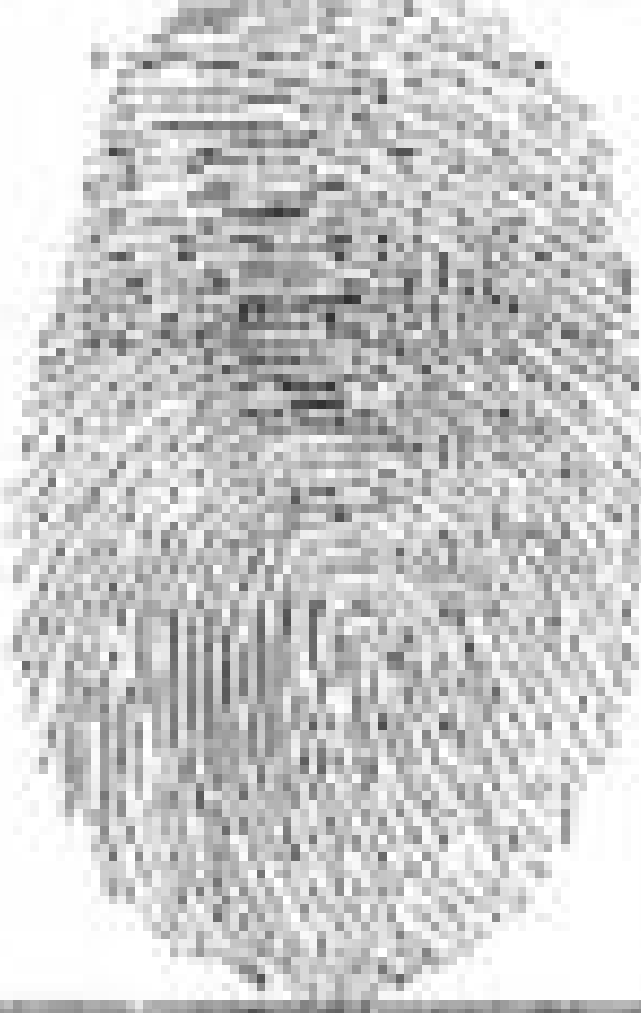


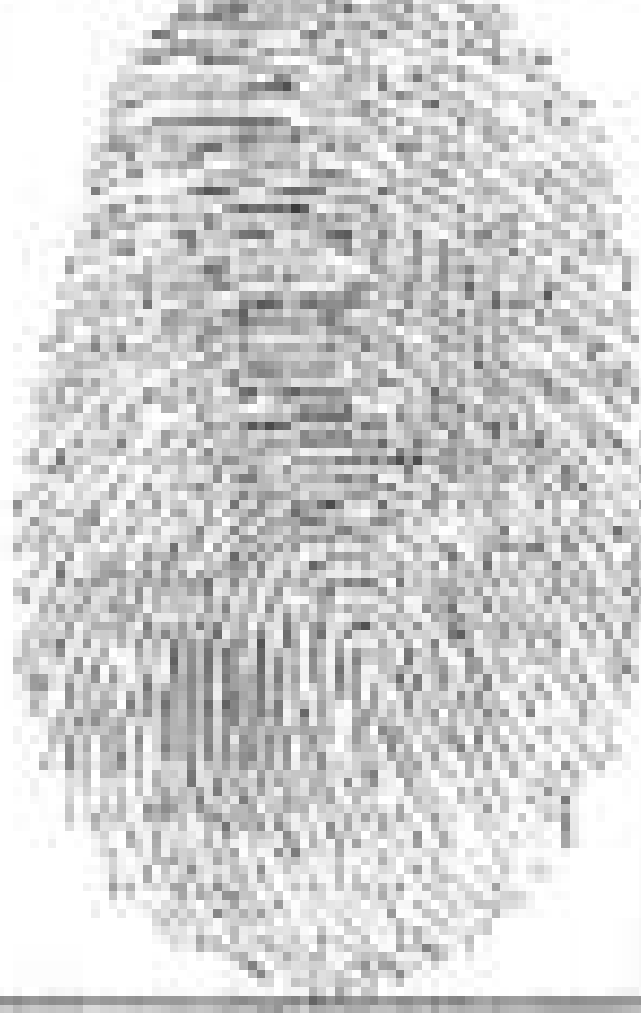

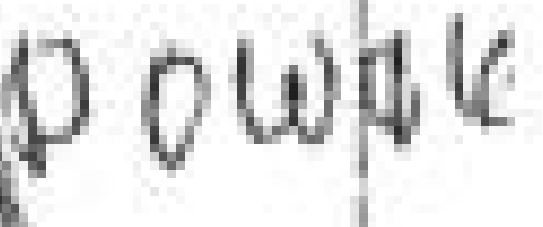



Village Targhar

Alloted Node Ulwe

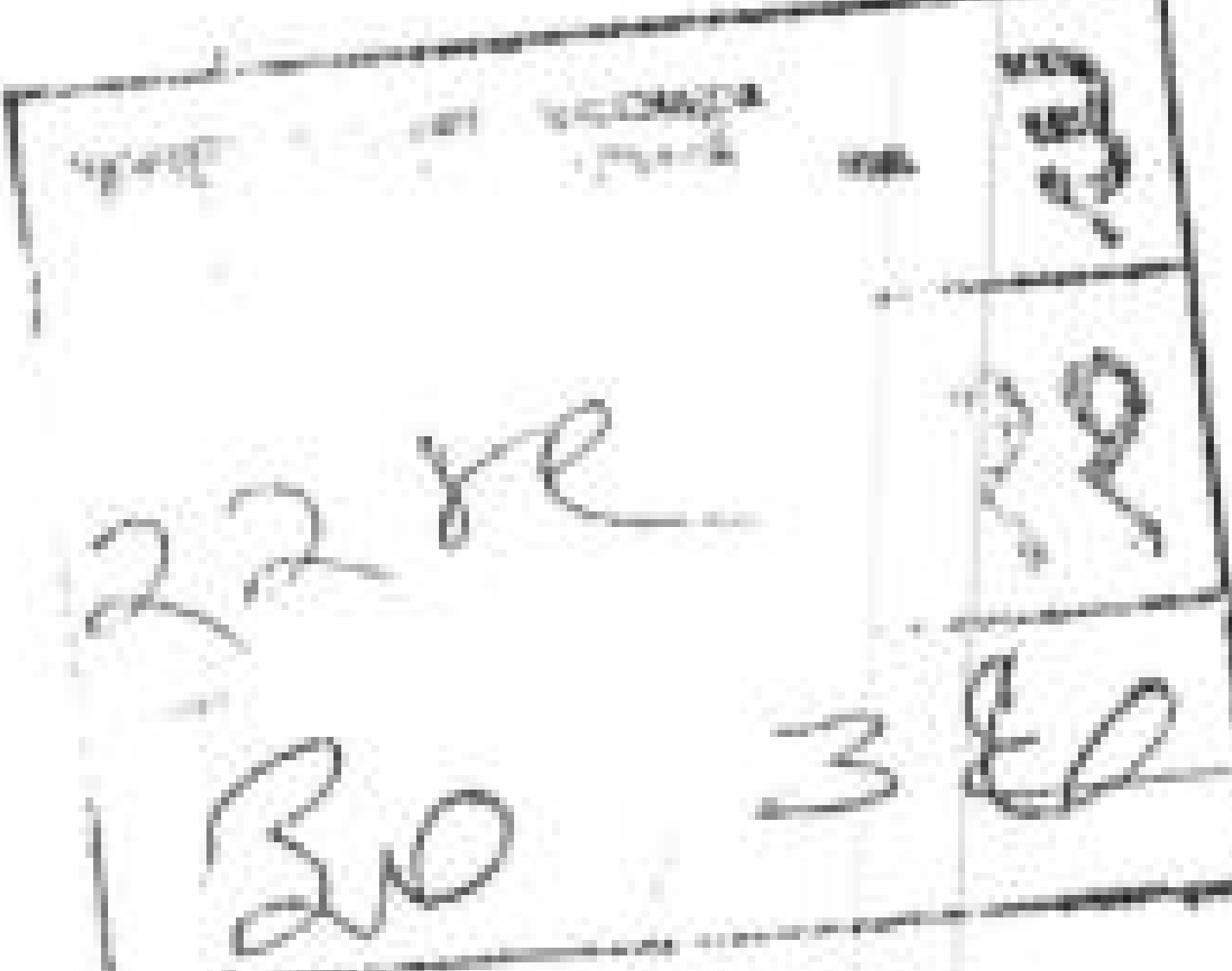
Sector No. 21

Plot No. 100

Area 2148.1 Sq.M.

