

(वि.नि. नमूना क्र) (Fin R. Form No.1)

सर्वसा. ११३ म. ई  
Gen 113 m.e.

CASE NO. :

COUNTER CODE 1

DATE: 05/01/2001

RECEIPT NO.:

96

मूळ प्रत

ORIGINAL COPY

(अहस्तातर्णीय)  
(NOT TRANSFERABLE)

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

MUMBAI

ठिकाण / Place

दिनांक / Date

05/01/2001

Received from

M/S. BIOTRONICS (PRO. ABHAY DHOTRE)

यांच्याकडून /

रु./Rs

48100.00

Only

रुपये / Rupees

Fourty Eight Thousand One -

102-(II)

On account of

याकरिता मिळाले

mode of Payment:

PO NO: 895954 400014034  
BANK OF MAHARASHTRA (BOM) VILE PARLE (E) (VPE)  
ADJUSTED ON: 05/01/2001

रोखपाल व लेखापाल  
Cashier or Accountant

(सही / Signature)  
(दिल्यास / Designation)

**AGREEMENT TO SALE**

ARTICLES OF AGREEMENT made and entered into at MUMBAI on the  
.....<sup>9<sup>th</sup></sup>.....<sup>Jan</sup>.....day of 2001 BETWEEN MESSRS RAJ BUILDTECH PVT LTD  
registered under the Indian Partnership Act, 1932 having its Registered Office at  
REENA COMPLEX, Opp. Nathani Steel, Kirol Road, Vidhavihar (W), Mumbai 400  
086. hereinafter called the "BUILDERS" (Which expression shall unless it be  
repugnant to the context or meaning thereof be deemed to mean and include the  
said firm, its partners, the survivors or the survivor of them and the heirs, executors  
and administrators of the last survivor, their or his assigns) of the FIRST PART and  
/ ASHAY ANANT DHOTRE.....  
hereinafter called the "PURCHASERS" (Which expression shall unless it be repugnant  
to the context or meaning thereof be deemed to mean and include their executors,  
administrators and assigns) of the SECOND PART.

*[Handwritten signatures and initials on the left margin]*

*[Signature]*  
**M. M. Pednekar**  
Proper Officer,  
General Stamp Office Mumbai

GENERAL STAMP OFFICE  
TOWN HALL, OFFICE  
MUMBAI 400 023  
MAH/GSO/01  
281975  
IN  
STAMP DUTY  
SPECIAL ADHESIVE  
MAHARASHTRA

110512091351  
.....2/-

Rs. 48100/- Forty Eight thousand One hundred only



V/HEREAS

(a) By an agreement dated 21st October, 1995 entered between the Builders herein and therein called the Purchaser and M/s. KHANDELWAL LABORATORIES LTD., therein called the "VENDORS" the Purchasers have purchased and acquired the complete development rights in respect of the plot of land lying and being situated at C.T.S. No. 232 (part) being Plots Nos. 4 & 5 of Small Scale Industries, Kurla lying and being situated at S. S. Marg, Taluka Kurla admeasuring..... yards equivalent to 2071 Sq. Metres and within the Registration District of Bombay City and Suburban and more particularly described in the Schedule hereunder written (the said Plot of land is hereinafter referred to as the 'said Premises').

(b) The Builders being desirous to develop the said plot to land admeasuring 2071 Sq. Meters (hereinafter referred to as the said property) by considering and constructing a Building thereon with a Basement, Shops and Offices, to be known as "REENA COMPLEX" on the said Plots Nos. 4 & 5 lying and being situated at S.S.Marg, bearing C.T.S. No. 232 (part) and 235 of Kiral Village admeasuring about 2071 Sq. Mts. Chembur, Taluka Kurla within the Registration District of Bombay City and Suburban and more particularly described in the Schedule hereunder written.

(c) The Municipal Corporation of Greater Bombay have sanctioned the plan to develop the said property vide I.O.D. No. CE/5816/BPES/AN dated 14th February, 1997 and for constructing a building thereon as per the plan and specifications mentioned therein; Hereto annexed and marked as ANNEXURE 'A' is the copy of the I.O.D.

(d) The Builders have already started construction activities on the said property comprising of Ground plus six storeys known as "REENA COMPLEX" and have obtained the necessary Commencement Certificate from the Municipal Corporation of Greater Mumbai on 2nd APRIL 1997. Hereto annexed and marked copy of the Commencement Certificate as ANNEXURE "B".

