

BEVERLY PARK

# PALM BEACH

BUILDERS & DEVELOPERS

Office No.617, The Great Eastern Galleria, Sec-4, Nerul (W), Navi Mumbai - 400 706. Tel.: 30989322 / 3098 9355

Receipt No.

113

Date: 13/3/09

Received with thanks from Mr./Mrs./Ms. DINESH KOLLALAH KARGAL  
SNASHIKALA DINESH KARGAL

C-2, Neighborhood Shopping Complex, End No., Sec-4, Nerul, Navi Mumbai

the sum of Rupees fifty lacs only

by Cash/Cheque/Demand Draft No. 796717 Date 27/2/09 Drawn in Bank Corporation

Bank Branch Nerul being full / part / payment towards your

booking of Flat / Shop B-201 in "BEVERLY PARK"

Authorised



Signatory

Rs. 5000000/-

This Receipt is valid subject to Realisation of Cheque

# PALM BEACH

BUILDERS & DEVELOPERS

Office No.617, The Great Eastern Galleria, Sec-4, Nerul (W), Navi Mumbai - 400 706. Tel.: 30989322 / 3098 9355

Receipt No. 101

DINESH KOLLAIAH KARGAL Date: 3/2/09

Received with thanks from Mr./Mrs./Ms. SHASHIKALA DINESH KARGAL

0-2, Neighbourhood. Shopping Complex, Tindkr., Sec-4, Nerul, Navi Mumbai


the sum of Rupees Five Lakh Fifty Six Thousand Five Hundred Only

by Cash/Cheque/Demand Draft No. 660881 Date 3-2-09 Drawn in Bank Corporation

Bank \_\_\_\_\_ Branch Nerul being full / part / payment towards your

booking of Flat / Shop B-201 in "BEVERLY PARK"

Rs. 556500/-

Authorised  
  
Signature  
Signatory

This Receipt is valid subject to Realisation of Cheque

Date : 26<sup>th</sup> March 2009

To

The Manager,  
Corporation Bank  
SIES Bank  
Nerul – Navi Mumbai

Dear Sir / Madam,

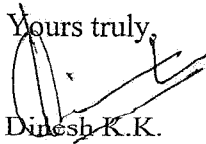
**Sub : Submission of Original receipt of my newly purchased house.**

As per your instruction, I am hereby submitting the original receipt of my newly purchased house.

Please acknowledge the receipt of the same.

Thanking you,

Yours truly,



Dinesh K.K.  
9323934500 (Mob)



Friday, February 06, 2009

5:51:31 PM

Original

नोंदणी 39 म.

Regn. 39 M

## पावती

पावती क्र. : 467

गावाचे नाव नेरुळ

दिनांक 06/02/2009

दस्तऐवजाचा अनुक्रमांक टनन11 - 00458 - 2009

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: श्री दिनेश कोळ्याया कारगल - -

नोंदणी फी

: - 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)

: - 620.00

एकूण रु. 30620.00

आपणास हा दस्त अंदाजे 5:57PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-ठाणे 11

बाजार मुल्य: 3251000 रु. मोबदला: 5565000रु.

भरलेले मुद्रांक शुल्क: 260850 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सिडिकेट बँक, नेरुळ शाखा;

डीडी/धनाकर्ष क्रमांक: 787900; रक्कम: 30000 रु.; दिनांक: 06/02/2009



गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रू. 5,565,000.00  
बा.भा. रू. 3,251,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्रं बी-201, दुसरा मजला, "बेवरली पार्क", भुखंड क्रं 20, सेक्टर 6, नेरुळ, नवी मुंबई.
- (3) क्षेत्रफळ (1) 108.36 चौ मी बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. पामबिच बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री रुपशी राधवजी पटेल - ; घर/प्लॉट नं: 617, सहावा मजला, से-4, नेरुळ, नवी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAGFP 9143F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री दिनेश कोल्लाय्या कारगल - ; घर/प्लॉट नं: 0.2 नेबरहुड शॉपिंग कॉम्प्लेक्स, से-4, नेरुळ, नवी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGZPK8963H.  
(2) श्रीमती शशिकला दिनेश कारगल - ; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AMCPK 9644A.
- (7) दिनांक करून दिल्याचा 06/02/2009
- (8) नोंदणीचा 06/02/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 458 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 260850.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा



*[Signature]*  
सह दुय्यम निबंधक ठाणे क्र. ११

पेज आदाता के खाते में  
A/c Payee Only

भुगतान आदेश / PAY ORDER

ले. नं.  
Txn. No.

तारीख / Date : 6/2/09

Pay to Joint Sub Registrar Thane

को या उनके आदेश पर/or Order

रुपयें/Rupees Thirty thousand only

₹. Rs. 30000

अदा करें

On Account of Cashif

के निमित्त

कृते सिंडिकेटबैंक  
For SyndicateBank

5496 भु.आ. सं. P.O. No. पास करन वाले अधिकारी के हस्ताक्षर Sig of Passing Official.

सहायक/ वरिष्ठ/ मुख्य प्रबंधक  
ASST/SR / CHIEF MANAGER



5496 (2002976)

नेरुल, नवी मुंबई - 400 706  
NERUL, NAVI MUMBAI - 400 706

॥ 787900॥ 400025079॥

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268501

No. 8900



खातेदाराची प्रत/PARTY COPY  
दि महानगर को-ऑप बँक लि.  
THE MAHANAGAR CO-OP BANK LTD.

शाखा/Branch Vashi

दिनांक/Date 6/2/09

मुद्रांक शुल्क रु./Stamp Duty Rs.-260.850

सेवा आकारणी शुल्क रु./Rs. 10

Service Charges

No. of Document 1

एकूण/Total रु./Rs. 260.850

अक्षरी रूपाने/Amount in Words Two hundred and Eighty

Sixty thousand Sixty only

मुद्रांक शुल्क भरण्याचे नाव/Name of Stamp  
Duty paying party Dimplesh K.