Sr. No.	Holder Details	Left Finger	Photo	Hakka Sod	signature
1	Shri.Gajanan Pilaji Ovlekar Resident Of Targhar				
2	shri.Baburao Pilaji Ovlekar Resident Of Targhar				
3	Shri.Pandurang Pilaji Ovlekar Resident Of Targhar				
4	Shri.Mahadev Pilaji Ovlekar Resident Of Targhar				
5	Shri.Ganpat Pilaji Ovlekar Resident Of Targhar				


 Chief Land & Survey Officer
 CIDCO Ltd. 1


 22/02 2011
 20 3/02

CIDCO LAND & SURVEY DEPARTMENT (12.5 % SCHEME)
WE MAKE CITIES

Date : 28/02/2011

File No. 1781

Node Ulwe


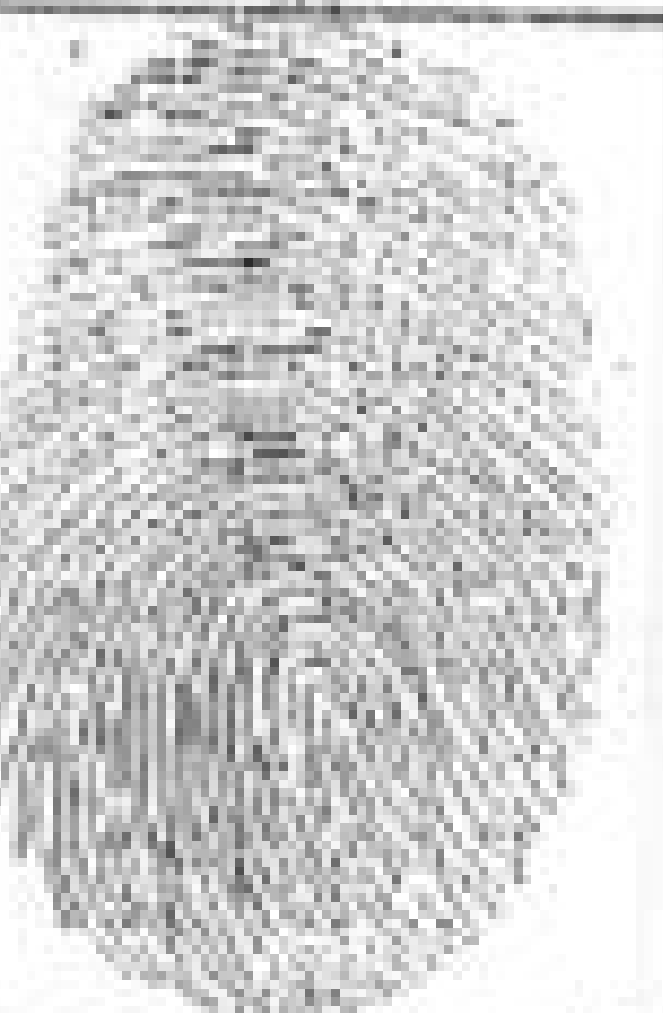
Village Targhar

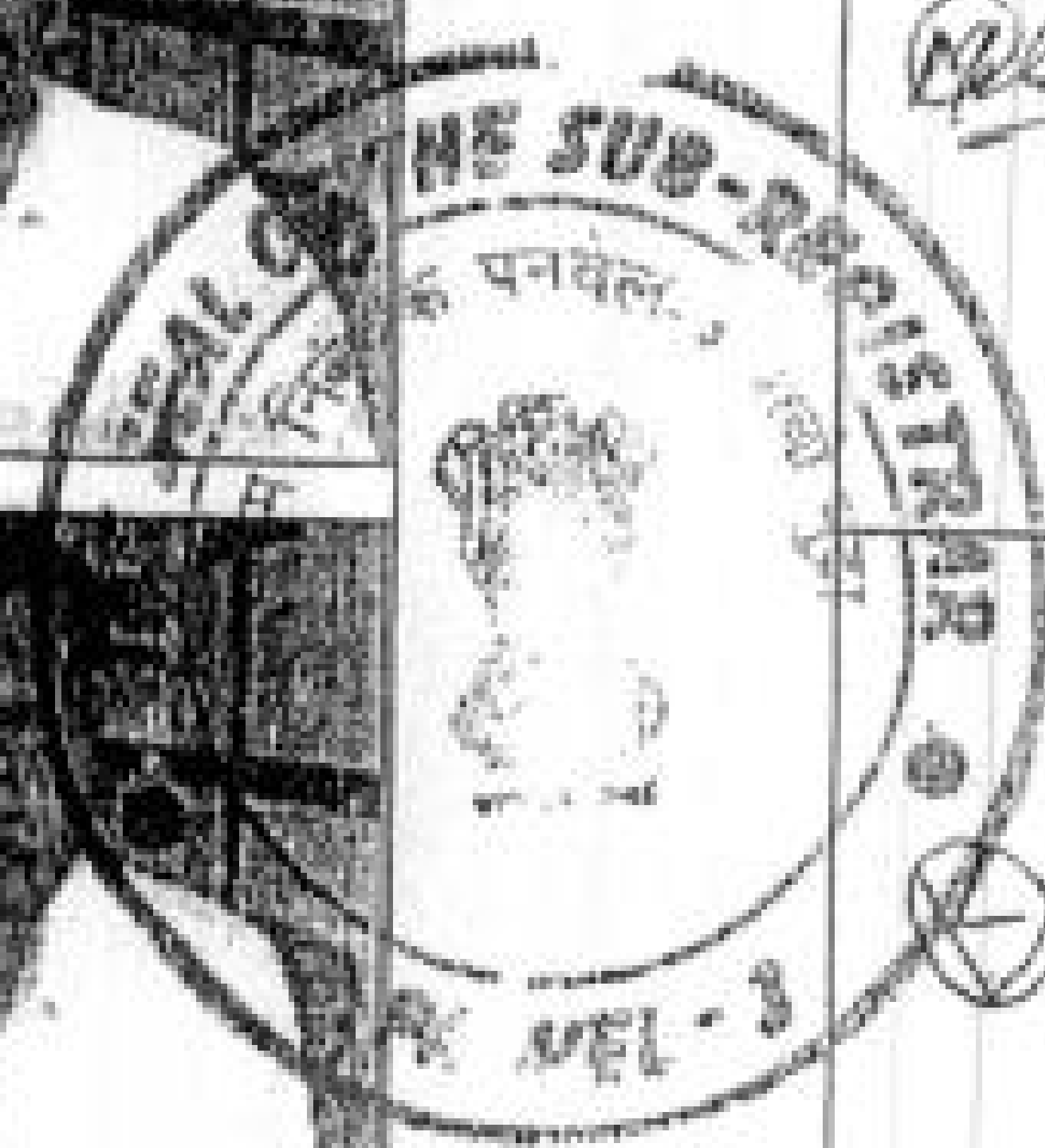
Alloted Node Ulwe

Sector No. 21

Plot No. 100

Area 2148.1 Sq.M.

Sr. No.	Holder Details	Left Finger	Photo	Hakka Sod	signature
6	Shri. Ganesh Pilaji Ovalekar Resident Of Targhar			श्री. गणेश पिलाजी ओवलेकर	
7	Smt. Sunanda Laxman Ovalekar Resident Of Targhar				श्री. सुनंदा लक्ष्मण ओवलेकर
8	Shri. Manohar Laxman Ovalekar Resident Of Targhar				श्री. मनोहर लक्ष्मण ओवलेकर
9	Shri. Kishor Laxman Ovalekar Resident Of Targhar				श्री. किशोर लक्ष्मण ओवलेकर
10	Shri. Samadhan Laxman Ovalekar Resident Of Targhar				श्री. समधान लक्ष्मण ओवलेकर



[Signature]
 Chief Land & Survey Officer
 CIDCO Ltd.