(e) The Builders have entered into standard agreement with an Architect registered with the Council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects and the Builders have appointed a Structural Engineer for the preparation of the structural designs and the Drawings of the Building and the Builders accept the Professional Supervision of an Architect & the Structural Engineer till the completion of the buildings.

(f) The Builders alone have the sole and exclusive rights to sell offices/shops/units in the said "REENA COMPLEX" on each of the floors thereof to be constructed by them on the said Building known as "REENA COMPLEX" and enter into an agreement with the Purchaser's of the said Offices/Units and to receive sale price in respect thereof.

(g) The Purchaser's have demanded from the Builders and the Builders have given the inspection to the Purchaser/s of all the documents of titles relating to the said land, the plans, designs and specifications prepared by the

.....3/-



the Purchasers. The Purchasers agree to pay to the Builders within seven (7) days of demand (time being the essence of the Contract) such proportionate share of the Purchasers of such deposits.

16. All letters, receipts and/or notices issued by the Builders to the Purchasers and despatched under Certificate or Posting to the address mentioned above or at the last known address of the Purchasers shall be deemed to have been received by the Purchasers.

17. After possession of the said Offices/Units/Shops is handed over to the Purchasers, if any additions or alterations in or about or relating to the Building and/or offices are carried out by the Office/Units holders at their own costs, expenses, risks and responsibilities and the Builders will not in any manner be responsible for the same.

18. The Builders have hereby specifically agreed to the fact that the Office/Unit Purchasers are entitled to sell, assign, transfer, let, sub-let the said Office Premises or a part thereof and/or assign benefits of this Agreement to any person, as they (the Purchasers) think fit without the prior permission of the Builders to which the Builders shall not take any objection thereto in any manner whatsoever. However, such Purchasers shall comply with the terms and conditions of this Agreement as well as get enrolled themselves as a Member of the Proposed Society and these presents shall be treated as and irrevocable consent of the same.

19. It is also hereby specifically agreed by and between the Parties hereto that the Offices/Shop/Unit Purchaser/s shall be entitled to carry out any additions/alterations and/or amalgamation of premises or divide the same without prior permission of the Promoters and the Promoters/vendors shall not raise any objection of whatsoever nature and the Agreement shall be treated as an irrevocable consent for the same.

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

**THE SCHEDULE ABOVE REFERRED TO**

A portion or parcel of land admeasuring about 26340 Sq. fts. equivalent to 22000 Mtrs OR thereabouts being a part of the property bearing C.T.S.No.232 of Kiroi Village, Taluka Kurla and being part of Plot Nos. 4 % 5 S.S.I.Kurla, lying being and situated at S.S.Marg, Andheri in the Registration District and

*[Handwritten signature]*



Sub-District of Bombay City and Bombay Suburban and which bigger plot of land is described in the First Schedule hereinabove and this portion is a part of the said Property and admeasuring 26340 Sq.fts. equivalent to 22,000 Sq.Mtrs out of the said property.

SIGNED AND DELIVERED BY THE WITHINNAMED BUILDERS "M/S. RAJ BUILTECT PVT. LTD." in the presence of

- 1. Rajesh & Sula
- 2. SHANTILAL V. CHHEDA.

SIGNED AND DELIVERED BY THE WITHINNAMED PURCHASERS VIZ.

- (1) Abhay Anant Dhotre

.....in the presence of

- 1.
- 2.