Kargal

पं नं./PAN No. AQZNR89G3H

पत्ता/Address & Tel. No. 2-2 Neighbour

Hoel Shopping Complex

Sec-4 Nerul (W)

समीर या भूतकाराचे नाव/Name of Counter Party  
MKcel Gboshinde

यावहाराच्या उद्देशाने कारण/Purpose of transaction  
Agreement

भनारेण/चे ऑर्डर ज्या बँकेचा काढला आहे. त्या  
बँकेचे नाव व शाखा/Name of the Drawee Bank  
& Branch

डी.डी./चे ऑर्डर/चेक नं.  
D.D./PO/Cheque No. if any

नामस्थल  
Authorised Sign

सहकारी बँकेचा सही  
Authorised Sign

आचार्य/चे ऑर्डर  
Authorised Sign

आचार्य/चे ऑर्डर  
Authorised Sign

आचार्य/चे ऑर्डर  
Authorised Sign



PERMANENT ACCOUNT NUMBER - AAGFP9143

**AGREEMENT FOR SALE**

THIS AGREEMENT made and entered into at Vashi, Navi  
Mumbai on this 6<sup>th</sup> day of February 2009,  
between M/s. **PALM BEACH BUILDERS & DEVELOPERS**, a  
Partnership firm, registered in terms of Indian Partnership Act,  
1932 through its partners 1) **MR MANJI RATANSHI PATEL**, 2)  
**MR BABU HOTHI PATEL**, 3) **MR RUPSHI RAGHAVJI**  
**PATEL**, and 4) **MR DAMJI GANGJI PATEL**, having address  
at office No. 617, 6<sup>th</sup> Floor, The Great Eastern Galeria, Plot No.  
20, Sector-4, Nerul, Navi Mumbai hereinafter called "**THE**  
**DEVELOPERS**" (which expression shall unless it be repugnant  
to the context or meaning thereof be deemed to mean and include  
the partner/partners for the time being and from time to time of the



The Mahanagar Co-op Bank Ltd.,  
Mumbai Branch, Krushi Utpanna  
Bazar Samithi, Fruit Market Bldg.,  
Turbhe, Navi Mumbai-400 705.  
D-S/STPV/C.R.10690/08/05/1951-54

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SPECIAL  
ADHESIVE  
FEB 06 2009

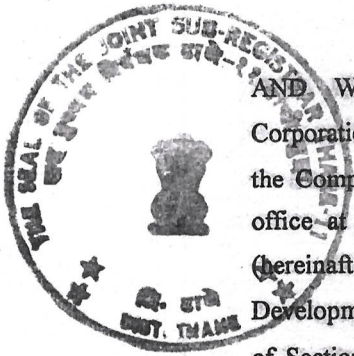
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[Signature]

said firm and their respective survivors or survivor of them and the heirs, executors and administrators of such last survivor, partner and their or his or her assigns) of the ONE PART and MR. DINESH KOLLAIAH KARGAL MRS. SHASHIKALA DINESH KARGAL Aged 45 & 39 years, Indian Inhabitant/s, residing at 0-2 Neighbourhood Shopping Complex II<sup>nd</sup> Floor, Sector-4 Nerul (W) Navi Mumbai 400 706 hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the OTHER PART :



AND WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai 400 021, (hereinafter referred to as 'THE CORPORATION') is a new Town Development Authority, under the provisions of sub-Section (3-a) of Section 113 of Maharashtra Regional & town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1996) hereinafter referred to as the said Act.

WHEREAS THE CIDCO laid down Plots in Sector-6 Nerul, Navi Mumbai, on one of such piece of land so acquired by the State Government and subsequently vested by it in the CIDCO for being leased to its intending lessees.

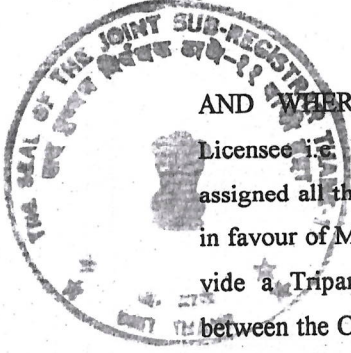
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WHEREAS vide an Agreement to Lease dated 9th January 2004, the CIDCO agreed to lease a piece of land bearing Plot No.20 admeasuring 5099.00 sq. mtrs. or thereabouts at Sector-6, Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said plot and more particularly described in the Schedule hereunder), to M/s. PATEL PUNIT DEVELOPERS PVT. LTD.,(therein referred to as the Licensee), a Company registered under the provisions of the Companies Act 1956, having its registered address at Punit Industrial Co-operative Society, Plot no.11A and 11D, MIDC, TTC, Opp. Flyover Bridge, Turbhe Railway Station, Navi Mumbai, the Licensee, for the purpose of construction of residential-cum-commercial building thereon as per the terms and conditions contained therein. The Licensee paid the premium to the CIDCO and took possession of the said plot.



AND WHEREAS, after obtaining CIDCO permission, the Licensee i.e. M/s. PATEL PUNIT DEVELOPERS PVT. LTD. assigned all their rights, title, interest and benefits in the said plot in favour of M/s. PALM BEACH BUILDERS & DEVELOPERS, vide a Tripartite Agreement dated 16<sup>th</sup> April 2004, executed between the CIDCO as the Party of the First Part, the LICENSEE M/s. PATEL PUNIT DEVELOPERS PVT. LTD. as the Party of the Second Part and M/s. PALM BEACH BUILDERS & DEVELOPERS as the Party of the Third Part, (therein referred to as the New Licensee).

AND WHEREAS CIDCO vide its ref. no.CIDCO/EMS/AEO/(HQ)/2004/5051 dated 16<sup>th</sup> April 2004 transferred the said plot in the name of M/s. PALM BEACH BUILDERS & DEVELOPERS, i.e. the Developers.

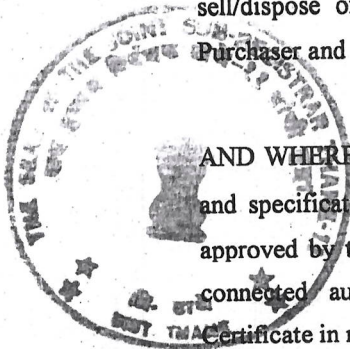
*Patel*

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*Hodhikab*

AND WHEREAS the Navi Mumbai Municipal Corporation by its letter under Ref. No. NMMC/TPD/BP/Case No.A-2121/ 1804/84 dated 3<sup>rd</sup> June 2004 granted its permission to the Developers to develop the said Plot and to construct the building or buildings thereon as per the terms and conditions contained therein.

AND WHEREAS in pursuance of the said Agreement to lease and permissions, the Developers are fully entitled to develop the said Plot and to construct a building/buildings thereon for residential-cum-commercial purpose in accordance with the said Agreement and permission granted by NMMC and thereby authorized to sell/dispose off/deal with the units thereon to the prospective Purchaser and to receive the sale proceeds thereof



AND WHEREAS the DEVELOPERS have got the plans, designs and specifications for constructing the building on the said plot approved by the Navi Mumbai Municipal Corporation and other connected authorities and has obtained the Commencement Certificate in respect thereof.