2
 228
 30 30

CIDCO LAND & SURVEY DEPARTMENT (12.5 % SCHEME)
WE MAKE CITIES

Date : 28/02/2011

File No. 1781

Node Ulwe

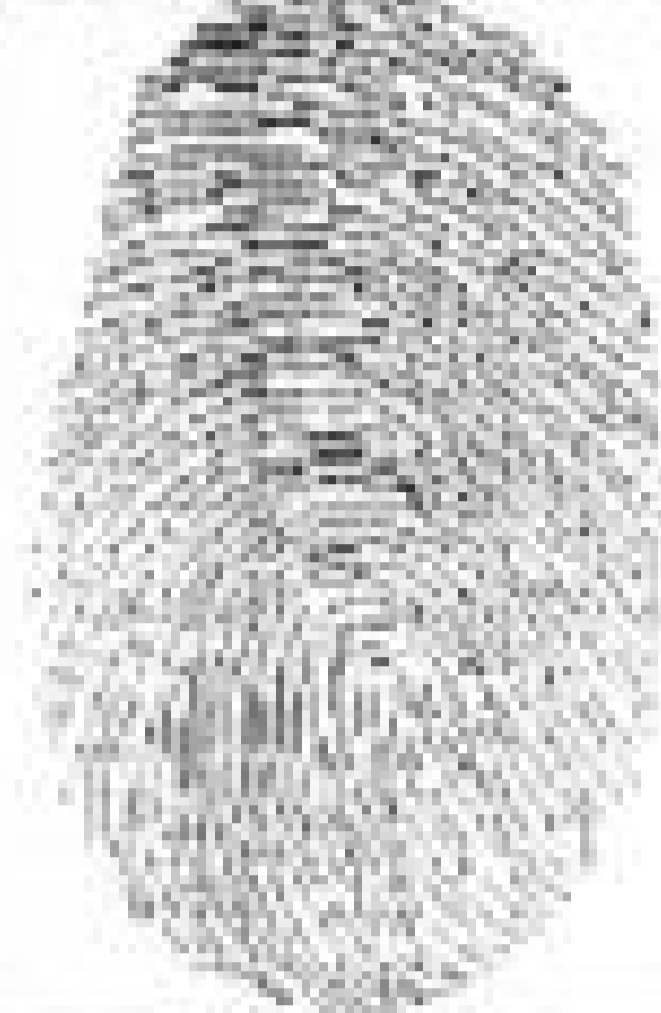

Village Targhar

Alloted Node Ulwe

Sector No. 21

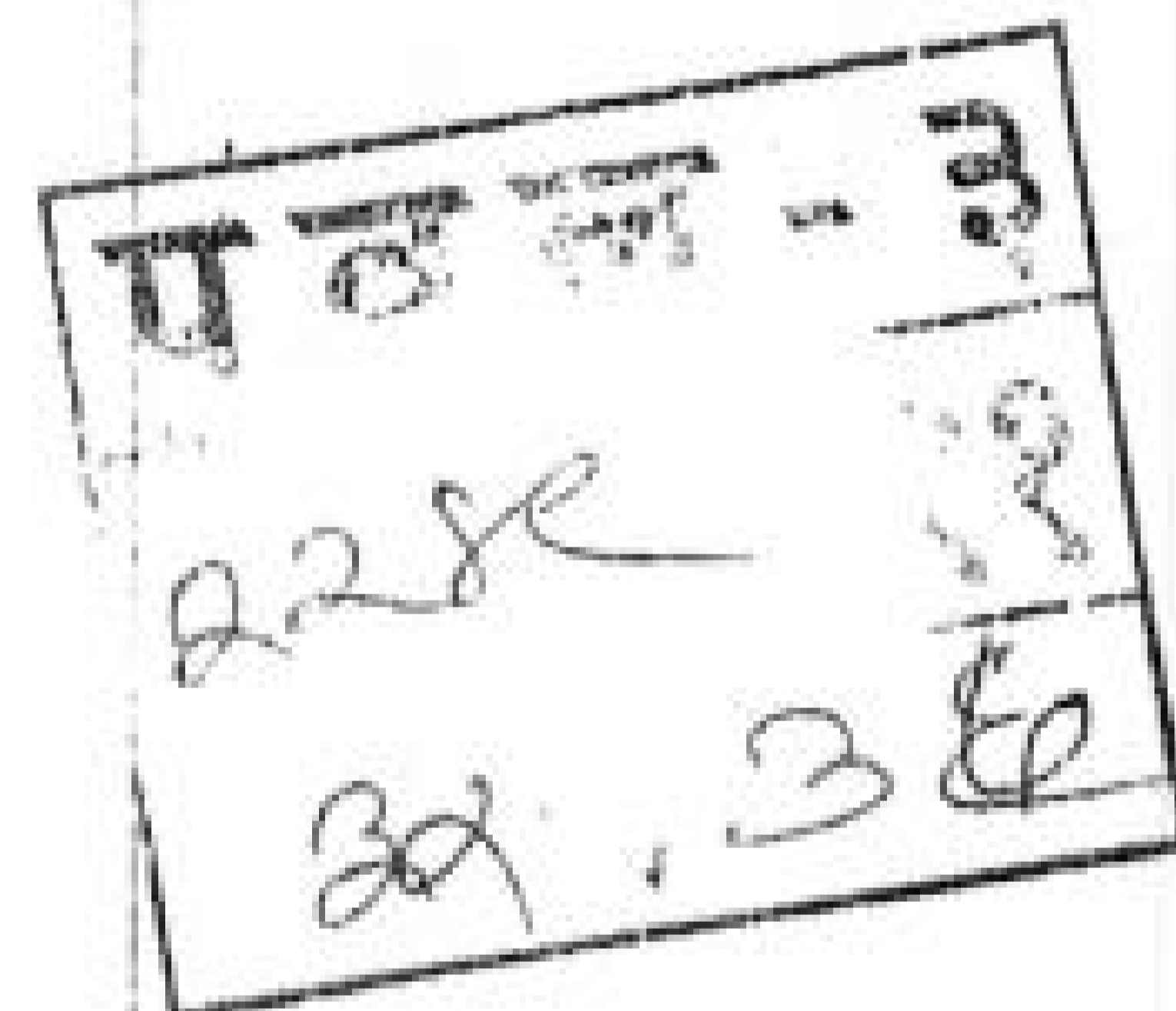
Plot No. 100

Area 2148.1 Sq.M.

Sr. No.	Holder Details	Left Finger	Photo	Hakka Sod	signature
11	Sau.Nirmala Gajanan Patil Resident Of Targhar				<i>N. G. Patil</i>

Witness Details

Sr. No.	Name & Address	Photo	Signature
1	Mr.Ramdas Lahu Patil Address: Ulwe Phone No: 9324131768		<i>Ramdas Lahu Patil</i>
2	Mr.Bhalchandra Totakekar Address: Kharghar Phone No: 9324058596		<i>Bhalchandra Totakekar</i>



(Signature)
 Chief Land & Survey Officer
 Chief Land & Survey Officer
 CIDCO Ltd.

NO. 1000/2009
27-10-2009

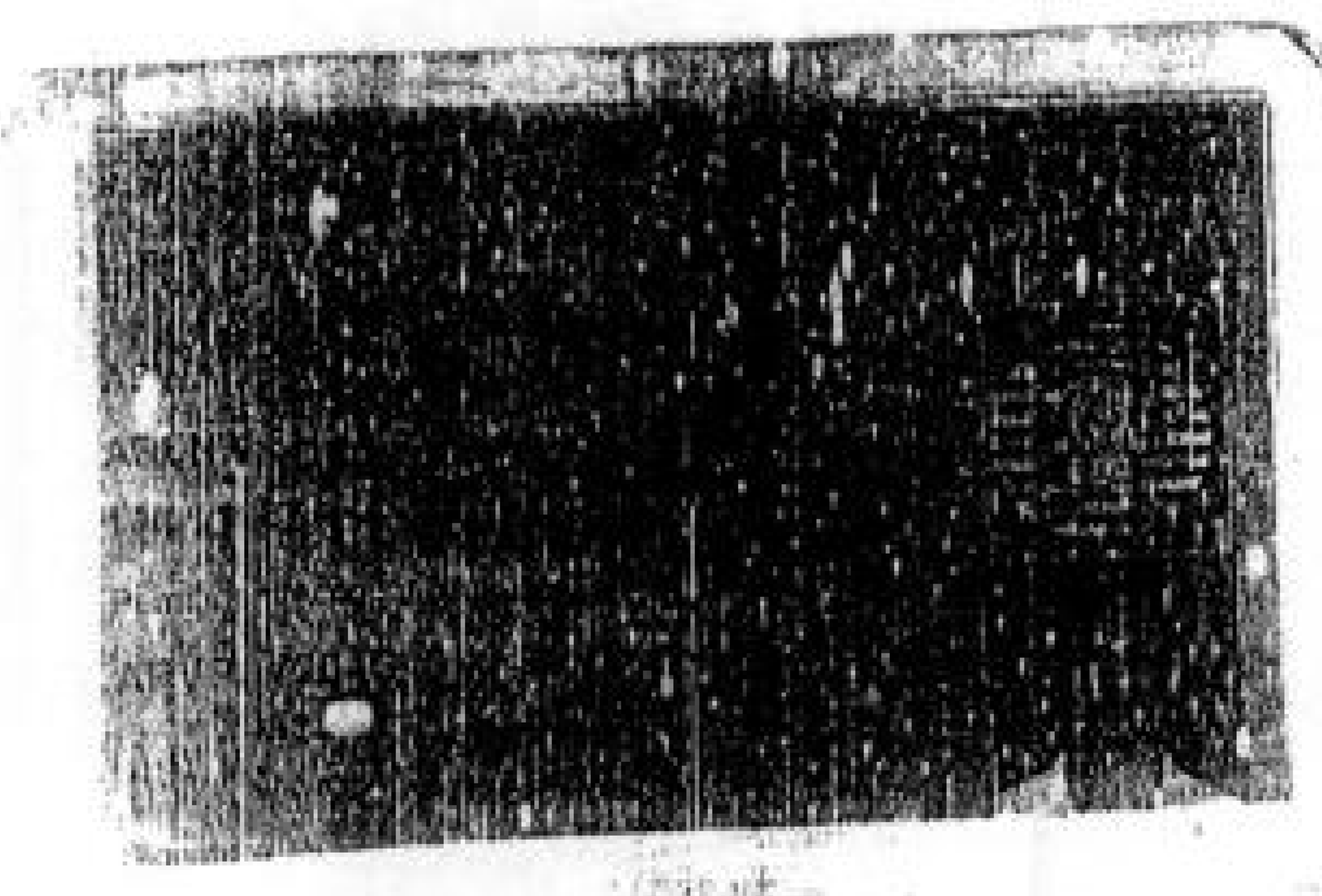


FOR OMISSION TO DUMP ALLOWING CLASS
OF W. HOUSEHOLD WASTE FROM

CKAB 08-05-1982 90
SADAR WANI
OFF. (E) CHANDUR WANI
OFF. (E) GORIVILLAN JY GOKHALE P
MUMBAI DIST. RAJGAD.