*Rajesh & Sula*

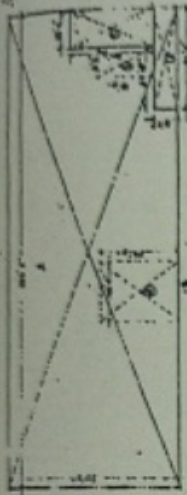
*Chheda*

*Abhay Anant Dhotre*

\_\_\_\_\_  
\_\_\_\_\_

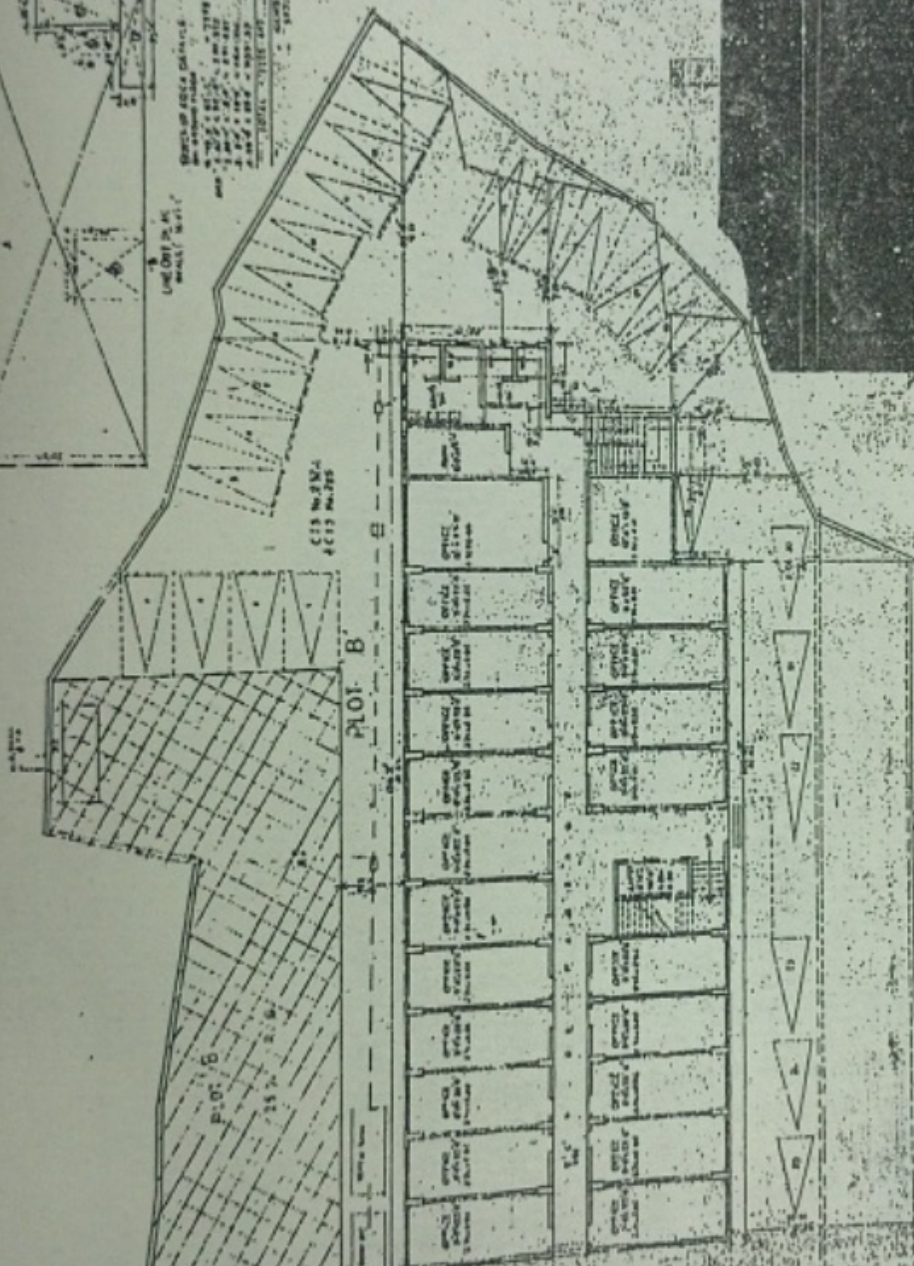
FOR RAJ BUILTECT PVT. LTD.





DEVELOP AREA AS SHOWN  
 ON THESE PLANS  
 THE TOTAL AREA OF THE  
 DEVELOP AREA IS 1,000 SQ. FT.  
 THE TOTAL AREA OF THE  
 PLOT IS 1,000 SQ. FT.  
 THE TOTAL AREA OF THE  
 PLOT IS 1,000 SQ. FT.