AND WHEREAS the DEVELOPERS have got verified the title of the said property from Advocate M.T.THACKER. Annexed hereto is a copy of the same.

AND WHEREAS the building/s being constructed on the said plot shall be known as "BEVERLY PARK". It is important to note that the building shall always be named as "BEVERLY PARK" even after Registration of the Society.

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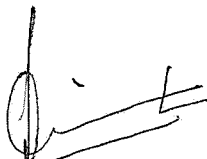
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AND WHEREAS the Purchaser/s demanded from the DEVELOPERS and the DEVELOPERS have given to the Purchaser/s inspection of all the documents of title relating to the said Property viz. Certificate of Title issued by the Advocate, Agreement to lease, Tripartite Agreement, Transfer Order and other documents and the plans, designs and specifications prepared by the Architect of the DEVELOPERS and 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 has/have satisfied himself/herself/themselves to the Developer's title to the said Property and the Developer's right to develop the same and has agreed to purchase Flat/Shop/Office No. 13-201 admeasuring about 102.36 sq. mtrs. builtup area (                      sq. mtrs. saleable/super builtup area) on the 2<sup>nd</sup> floor in the building, known as "BEVERLY PARK", being constructed on the said Plot bearing no.20, at Sector-6, Nerul, Navi Mumbai, Tal. & Dist. Thane, and which is earmarked and coloured in red colour in the typical floor plan annexed hereto, (hereinafter referred to as "the said Flat/Shop/Office) and more particularly described in the Schedule for a total sale consideration of Rs.5565000/- (RUPEES Fifty Five lacs  
sixty five Thousand only x  
x  
x  
ONLY) on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

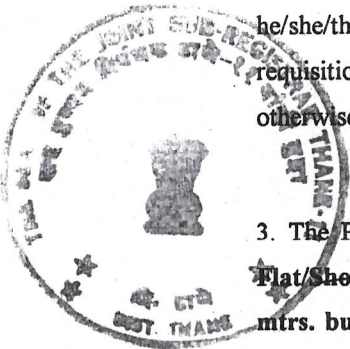
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1. The DEVELOPERS shall construct a building/buildings on the said plot, more particularly described in the Schedule hereunder written, in accordance with the plans, designs and specifications approved and sanctioned by the NMMC and which have been seen and approved by the Purchaser/s with such variations and modifications as the DEVELOPERS may deem necessary proper and as per the direction of the NMMC and other authorities from time to time.

2. The Purchaser/s declares/declare that he/she/they/has/have satisfied himself/herself/themselves about the title of the DEVELOPERS to the said Property/Plot and declares/declare that he/she/they shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.



3. The Purchaser/s hereby agrees/agree to purchase and acquire Flat/Shop/Office No. B-201, admeasuring about 108.36 sq. mtrs. builtup area on the 2<sup>nd</sup> floor inclusive of the area of lofts, common premises, terrace, Passages, lifts and recessed spaced below window cills, balconies, staircase, common passage and any other area used as amenity etc., in building known as "BEVERLY PARK", constructed on the said Property, which equivalent to \_\_\_\_\_ sq.mtrs.saleable/super built up area, for a total consideration of Rs. 5565000/- (RUPEES Fifty Five lacs Sixty Five Thousand only ONLY).

4. The Purchaser/s shall pay to the DEVELOPERS a sum of Rs. 565600/- (RUPEES Five lacs sixty Five Thousand six hundred ONLY) as advance and part

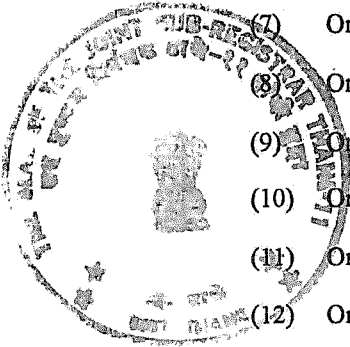
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payment on or before the execution of this Agreement and the balance amount of Rs. 501500/- (RUPEES Fifty lacs eleven Thousand Five hundred only ~~\_\_\_\_\_ x \_\_\_\_\_~~ ONLY) shall be paid at the time and in the manner as stated herein below.

- (1) On commencement of work 10%
- (2) On the completion of the plinth work 10%
- (3) On completion of the first and second slab 10%
- (4) On completion of the third and fourth slab 10%
- (5) On completion of the fifth and sixth slab 5%
- (6) On completion of the seventh and eighth slab 5%
- (7) On completion of the ninth and tenth slab 5%
- (8) On completion of eleventh and twelfth slab 5%
- (9) On completion of thirteenth and fourteenth slab 5%
- (10) On completion of fifteenth and sixteenth slab 5%
- (11) On completion of seventeenth and eighteenth slab 5%
- (12) On completion of nineteenth and twentieth slab 5%
- (13) On completion of twenty first and twenty second slab 5%
- (14) On completion of twenty third and twenty fourth slab 5%
- (15) On completion of brick work, plaster, electric and plumbing 5%
- (16) On possession 5%



**TIME IS THE ESSENCE OF CONTRACT.**

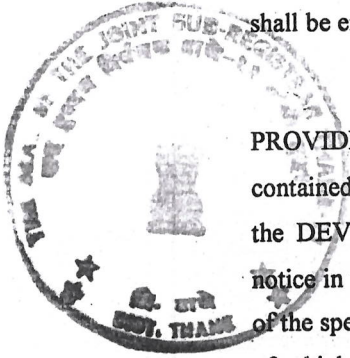
*P. S. S. S.*

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5. THE DEVELOPERS hereby agree to observe, perform and comply with all the terms, conditions, stipulations, if any, which may have been imposed by CONCERNED AUTHORITY.

6. ON THE PURCHASER/S committing default in payment on due date of any amount due and payable by the Purchaser/s to the Developers under this Agreement (including the proportionate share of taxes levied by the CONCERNED AUTHORITY and other outgoings) and on the Purchaser/s 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 DEVELOPERS have given to the Purchaser/s Fifteen days notice in writing of their intention to terminate this Agreement and of the specified breach or breaches of terms and conditions because of which it is intended to terminate the Agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after giving such notice.

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

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7. THE FIXTURES fittings and amenities to be provided by the Developers in the Flat/Shop/Office and in the said building are those that are set out in Annexure hereto.