Signature/Thumb
Impression of Holder

2009
18/10/09
MUMBAI 200919



पवल - ३
A280 333
२५३६०

पवल3

दस्त क्र 2249/2011

3836

दस्त गोषवारा भाग-1

दुय्यम निबंधक:

सह दुय्यम निबंधक-3

01/01/2011

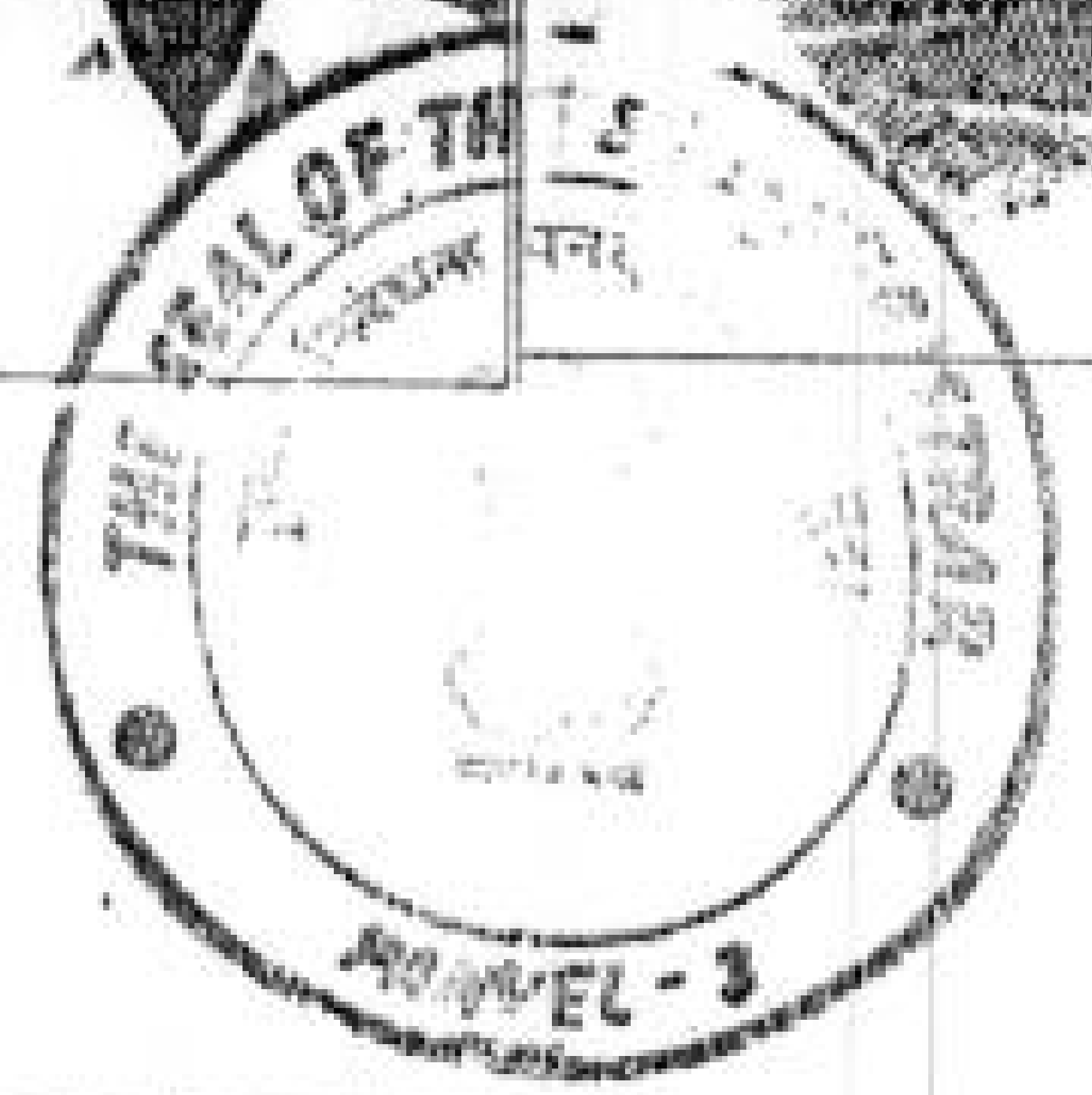
12:49 pm

दस्त क्रमांक : 2249/2011

दस्ताचा प्रकार : भाडेपट्टा

अ. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठे
1	नाम - गजानन विलाजी ओवळेकर पत्ता - परपळे व - पत्नी/रस्ता: इमारतीचे नाव: इमारत नं: पेट/वसाहत: शहर/गाव: - जिल्हा: पिन नंबर:	लिहून घेणार वय - 74 सही ग. पि. ओवळेकर		
2	नाम - बाबुराव विलाजी ओवळेकर पत्ता - परपळे व - पत्नी/रस्ता: इमारतीचे नाव: इमारत नं: पेट/वसाहत: शहर/गाव: - जिल्हा: पिन नंबर:	लिहून घेणार वय - 60 सही B. Ovalekar		
3	नाम - बाबुराव विलाजी ओवळेकर पत्ता - परपळे व - पत्नी/रस्ता: इमारतीचे नाव: इमारत नं: पेट/वसाहत: शहर/गाव: - जिल्हा: पिन नंबर:	लिहून घेणार वय - 55 सही 		
4	नाम - महाराज विलाजी ओवळेकर पत्ता - परपळे व - पत्नी/रस्ता: इमारतीचे नाव: इमारत नं: पेट/वसाहत: शहर/गाव: - जिल्हा: पिन नंबर:	लिहून घेणार वय - 54 सही M. Ovalekar		
5	नाम - गणपत विलाजी ओवळेकर पत्ता - परपळे व - पत्नी/रस्ता: इमारतीचे नाव: इमारत नं: पेट/वसाहत: शहर/गाव: - जिल्हा: पिन नंबर:	लिहून घेणार वय - 53 सही 		

होव
सह दुय्यम निबंधक पनवेल-3
(वर्ग-2)





01/03/2011
7:35:49 pm

दुय्यम निबंधक:
सह दु.नि.पनवेल 3

दस्त गोषवारा भाग-1

पवेल3

दस्त क्र 2249/2011

39136

दस्त क्रमांक : 2249/2011

दस्ताचा प्रकार : गाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगूठा
6	नाम: गणेश पिलाजी ओवळेकर पत्ता: सर/फ्लॉट नं. 6 माली/रस्ता: ... इमारतीचे नाव: ... इमारत नं.: ... पेट/वसती: ... शहर/गाव: ... जिल्हा: ... पिन नंबर: ...	लिहून घेणार वय 50 सही		
7	नाम: सुभाष लक्ष्मण ओवळेकर पत्ता: सर/फ्लॉट नं. ... माली/रस्ता: ... इमारतीचे नाव: ... इमारत नं.: ... पेट/वसती: ... शहर/गाव: ... जिल्हा: ... पिन नंबर: ...	लिहून घेणार वय -60 सही		
8	नाम: मंगार लक्ष्मण ओवळेकर पत्ता: सर/फ्लॉट नं.: ... माली/रस्ता: ... इमारतीचे नाव: ... इमारत नं.: ... पेट/वसती: ... शहर/गाव: ... जिल्हा: ... पिन नंबर: ...	लिहून घेणार वय -40 सही		
9	नाम: किशोर लक्ष्मण ओवळेकर पत्ता: सर/फ्लॉट नं.: ... माली/रस्ता: ... इमारतीचे नाव: ... इमारत नं.: ... पेट/वसती: ... शहर/गाव: ... जिल्हा: ... पिन नंबर: ...	लिहून घेणार वय -38 सही		
10	नाम: सपतमान लक्ष्मण ओवळेकर पत्ता: सर/फ्लॉट नं.: ... माली/रस्ता: ... इमारतीचे नाव: ... इमारत नं.: ... पेट/वसती: ... शहर/गाव: ... जिल्हा: ... पिन नंबर: ...	लिहून घेणार वय -33 सही		