8. THE DEVELOPERS shall give possession of the said Flat/Shop/Office to the Purchaser/s on or before the end of year 2006. If the DEVELOPERS fail or neglects to give possession of the Flat/Shop/Office to the Purchaser/s, on account of reasons beyond their control, as per the provisions of Section-8 of Act, then the DEVELOPERS shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the Flat/Shop/Office

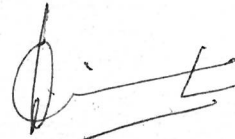
PROVIDED that the DEVELOPERS shall be entitled to the reasonable extension of time for giving delivery of Flat/Shop/Office on the aforesaid date. if the completion of building in which the Flat/Shop/Office is to be situated is delayed on account of :

- i. non-availability of steel, cement and other building material, water supply or electric supply.
- ii. War, Civil Commotion or act of God.
- iii. Any notice, order, rule notification of the Government, and/or other public or Competent Authority.
- iv. Any delay on the part of Local Authority to give occupation/ Completion certificate after construction of the building by the DEVELOPERS.

9. THE PURCHASER/S shall take possession of the Flat/Shop/Office within fifteen days of the DEVELOPERS giving written notice to the Purchaser/s intimating that the said Flat/Shop/Office are ready for use and occupation.

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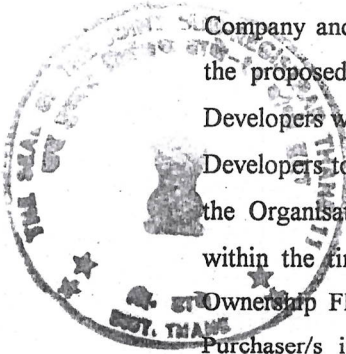
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10. THE PURCHASER/S shall use the Flat/Shop/Office for the purpose of residential/commercial/business purpose only.

11. THE PURCHASER/S alongwith the other Purchaser/s of Flats/Shops/Offices in the building shall join in forming and registering the Society or a limited Company to be known by the name "Beverly Park Co-operative Housing Society" and for this purpose also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the Society or Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the Developers within fifteen days of the same being forwarded by the Developers to Purchaser/s, so as to enable, Developers to register the Organisation of the purchase under Section-10 of the Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flat Rules 1964. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft/bye-laws or the memorandum and/or articles of the Association as may be required by the Registrar of Co- Operative Societies or the Registrar of Companies as the case may be or by any other Competent Authority.

12. COMMENCING a week after notice in writing is given by the Developers to the Purchaser/s that the Flat/Shop/Office is ready for use and occupation the Purchaser/s shall be liable to bear and pay the proportionate share of the outgoing in respect of the said land and building namely local taxes, betterment charges or such other levies by the Concerned Local Authorities/or Government Water Charges, insurance, common lights, repairs and salaries of Clerks, Bill Collectors, Chowkidars, Sweepers, and all other expenses



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necessary and incidental to the management and maintenance of the said land and building. Until the Society/ Limited Company is formed and the land and building transferred to it, the Purchaser/s shall pay the same to the Developers as may be determined. The Purchaser/s further agrees that until the Purchaser/s' share is so determined the Purchaser/s shall pay to the Developers provisional monthly contribution, as may be fixed by the Developer from time to time, towards the outgoings. The amounts so paid by the Purchaser/s to Developer shall not carry any interest and remain with the Developer until an assignment of lease is executed in favour of the Society/ Limited Company as aforesaid.

13. THE PURCHASER/S shall on or before Delivery of possession of the said Flat/Shop/Office, keep deposited with the Developers the following amounts:

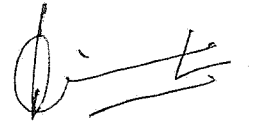
- i. Rs. \_\_\_\_\_/- for legal charges.  
ii. Rs. \_\_\_\_\_/- for Society.  
iii. Rs. \_\_\_\_\_/- for formation and registration of Society.  
iv. Rs. \_\_\_\_\_/- for proportionate share of taxes and other charges.

14. The Developers shall utilise the sum of Rs. \_\_\_\_\_/- paid by the Purchaser/s to the Developers for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Developers in connection with the formation of the said Society or as the case may be, preparing and engrossing this Agreement and the conveyance of Assignment of Lease.

15. At the time of Registration of the Lease Deed, the Purchaser/s shall pay to the Developers, the Purchaser's share of Stamp Duty and Registration charges payable, if any, by the said Society or Limited Company on the Conveyance of Lease of any document or Instrument of /transfer in respect of the said land and the building to be executed in favour of the Society or Limited Company.

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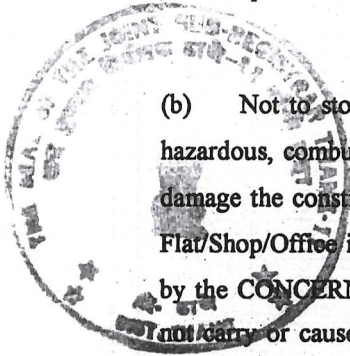
16. The Purchaser/s doth hereby covenant with the Developers as follows:

a) To maintain the Flat/Shop/Office at the Purchaser's own cost in good condition from the date of possession of the Flat/Shop/Office is taken and shall not do or suffer to be done anything in or to the building in which the Flat/Shop/Office is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the CONCERNED AUTHORITY or any other Authority or change/alter or make addition in or to the building in which the Flat/Shop/Office is situated and the Flat/Shop/Office itself or any part thereof.

(b) Not to store in the Flat/Shop/Office any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Shop/Office is situated or storing of which goods is objected by the CONCERNED AUTHORITY or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the Flat/Shop/Office is situated.

Any damages caused to the construction or structure of the building on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach of this clause.

c) To carry at his own cost all internal repairs to the said Flat/Shop/Office in the same conditions state and order in which it was delivered by the Developers to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat/Shop/Office is situated or the Flat/Shop/Office which may be given and to observe the Rules and Regulations and bye-laws of



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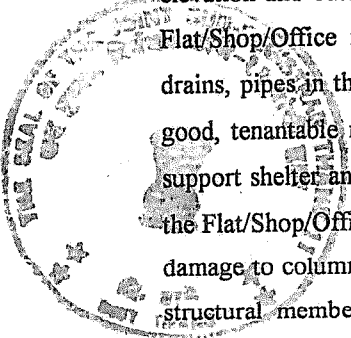
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CONCERNED AUTHORITY or Co-Operative Society/Limited Company or any other Authority. And in the event of the Purchaser/s committing any act in contravention to the above provision, the Purchaser/s shall be responsible and liable for consequences thereof to Co-Operative Society to CONCERNED AUTHORITY and any other Public Authority.

d) Not to demolish or cause to be demolished the Flat/Shop/Office or any part thereof, not at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Shop/Office or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop/Office is situated and shall keep the portion, sewers, drains, pipes in the Flat/Shop/Office and appurtenances thereof in good, tenantable repair and conditions, and in particular so as to support shelter and protect the other part of the building in which the Flat/Shop/Office is situated and shall not chisel or in any other damage to columns, beams, walls, slabs or R.C.C., pardis or other structural members in the Flat/ Shop/ Office without the prior written permission of the Developers and/or the Society or in Limited Company.

e) Not to do or permit to be done any Act or things which may render void voidable any insurance of the said land and the building in which the Flat/Shop/Office is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

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



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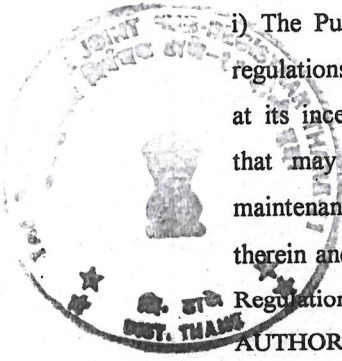
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g) Pay to Developers within eight days of demand by the Developers, his share of Security Deposit demand by CONCERNED AUTHORITY or Government or any other Authority for giving water, electricity, or any other service connection to the building in which the Flat/Shop/Office is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by CONCERNED AUTHORITY and/or Government and/or other Public viz. user for the purpose other than residential purpose.

i) The Purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations/documents thereof that may be made from time to time for protections and maintenance of the said building and the Flats/Shops/Offices etc. therein and the observance and performance of the building rules, Regulations and bye-laws for the time being of CONCERNED AUTHORITY and of Government and other bodies. The Purchaser/s shall observe and perform all the stipulations and conditions laid down by the Society/Limited Company 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) The Purchaser/s shall not let, transfer, assign or part with Purchaser's interest or benefit factor of this Agreement or part with the possession of the Flat/Shop/Office until all the dues payable by the Purchaser/s to the Developers under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has obtained the permission in writing of the Developers/Society for such transfer.



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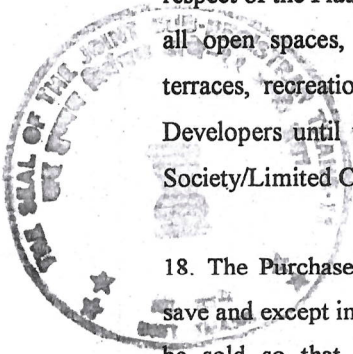
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k) Till a conveyance of building in which Flat/Shop/Office is situated is executed, the Purchaser/s shall permit the Developers and their Surveyors and Agents with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof.

17. Nothing contained in this Agreement is intended to be nor shall it be constructed as a grant, demise or assignment in law of the said Flat/Shop/Office 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/Office hereby agreed to be sold to him and all open spaces, parking spaces lobbies, staircases, unattached terraces, recreation spaces etc., will remain the property of the Developers until the said land and building is transferred to the Society/Limited Company as hereinabove mentioned.

18. The Purchaser/s shall have no claim against the Developers save and except in respect of the Flat/Shop/Office hereby agreed to be sold so that all the open spaces, parking spaces, lobbies, staircases, lifts, unattached terraces etc., will remain as the property of the Developers until the whole property is transferred to the Society, notwithstanding the vesting of the property in possession, management and control of the corporate body as hereinabove mentioned. The Developers shall always be at liberty to construct and dispose of to any person, firms, and corporate bodies of their choice, the additional structures, the garages that are sanctioned by the Authorities Concerned and/or the unsold tenements and the Purchaser/s doth hereby give his written consent to the same contemplated under the said ownership Flats Act and shall not raise any objection thereto hereafter.



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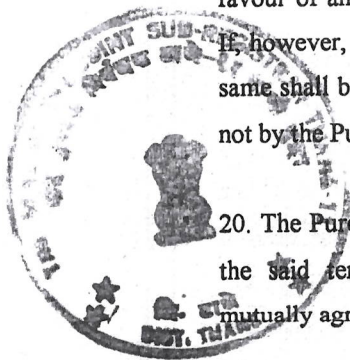
19. The Purchaser/s shall not affix any sign-boards or advertisements outside the building nor shall affix any neon lights. The rights to affix sign boards, advertisement outside the building and the neon lights shall always remain vested in the Developers/Society. The Purchaser/s shall not claim any abatement in price on account of such retention of user by the Developers/Society. The Developers /Society shall be entitled to transfer their rights under this clause in respect of the user of unsold terrace or the parapet walls which they have retained in favour of any third party for valuable consideration or otherwise.

If, however, any Municipal taxes become payable for the user, the same shall be borne and paid by the Developers/Society only (and not by the Purchaser/s) out of income derived from such party.

20. The Purchaser/s shall not put any decoration of the exterior of the said tenement otherwise than in the manner which may mutually agreed in writing with the Developers/Society.

21. The Purchaser/s and the Developers shall present this Agreement at the proper Registration Office within the time limit prescribed by the Registration Act and the Developers will attend such Office and admit execution thereof.

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



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23. 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 first Purchaser/s, by Registered Post - A/D, Under Certificate of Posting at the address specified below:

O-2 Neighbourhood Shopping  
Complex II<sup>nd</sup> Floor, Sector-4  
Nerul (w) Navi Mumbai 400 706

24. IT IS ALSO UNDERSTOOD and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace Flat/Shop/Office in the said building if any, shall belong exclusively to the Purchaser/s, and such terrace spaces are intended for the exclusive use of the respective terrace Flat/Shop/Office Purchaser/s. The said terrace cannot be enclosed by the Purchaser/s till the permission in writing is obtained from the CONCERNED AUTHORITY or/and Developers/Society as the case may be.

25. THIS AGREEMENT shall always be subject to provisions of the Maharashtra Ownership Flats Act 1963 and the rules made thereunder.

26. IT IS FURTHER AGREED that the deposits for water meter and electricity meter are to be borne by the Purchasers. The Purchaser shall also bear and pay proportionate expenses and charges for obtaining permanent electric supply and water supply.