सुभाष पिलाजी ओवळेकर

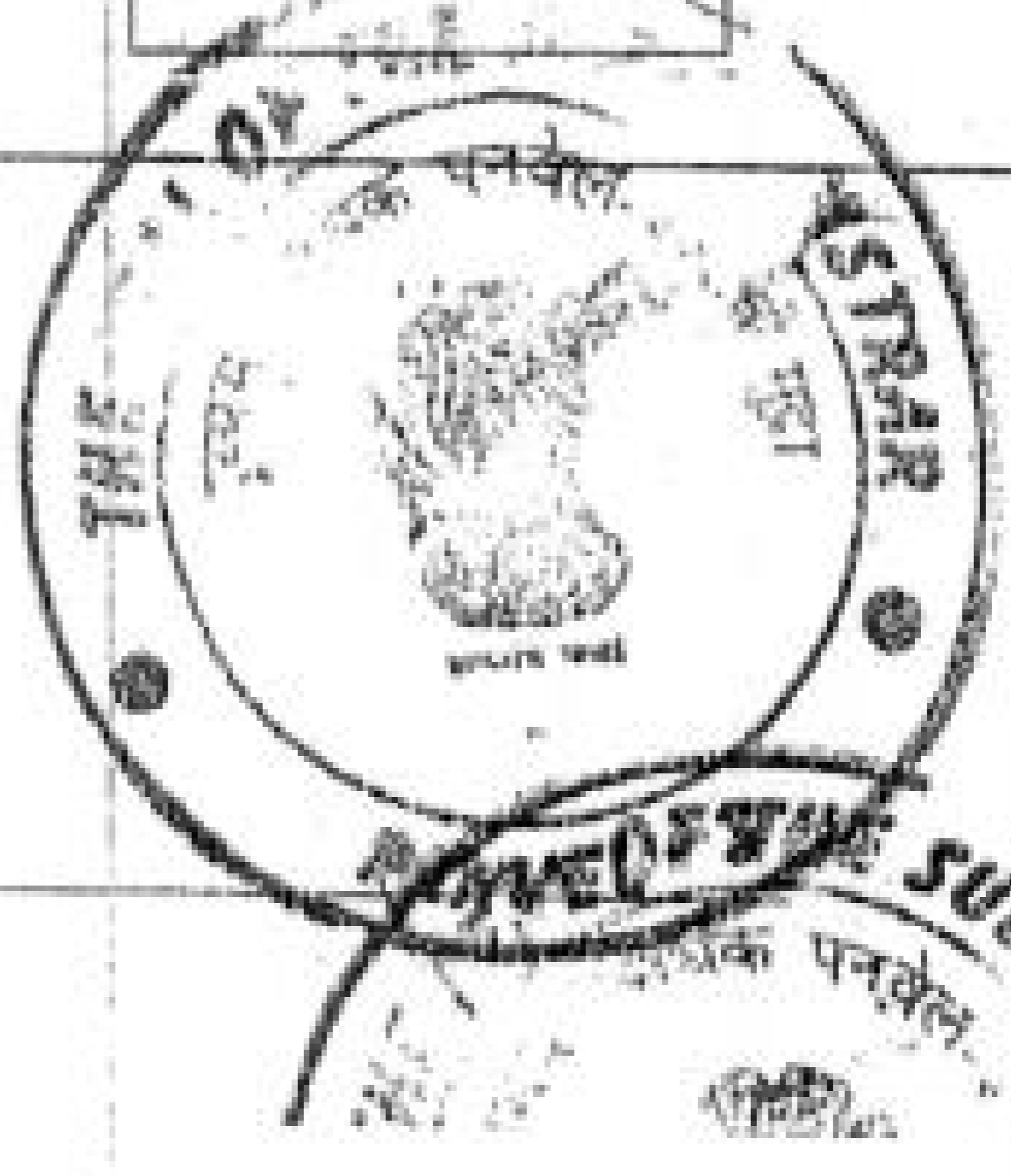
सुभाष ओवळेकर

सही

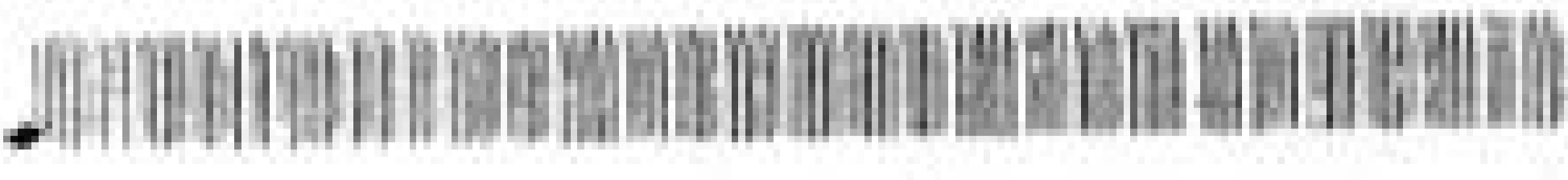
सही

सही

सह दुय्यम निबंधक पनवेल-3
(खर्ग-2)



आपल्या कडून उधार घ्यावयाची (गाडेपट्टा) दस्तऐवज करून दिल्याचे कबूल करतात.



पवेल 3

दस्त गोषवारा भाग-1

दस्त क्र 2249/2011

01/03/2011

दुय्यम निबंधक

36136

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सह दु.नि.पवेल 3

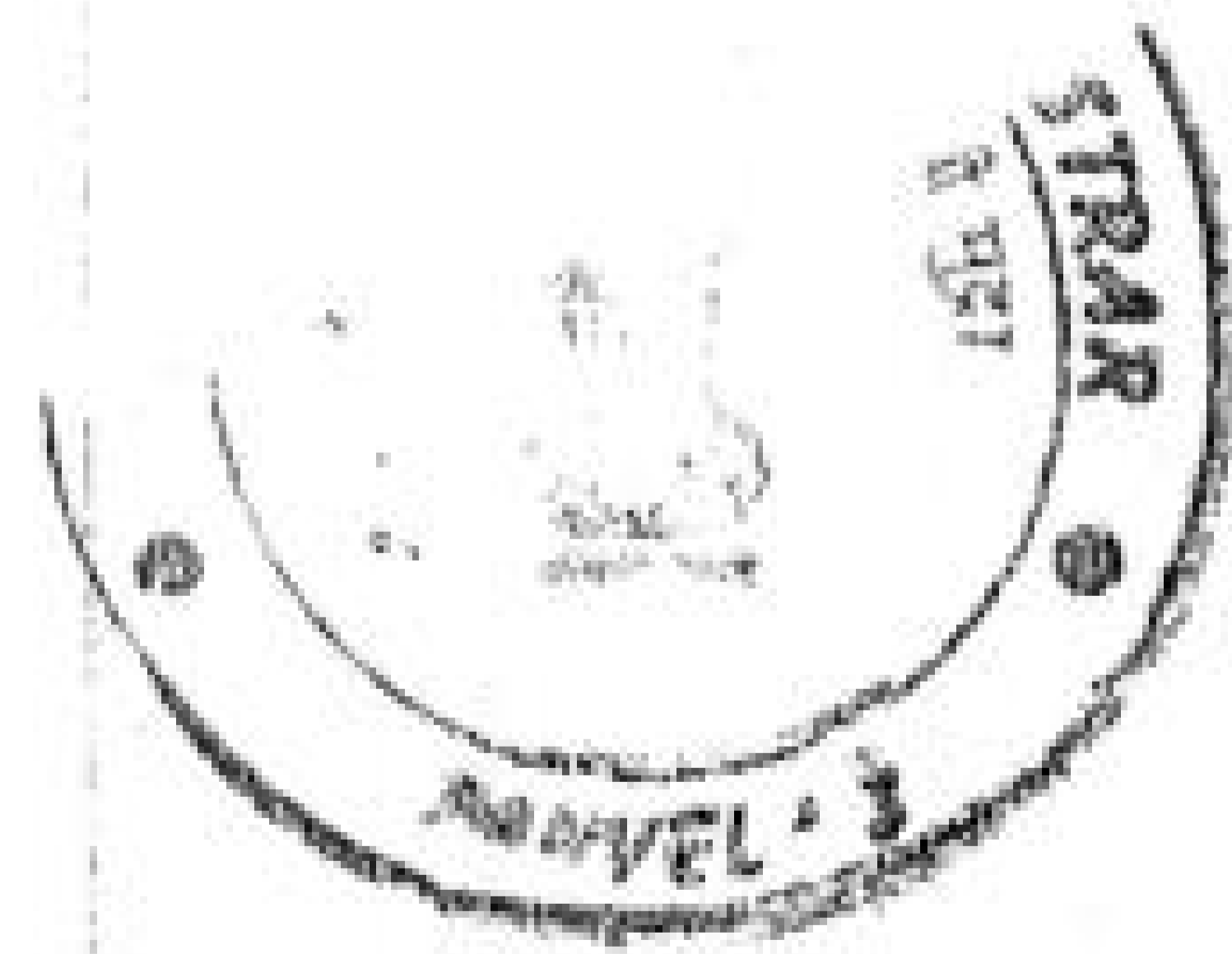
दस्त क्रमांक : 2249/2011

दस्ताचा प्रकार : भाडेपट्टा

अ. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
11	<p>ना. विवेका गजानन पार्टील</p> <p>पत्ता पत्रफ्लॉट नं.</p> <p>मालीरस्ता</p> <p>इमारतीचे नाव</p> <p>इमारत नं.</p> <p>फोटोग्राफ</p> <p>शहर/पाव.</p> <p>जिल्हा</p> <p>पिन</p> <p>फोन नंबर</p>	<p>लिहून घेणार</p> <p>वय 45</p> <p>सही</p> <p>नि. 21. पाटी 3</p>		
12	<p>ना. गिदको</p> <p>पत्ता पत्रफ्लॉट नं.</p> <p>मालीरस्ता</p> <p>इमारतीचे नाव</p> <p>इमारत नं.</p> <p>फोटोग्राफ</p> <p>शहर/पाव.</p> <p>जिल्हा</p> <p>पिन</p> <p>फोन नंबर</p>	<p>लिहून देणार</p> <p>वय -</p> <p>सही</p>	उपलब्ध नाही	उपलब्ध नाही

How
सह दुय्यम निबंधक पवेल-3
(वर्ग-2)

दस्तावेजाचे कोरलेली कागदपत्रे
अधिकृताने तपासणी इत्यादी बजावट
आवक्यास याची संपूर्ण जबाबदारी
दस्तावेजाचा मालक





दस्त गोधवारा भाग - 2

पवळ 3

दस्त क्रमांक (2249/2011)

34136

दस्त क्र. पवळ 3 2249-2011 चा गोधवारा
पवळ मूल्या 26875 भावदला 26875 परलले गुद्रांक शुल्क : 1700

दस्त क्र. कल्याचा दिनांक : 01/03/2011 02:28 PM

निवाऱ्याचा दिनांक : 28/02/2011

दस्त कर करणाऱ्याची सही :

G. M. A. V. K. R.

पवळ क्र. 36 माडेपट्टा

शिवका क्र. 1 ची वेळ : (सोदरीकरण) 01/03/2011 02:28 PM

शिवका क्र. 2 ची वेळ : (फी) 01/03/2011 02:33 PM

शिवका क्र. 3 ची वेळ : (कबुली) 01/03/2011 02:34 PM

शिवका क्र. 4 ची वेळ : (ओळख) 01/03/2011 02:35 PM

दस्त क्र. कल्याचा दिनांक : 01/03/2011 02:35 PM

आलेख

आलेख इतम असे निवदीत करतात की, व दस्तऐवज करून देणाऱ्याची व्यक्तिशः ओळखतात,
व त्याची ओळख पटवितात.