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**FIRST SCHEDULE ABOVE REFERRED TO**

**DESCRIPTION OF LAND**

All that piece or parcel of land known as Residential Plot No.20, in Sector-6, Nerul, Navi Mumbai, Tal. & Dist. Thane, containing by admeasurement 5099.00 sq. mtrs. or thereabouts and bounded as follows :

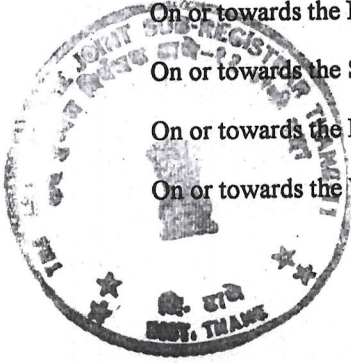
THAT IS TO SAY :

On or towards the North by: 35.50 mtrs. wide road

On or towards the South by: Plot Nos.23C, 23B & 24

On or towards the East by :Plot no.21 & 22

On or towards the West by: Island & Palm Beach Marg



**SECOND SCHEDULE ABOVE REFERRED TO**

**SCHEDULE OF FLAT/SHOP/OFFICE**

Flat/Shop/Office No. B-201, admeasuring about 108.36 sq. mtrs. builtup area ( \_\_\_\_\_ sq. mtrs. saleable/super builtup area) on the 2<sup>nd</sup> floor in the building, known as "BEVERLY PARK", being constructed on the said Plot bearing no.20, at Sector-6, Nerul, Navi Mumbai, Tal. & Dist. Thane.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands this day and year first hereinabove mentioned.



SIGNED, SEALED AND DELIVERED

by the withinnamed THE DEVELOPER

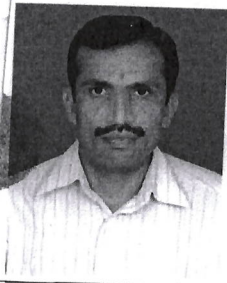
M/s. PALM BEACH

BUILDERS & DEVELOPERS,

through its partner

RUPSHI. R. PATEL -

*Rupshi*



in the presence of...

*Chodernide*

*Jain*



SIGNED, SEALED AND DELIVERED

by the PURCHASER/S

MR. DINESH KOLLAIAH KARGAL

*Dinesh*

*Shashikala*

MRS. SHASHIKALA DINESH KARGAL

in the presence of

*Chodernide*

*Jain*



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**RECEIPT**

RECEIVED the sum of Rs. 556500/- (RUPEES Five Lakh Fifty Six Thousand Five Hundred only, ONLY) from Mr. D. Presh R. Kargal and Shashi Keshav D. Kargal, the Purchaser/s, being the advance and part payment in respect of Flat/Shop/Office No. B-201 as agreed under these presents.

**MODE OF PAYMENT:**

1) Rs. 556500/- by Cheque/D.D./Pay Order no. 660581/791466 dated 3-2-09 drawn on Corporation Bank  
Nend.

WE SAY RECEIVED

Rupshi



**M/s. PALM BEACH BUILDERS & DEVELOPERS**

through its partner

Rupshi R. Patel  
Rupshi

**WITNESSES:**

1) Vikas Ghodnrinde - Vikas Ghodnrinde

2) Kishor Chaudhari - Kishor

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# M. T. THACKER B.A., LL.B.

ADVOCATE, HIGH COURT

Off. Add.E-6/0:4, SECTOR-1, VASHI, NAVI MUMBAI, 400 703

Tel : 27825052/ 27825084 Email: [advmohan@hotmail.com](mailto:advmohan@hotmail.com)

Ref: 0406072

Date : 5<sup>th</sup> July 2004

## TITLE REPORT

I have verified the documents of title relating to Plot No.20 admeasuring about 5099.00 sq. mtrs. situated at Sector-6, Nerul, Navi Mumbai, Tal. & Dist.Thane, and have to report as follows :

WHEREAS vide an Agreement to Lease dated 9th January 2004 the City and Industrial Development Corporation of Maharashtra Limited (CIDCO), a Company registered under the provisions of the Companies Act 1956, and having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai-400 021, agreed to lease a piece of land bearing Plot no.20 admeasuring 5099.00 sq. mtrs. or thereabouts at Sector-9, Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said plot) to M/s. PATEL PUNIT BUILDERS PVT. LTD., (therein referred to as Licensee), a Company registered under the provisions of the Companies Act 1956, having its registered address at Punit Industrial Co-op. Society, Plot no.11A and 11D, MIDC, TTC, Opp. Flyover Bridge, Turbhe Railway Station, Navi Mumbai, for the purpose of consturction of a building thereon for residential-cum-commercial user. The Licensee paid the premium to the CIDCO and took possession of the said plot.

AND WHEREAS the Licensee i.e. M/s. PATEL PUNIT BUILDERS PVT. LTD.assigned all its rights, title, interest and benefits in the said agreement/plot in favour of M/s. PALM BEACH Builders & Developers, a Partnership firm, having address at Shiv Complex, Plot no.14/15, Sector-3, Ghansoli, Navi Mumbai, vide a Tripartite

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Agreement dated 16<sup>th</sup> April 2004, executed between the CIDCO as the Party of the First Part, the Licensee M/s. PATEL PUNIT BUILDERS PVT. LTD. as the Party of the Second Part and M/s. PALM BEACH Builders & Developers as the Party of the Third Part, (therein referred to as the New Licensee) and thereafter CIDCO substituted M/s. PALM BEACH Builders & Developers for M/s. PATEL PUNIT BUILDERS PVT. LTD. in its records.

AND WHEREAS CIDCO vide its ref. no. CIDCO/EMS/AEO (HQ)/2004/5051, dated 16<sup>th</sup> April 2004 transferred the said plot in the name of M/s. PALM BEACH Builders & Developers.

On the basis of the documents referred to hereinabove, I report that M/s. PALM BEACH Builders & Developers have good title to the said plot subject to the terms and conditions of the (I) Agreement to Lease dated 9th January 2004 and (II) Tripartite Agreement dated 16<sup>th</sup> April 2004.

Issued on this 5<sup>th</sup> day of July 2004.

*Thacker*

M.T.THACKER  
Advocate

**M. T. THACKER**  
**Advocate High Court**  
**E-6/O/4 Sector-1,**  
**Vashi, Navi Mumbai.**

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## नवी मुंबई महानगरपालिका

## Navi Mumbai Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/बा.प./प्र. क्र ए - २१२१/१८०४/०५  
दिनांक :- ३/६/२००४.

प्रति,

मंगरस पाम बीच बिल्डर्स अॅण्ड डेव्हलपर्स  
भूखंड क्र. २०, सेक्टर क्र. ०६, नेरुळ  
नवी मुंबई.

नस्ती क्र.-नमुंमपा/वि.प्र.क्र.-४३४/२००४,

विषय :- भूखंड क्र. २०, सेक्टर क्र. ०६, नेरुळ नवी मुंबई या जागेत रहिवास व वाणिज्य वापरासाठी बांधकाम  
परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.- ०६/०४/२००४ रोजीचा अर्ज.