1) सागर बाणी घर/प्लॉट नं:

पत्तो/रस्ता:

इमारतीचे नाव:

इमारत नं:

पट्टा/वसाहत:

शहर/गाव: पन्वेल

जिल्हा:

पिन

2) अमर भयवले घर/प्लॉट नं:

पत्तो/रस्ता:

इमारतीचे नाव:

इमारत नं:

पट्टा/वसाहत:

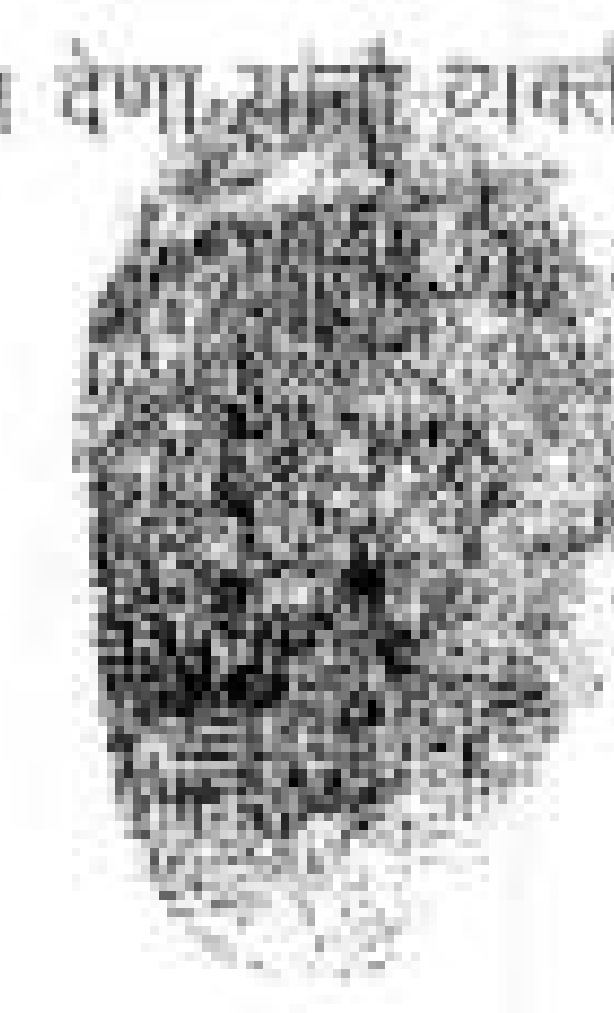
शहर/गाव: पन्वेल

जिल्हा:

पिन

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द. निवडकर्त्याची सही, सह दु.नि.पन्वेल 3

[Handwritten signature]
द. निवडकर्त्याची सही
सह दु.नि.पन्वेल 3



दस्त क्रमांक घेते की खबर द्यावया एकूण 36
[Handwritten signature]

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दस्त क्रमांक 9
पवळ 3 (वर्ग-२)
सह २०११



दस्तावेजांक व वर्ष: 2249/2011

Enlist, March 06, 2011

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : उलवे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) भावदला रु. 26,875.00
बा.गा. रु. 26,875.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णक प्लॉट नं 100 सेक्टर 21, क्षेत्र 2148.15 चौ.मी. उलवे ता फारुड जि नरम;
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सिडको - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नंबर: ;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) गजानन पिलाजी ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: उलवे ; तालुका: ; पिन: ; पॅन नंबर: ;
(2) बाबुराव पिलाजी ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
(3) पंढुरंग पिलाजी ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
(4) महादेव पिलाजी ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
(5) गणपत पिलाजी ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
(6) गणेश पिलाजी ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
(7) सुर्वया लक्ष्मण ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
(8) मनोहर लक्ष्मण ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
(9) किशोर लक्ष्मण ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
(10) समाधान लक्ष्मण ओवळेकर - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
(11) निर्मला गजानन पाटील - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: // ; तालुका: ; पिन: ; पॅन नंबर: ;
- (7) दिनांक करून दिल्याचा 28/02/2011
- (8) नोंदणीचा 01/03/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 2249 /2011
- (10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 350.00
- (11) बाजारभावप्रमाणे नोंदणी रु 270.00
- (12) शेर

shaw
सह दुय्यम निबंधक पनवेल-3
(वर्ग-2)

partnership deed

भारतीय न्यायिक

बीस रुपये
रु. 20



Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL

007355

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महाराष्ट्र MAHARASHTRA

28 OCT 2005

Officer

श्री. कांचन हर्षद बोंगाळे
19 NOV 2005

222

S. M. Developers

REGISTER OF FIRMS.

Signature

NAME: M/S. SM DEVELOPERS. (REGD).

FIRMS NO. MA-3226.

BUSINESS: Business, Purchase & Sale of Land Plot & Civil Contractors & Developers.

NO OF ENTRY	DATE OF ENTRY	NATURE OF ENTRY	REMARKS.
-------------	---------------	-----------------	----------

1.	15th, January, 2003.	Name:- SM Developers. (Regd). Principal Place:- Attarehar Post Ulwa Taluka, Panvel, Dist. Raigad.	Partners addresses, & date of Joining:-
----	----------------------	--	---

1. Mr. Manohar Manojan Walakar.
Attarehar Post Ulwa Taluka,
Panvel, Dist. Raigad
Joined on 16.11.2002.

2. Mr. Shantaji Anandrao Patil.
Joined on 16.11.2002.

3. Mrs. Ratiaba Manohar Walakar.
Attarehar, Post Ulwa, Taluka Panvel,
Dist. Raigad.
Joined on 16.11.2002.



2. Contd. MA. 23226.

4. Mrs. Bhavana Shahuji Patil.
Joined on 16.11.2002.

Address for 2/4:- 301, Aarva CHS, Plot No. 23A,
Sector-87A, Vile Parle East Mumbai. 708.

Duration:- At will.

Formdate:- 25, November, 2002.

Sd/- T. T. Shahare Notary Greater Mumbai.
Esplanade, Court Bar Library Mahawalka
Mara, Mumbai. 1. Recd. No. 560.



TRUE EXTRACT

Sd/- R. S. Mhatre.
Asstt. Registrar of Firms,
Mumbai.

Assistant Registrar of Firms
Mumbai

पुनः/दस्तावेज प्रमाणित कर
१२३८००
११/११/०५
१८६८०
३१२
१२/११/०५
दिनांक

X Mhatre

X R. Mhatre

X

१२/११/०५

मिळवक, भाषीदार संस्था, (म.रा.) मुंबई यांचे कार्यालय

न. भा. स. मु. ११

No.

073600

पत्ते (अधारी)

यांच्याकडून

दालीत बावीसठो वी मंगल मिळाले.

००००० - २३२२६

मतिभाषी/व्यक्तिता:

रुपये	पैसे
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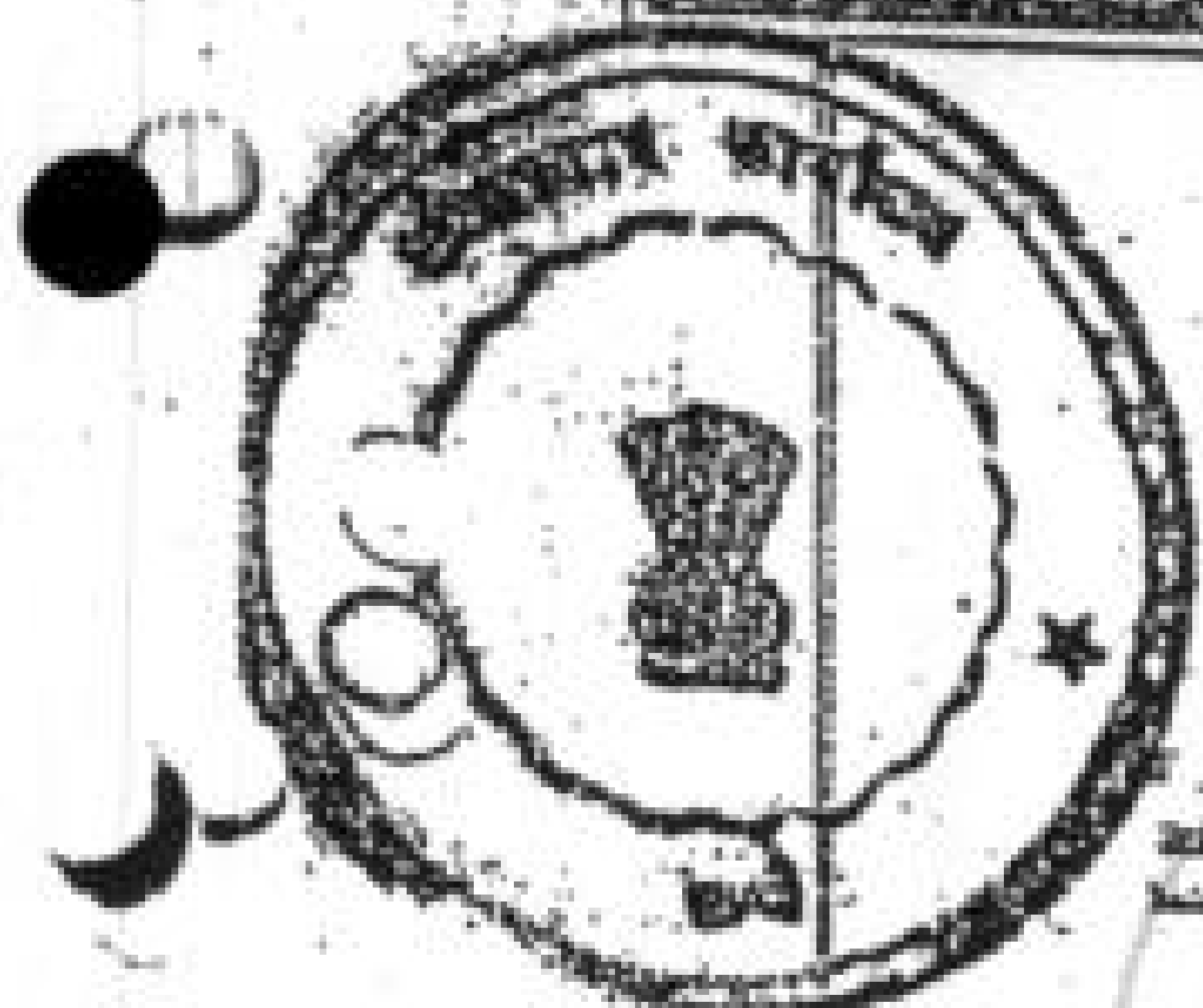
०२ २०११
 २०११
 रकम

R
 मिळवक, भाषीदार संस्था,
 महाराष्ट्र राज्य, मुंबई.



मिशनरी प्रकाशनाः	
पुस्तक	दर
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320	-

निबंधक, भागीदारी संस्था,
 १०० महाराष्ट्र राज्य, मुंबई.



642. Registrar of Stamps
MUMBAI

7 NOV 2002

वेभव लक्ष्मी स्टॅम्प वेंडर लायसेन्स क्र. 92/2000
बी-3/6/02, सेक्टर 2, वाशी, नवी मुंबई.

अनुक्र. 31294 दिनांक 23-11-2001
नाम M/s. S.M. Developers,
तारीख

16 NOV 2002
A/S

V.S. Saraf
राज्य सरकार
(मुंबई जिल्हा)

PARTNERSHIP DEED

This Deed of Partnership is made and entered into at Navi Mumbai on 16th Day of November In the Christian Year Two Thousand and Two by and

BETWEEN

MR. MANOHAR LAXMAN OWALEKAR, Adult Indian Inhabitant, address AT TARGHAR, POST ULWA, TALUKA PANVEL, DIST. RAIGAD. Herein after called the **FIRST PARTNER**.

MR. SHAHAJI ANANDRAO PATIL, Adult Indian inhabitant, address APURVA CHS. PLOT NO. 23A, FLAT NO. 301, SECTOR-8, AIROLI, NAVI MUMBAI.. Herein after called the **SECOND PARTNER**.

MRS. PRATIBHA MANOHAR OWALEKAR, Adult Indian inhabitant, address AT TARGHAR, POST ULWA, TALUKA PANVEL, DIST. RAIGAD. Herein after called the **THIRD PARTNER**.

MRS. BHAVANA SHAHAJI PATIL, Adult Indian inhabitant, address APURVA CHS. PLOT NO. 23A, FLAT NO. 301, SECTOR-8, AIROLI, NAVI MUMBAI.. Herein after called the **FOURTH PARTNER**.

1) Manohar

3) Shahalekar

2) Patil

4) Bhapatil

WITNESSTH that the aforesaid Parties having common interest hereby mutually agreed by and between the parties hereto that the parties hereto shall be partners upon such terms and conditions as are contained hereinafter.

NOW THIS DEED WITNESS AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

- 1. The partnership business shall be carried on under the name and style of "M/S SM DEVELOPERS".
- 2. The partnership business shall be carried on at AT TARGHAR, POST ULWA, TALUKA PANVEL, DIST. RAIGAD. or at any other place/places as the partners may mutually agree upon from time to time.
- 3. The partnership business shall be that of Purchase & Sale of Land Plot & Civil Contractors & Developers etc. The partnership business shall also be of dealing in all activities correlated with the main business And such other business /businesses activities and things etc. as the partners may mutually agree upon in such manner as the partners may deem fit from time to time.
- 4. The partnership activities business shall also be carried on in such name/names and in such other line/lines and at such other place/places the partners may mutually agree upon from time to time.
- 5. The Business of the firm shall be effective from the 13th day of November 2002, and duration shall be "AT WILL". Any of the partners can retire from the partnership business by giving one month prior notice in writing to the other partners. During the period of one month, none of the partners shall take any active part directly or indirectly in the business and endeavour to settle the accounts and disputes. The said period of one month shall be extended if the accounts and disputes are not settled or as may be mutually agreed upon by the partners to this adventure
- 6. The initial capital of Rs.50,000/- shall be contributed by all the partners in the following manner:

FIRST PARTNER	15,000/-
SECOND PARTNER	15,000/-
THIRD PARTNER	10,000/-
FOURTH PARTNER	10,000/-
- 7. The partners shall be personally liable for their personal debts and liabilities and neither the partnership nor other partners in their individual capacity shall be liable for the same.
- 8. Any additional capital shall be contributed equally by all the partners in the profit sharing ratio or as the partners may mutually decide upon from time to time or as and when the size of business activities expand or as and when required.

1) Mulkar

3) Ruwalkar

2) Suth

4) Bspatil

Handwritten marks on the left margin, including the number '200' written vertically.

9. Excess amount over and above the required fixed capital will be credited to each partners loan account or as the partners may mutually agree upon from time to time.

10. The net profits and losses including the loss of capital of the business of the partnership after providing for the expenses of the partnership and the payment of all costs, charges, shall be paid to the partners in the following shares and proportion, and that is to say :-

- 1. The First Partner 30%
- 2. The Second Partner 30%
- 3. The Third Partner 20%
- 4. The Fourth Partner 20%

11. That it is agreed by and between the partners hereto that the following working partners who are devoting their time & attention in the conduct of the affairs of firm shall be paid remuneration, salary within the limit prescribed under section 40 (b) of Income Tax Act, 1961 or as per the subsequent changes, modifications etc. in the said section as under :-

- (a) on the First Rs. 75,000/- of the book-profit or in case of loss Rs. 50,000 or at the rate 90% of the book profit whichever is more.
- (b) on the next Rs. 75,000/- of the books-profit. at the rate of 60%.
- (c) on the balance of the books profit at the rate of 40%

NAME OF WORKING PARTNER	SALARY LIMIT MAXIMUM RS.
MR. MANOHAR LAXMAN OWALEKAR	2,00,000/-
MR. SHAHAJI ANANDRAO PATIL	2,00,000/-
MRS. PRATIBHA MANOHAR OWALEKAR	2,00,000/-
MRS. BHAVANA SHAHAJI PATIL	2,00,000/-

he said salary will be credited to partners capital or current account at the end of every year and will be treated salary due to them. The partners may withdraw on account the money out of the said salary as and when they need and as mutually they decide between themselves from time to time.

12. Interest on capital @ 12% shall be paid to partners as mutually agreed upon by them as and when deemed fit or at such rates as per the amendments to the Income Tax Act or as are mutually agreed upon by the partners.