महोदय,

भूखंड क्र. २०, सेक्टर क्र. ०६, नेरुळ नवी मुंबई या जागेत रहिवास व वाणिज्य वापरासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत रहिवास व वाणिज्य उपभोगासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५४ या २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत तिसीजित बांधकामासाठी जोडीत आहे. तसेच खाली नमूद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकार बांधकाम साहित्य रस्त्यावर आढळून आल्यास आपणास रितसर दंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुद्धा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/भूखंडधारक/गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण धित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांवर कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावमाळयाच पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणेच करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल याची कुपया नोंद घ्यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशाराचे नाव, जमिन मालकाचे नाव ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दूरध्वनी क्रमांक इ. बाबतचा तपशील काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि धिनंती.

प्रत माहितीसाठी:-

१) कायमंशानम्, वास्तुविशारद

६२१, ६वा मजला, गेट इस्टन गॅलेरी, भू. क्र. २०, से. ०६, नेरुळ, नवी मुंबई.

२) उप-आयुक्त-उपकर, नमुंमपा, कोपर खैरणे

३) उपकर निर्धारक व संकलक, नमुंमपा, सी.बी.डी.

४) उप-आयुक्त (अतिक्रमण) नमुंमपा.

५) विभाग अधिकारी, नमुंमपा, नेरुळ.

अपला

सहाय्यक सहायक नगररचना  
नवी मुंबई महानगरपालिका.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

ट.न.न.११	
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**NAVI MUMBAI MUNICIPAL CORPORATION**  
**COMMENCEMENT CERTIFICATE**

NO: NMMC/TPD/BP/Case No. A - 2121/9208/08

DATE: 3/12/2004

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s Palm Beach Builders & Developers, Plot No. 20, Sec - 06, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

**Total Built Up Area = R - 6354.89m<sup>2</sup> + C - 1251.14m<sup>2</sup> = 7606.03m<sup>2</sup> F.S.I. = 1.50**  
**(Residential Cum. Commercial)**

**1) The Certificate is liable to be revoked by the Corporation if:**

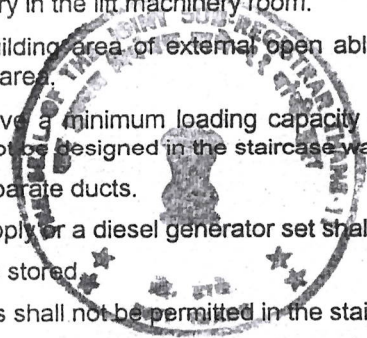
- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

**2) THE APPLICANT SHALL :**

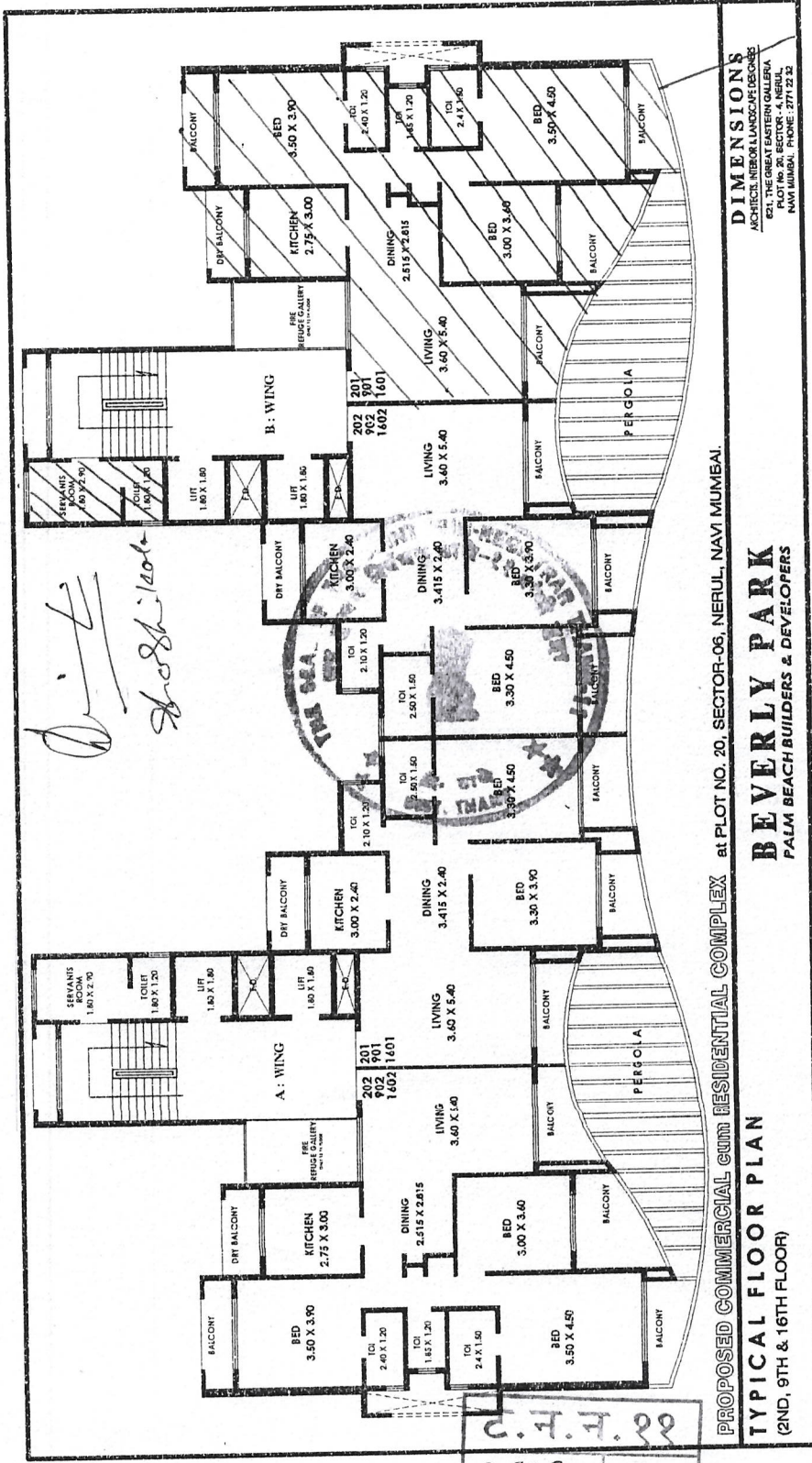
- a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.
- The structural design, building material, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. P. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
  - 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
  - 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot, No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
  - 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

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- 8) The amount of S.D. Rs.1,32,652/- S.D. Rs.1,01,980/- for Mosquito Prevention, S.D. Rs.1,01,980/- for debris & S.D. Rs.25,500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-
  - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
  - b) Exit from lift lobby shall be through a self closing smoke stop door.
  - c) There shall be no other machinery in the lift machinery room.
  - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
  - e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
  - f) Electrical cables etc. shall in separate ducts.
  - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
  - h) Hazardous material shall not be stored.
  - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
  - j) Fire fighting application shall be distributed over the building.
  - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.  
For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1250 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.