1) Manohar

3) R. Walekar

2) Patil

4) B. Patil

13. All the partners shall be at liberty to draw sum mutually agreed upon every month for their use on account of their accruing share of the Net Profit of the current year. If, in any year, the aggregate amount drawn out by any of them shall on the taking of Annual Account hereinafter directed by, found to exceed the amount of his/her share in the Net Profits of that year, he/she shall forth with repay the excess to the partnership.
14. The bank account shall be kept in any Nationalised Bank and /or Scheduled Bank and/or any co-op bank and/or any commercial bank in the name of the firm. The bank account shall be operated jointly by First & Second partners. If necessary by mutual agreement the parties hereto may upon additional banking account with any other bankers and same shall be operated by First & Second partners or as the parties may mutually agree upon from time to time.
15. On 31st March on each year during the continuance of the partnership, a general account shall be taken of all the capital assets and liabilities for the time being of the partnership and of all transactions, matters and things usually comprehended in a General account of the like nature and a Balance Sheet and Profit and Loss Account making the due allowance for depreciation and for recovering loss of capitals, if any such account shall be prepared and a copy of the valuation Balance Sheet, Profit and Loss Account shall be furnished to and signed by all the partners and when so signed shall be binding on all the partners unless any manifest errors therein is detected and pointed out by any partners to the other within three calendar months after such signature there of in which case such errors shall be forth with rectified.
16. Each partners shall :-
 - (a) Punctually pay his/her separate debts and indemnify the other partners and the assets of the partnership against the same and all expenses on account thereof.
 - (b) Be just and faithful to the others and at all time give to the other partners full information and truthfui explanation of all matters relating to the affairs of the partnership and afford every assistance in his /her power in carrying on the business for their mutual advantages.
17. No partner shall without the written consent of the other partner :-
 - (c) Lend any of the money or deliver upon credit any of the goods of the firm to any person or persons or unless in the ordinary course of business.
 - (d) Give any security or promises for the payment of money on account of the firm unless in the ordinary course of business.
 - (e) Enter into any bond or become bill surety for any person or persons or cause of suffer to be done anything whereby the partnership property is endangered.
 - (f) Mortgage or change his/her share in the assets of profits of the firm.
 - (g) Any partners committing breach of any of the foregoing stipulations shall indemnify the other partners from and against all losses and expenses of account thereof.

1) R. K. K.

3) R. W. K.

2) S. K.

4) B. P.

18. That the partner can hypothecate, mortgage or pledge any stock in trade book debts, plant machinery etc. of the partnership business or any other assets for and arrangement of cash credit, overdraft or loan account with any bank or banks or any other party or parties and can also have arrangement for bills discounting bill purchases or such other credit facility etc. with any bank or banks or with any other party or parties on each terms and conditions as mutually agreed between the partners for the purpose of partnership firm.
19. That the books of account shall be regularly maintained and kept at the principal place of business or any other place/places as mutually agreed upon by the partners and the same shall not be removed without permission of the other partner and partners shall have access to the books of accounts of partnership business.
20. In the event of any partner dying or retiring or becoming or being adjudicated insolvent, the partnership shall not be dissolved, but shall be continued as herein provided.
21. In the event of any partner retiring or becoming or being adjudged insolvent, the share of the retiring partner and the shares of the partner becoming or being adjudged insolvent shall cease upon his/her insolvency and the retiring partner or the assigning or the partner becoming bankrupt as the case may be, shall be entitled only to the share in the business and assets of the partnership. (excluding Good-will and Tenancy Right) which shall be ascertained and paid within six months from the date of retirement of bankruptcy as the case may be without any interest.
22. In the event of any partners dying his/her heirs being more than one, such one of them may be nominated by all the heirs, shall succeed to his or her shares in the business of the deceased partner as from his/her death and the business shall be carried on as from death of such partners as nearly as may be according to the provision of these presents but or that the deceased partner shall succeed to his/her share in the said business and be subsisted for him or her, but without any right to interfere in or having any control for the conduct for management of such business.
23. Upon the happening of the event mentioned in Clause No. 21 hereof or in the event of the partnership being otherwise dissolved, a General Account of the assets, outstanding and liabilities and the profit and loss account of the partnership shall be taken.
24. Upon determination of the partnership a full and General Account shall be taken of the assets, Credits and Liabilities of the partnership and all the transaction and dealing, thereof and convenient dispatch such debts and liabilities and the expenses of the incidental to the premises and the winding up of the partnership affairs and subject thereto in paying to each partner any unpaid profits which may be due to him and his share of the capital and balance, if any of such proceeds shall

1) Malik

3) R. Walekar

2) S. H.

4) R. H.

be dividend between the partners respectively proportion of their shares and the partners respectively shall execute or do concerning all necessary facilitating and sale realisation or getting in of the partnership assets and credits and the due application and division of the proceeds thereof and or their mutual release or indemnify or otherwise.

25. Upon any such determination as aforesaid of the partnership the Good-will of the partnership business and the Tenancy rights in respect of the partnership premises shall belong to all partners in their profit sharing ratio.

26. All disputes and questions whatever which shall either during the subsistence of the partnership or afterwards or arise between the partners or their respective representative or between any partners and the representatives of the partners touching or concerning or relating to those present or the construction or application thereof or any cases or thing herein contained or any account valuation or division of assets, debts and liabilities to be made hereunder or as to any other matter in any way relating to the partnership business or the affairs there of or the rights, duties or liabilities of any person under these presents the same shall be referred to Arbitration in accordance with the provision of the Indian Arbitration Act, 1940 or any modification thereof for the time being in force.

1) Mulka

3) R. Walekar

2) S. H.

4) B. Patil

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNDER AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST IN ABOVE MENTIONED

SIGNED, SEALED AND DELIVERED
by the within named-
MR. MANOHAR LAXMAN OWALEKAR
in the presence of
WITNESS :

1) P.K. BINDAL

2) V.S. DUKARE






SIGNED, SEALED AND DELIVERED
by the within named-
MR. SHAHAJI ANANDRAO PATIL
in the presence of
WITNESS :

1) P.K. BINDAL

2) V.S. DUKARE

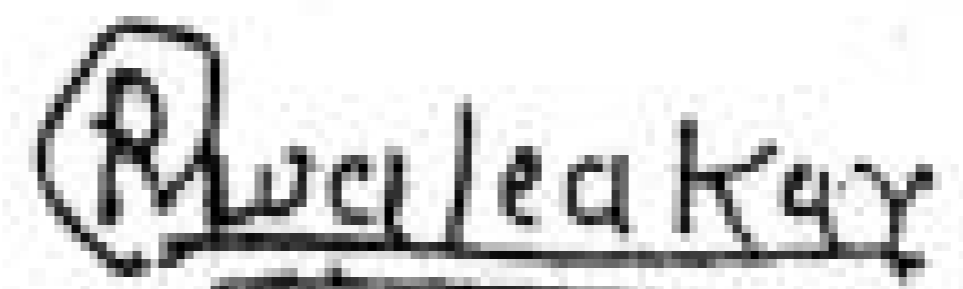





SIGNED, SEALED AND DELIVERED
by the within named-
MRS. PRATIBHA MANOHAR OWALEKAR
in the presence of
WITNESS :

1) P.K. BINDAL

2) V.S. DUKARE






SIGNED, SEALED AND DELIVERED
by the within named-
MRS. BHAVANA SHAHAJI PATIL
in the presence of
WITNESS :

1) P.K. BINDAL

2) V.S. DUKARE






M/s. SM DEVELOPERS

At Targhar, Post - Ulwa, Tal. - Parnel, Dist - Raigad

Receipt No. 827

Date 1.9.2016

Received with thanks from Mr. Ashok Sanjay Bhaptar

the sum of Rupees Two Lac Thirty five Thousand Seven

Hundred Fifty Five Only by cheque/cash/draft No. NEFT Dated 31.8.2016

drawn on _____

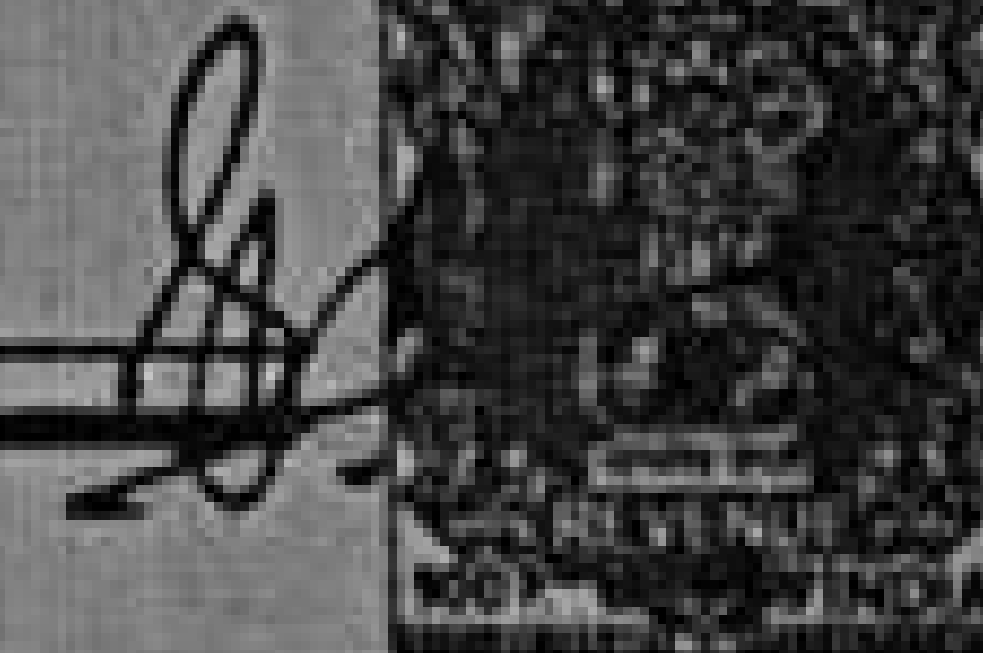
in full/ part/advance payment on A/C of Purchase of Flat 902 in SM

Chandrabhaga, Plot 100, sect. 21, Ulwa.

Rs. 2,35,755/-

For M/s. SM DEVELOPERS

This receipt is valid subject to realisation of cheque



Partner