2.7.88	
8/4	2008
24	37



**DIMENSIONS**  
 ARCHITECT: INTERIOR LANDSCAPE DESIGNERS  
 621, THE GREAT EASTERN GALLERIA  
 PLOT NO. 20, SECTOR - 06, NERUL,  
 NAMI MUMBAI. PHONE: 27712233

**BEVERLY PARK**  
 PALM BEACH BUILDERS & DEVELOPERS

**PROPOSED COMMERCIAL GUM RESIDENTIAL COMPLEX** at PLOT NO. 20, SECTOR-06, NERUL, NAMI MUMBAI.  
**TYPICAL FLOOR PLAN**  
 (2ND, 9TH & 16TH FLOOR)

**Handwritten Box:**  
 C.N.C. ११  
 १५८ २००९  
 २८ ३१

*Signature*




आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

KISHOR YASHVANT CHAUDHARI  
 Y N CHAUDHARI  
 18/10/1984  
 Permanent Account Number  
**AJZPC6453H**

Signature



SEAL OF THE INDIAN MOTOR REGISTRY THANE II  
 भारतीय मोटर रेजिस्ट्रार थाने-II

ट.न.न.११  
 ४५६ २००९  
 २९ ३९

THE UNION OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 DL No. MH/25-2007/0017769  
 Valid Till: 28-11-2027 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 MCWG 30-11-2007

Name: MADAN THAKARE  
 S/DW of: NAMDEV THAKARE  
 Add: PLOT-3, FLT-3, SEC-28 A, KOPARI GAON,  
 NAVI MUMBAI.

DOB : 05-01-1983 BG : O+

PIN : 401 207  
 Signature & ID of Issuing Authority: [Signature]

FORM 1  
 RULE 16 (2)  
 Signature/Thumb Impression of Holder: [Signature]

06/02/2009

दुय्यम निबंधकः

5:45:03 pm

सह दु.नि.का-ठाणे 11

दस्त गोषवारा भाग-1







टनन11

दस्त क्र 458/2009

30/09

दस्त क्रमांक : 458/2009

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री दिनेश कोळ्या कारगल - - पत्ता: घर/फ्लॅट नं: 0.2 नेबरहुड शॉपिंग कॉम्प्लेक्स, से-4, नेरुळ, नवी मुंबई गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन:	लिहून घेणार वय 45 सही		
2	नाव: श्रीमती शशिकला दिनेश कारगल - - पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AMCPK 9644A	लिहून घेणार वय 39 सही		
3	नाव: मे. पामविच बिल्डर्स अॅन्ड डेव्हलपर्स तर्फे भागीदार श्री रुपशी राघवजी पटेल - - पत्ता: घर/फ्लॅट नं: 617, सहावा मजला, से-4, नेरुळ, नवी मुंबई गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत	लिहून देणार वय 38 सही		





दस्त गोषवारा भाग - 2

टनन11

दस्त क्रमांक (458/2009)

3999

दस्त क्र. [टनन11-458-2009] चा गोषवारा  
बाजार मुल्य :3251000 मोबदला 5565000 भरलेले मुद्रांक शुल्क : 260850

पावती क्र.:467 दिनांक:06/02/2009  
पावतीचे वर्णन  
नांव: श्री दिनेश कोल्लाय कारगल - -

दस्त हजर केल्याचा दिनांक :06/02/2009 05:37 PM  
निष्पादनाचा दिनांक : 06/02/2009  
दस्त हजर करणा-याची सही :

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

30620: एकूण

दस्ताचा प्रकार :25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 06/02/2009 05:37 PM  
शिवका क्र. 2 ची वेळ : (फ्री) 06/02/2009 05:42 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 06/02/2009 05:44 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 06/02/2009 05:44 PM

दु. निबंधकाची सही, सह दु.नि.का-ठाणे 11

दस्त नोंद केल्याचा दिनांक : 06/02/2009 05:45 PM

ओळख :

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

1) मदन ठाकरे - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:से-2, वाशी, नवी मुंबई

तालुका: -

पिन: -

2) किशोर चौधरी - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

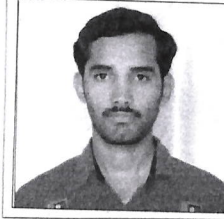
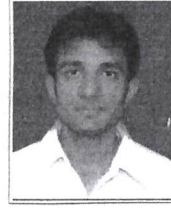
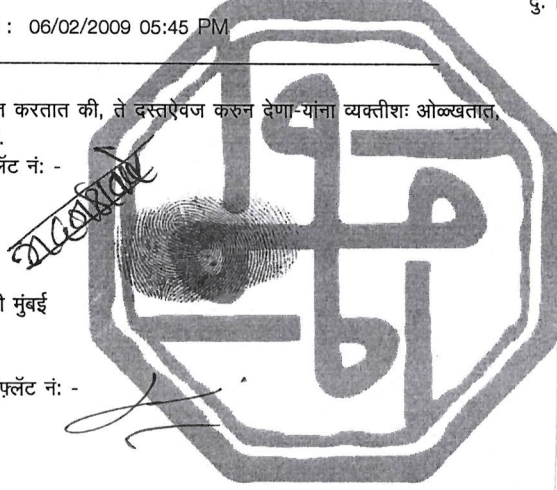
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:सदर

तालुका: -

पिन: -



~~ANNEXTURE NOT REGISTERED~~

~~सहयंत्र नोंदणीत नाहीत~~

आणि प्रमाणीत करणेत येते की,  
सदर दस्तास एकूण... 39.....पाने आहेत.  
दु. निबंधकाची सही  
सह दु.नि.का-ठाणे 11

सह दुय्यम निबंधक, ठाणे क्र.११



पुस्तक क्रमांक.....चे  
...६५५.....क्रमांकावर नोंदले.  
सह दुय्यम निबंधक ठाणे क्र.११  
तारीख. ६...माहे.पे. सन२००९