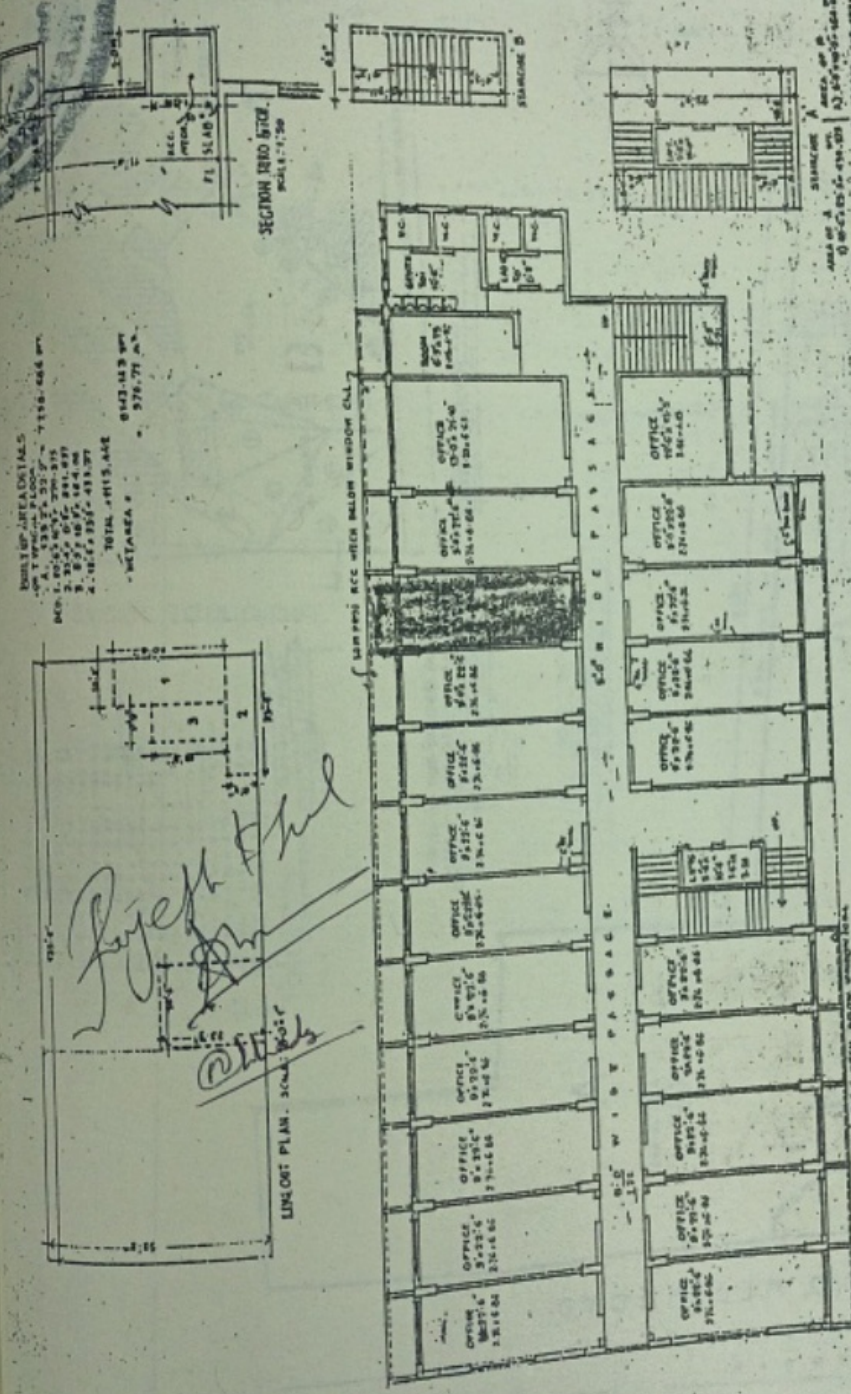
DESCRIPTION OF THE WORK	
DESIGN AND CONSTRUCTION OF THE PROPOSED COMMERCIAL OFFICE BUILDING ON UNIMPROVED PLOT - B - BEARING CITY MAP 272-4 OF CITY OF HOUSTON, TEXAS, ON LOT 2186, VILLAGE ROAD, HOUSTON, TEXAS.	
BY:	ARCHITECT'S NAME
DATE:	DATE
CITY:	CITY
STATE:	STATE
APPROVED AND AUTHORIZED BY THE ARCHITECT:	
APPROVED AND AUTHORIZED BY THE CONTRACTOR:	
APPROVED AND AUTHORIZED BY THE ENGINEER:	



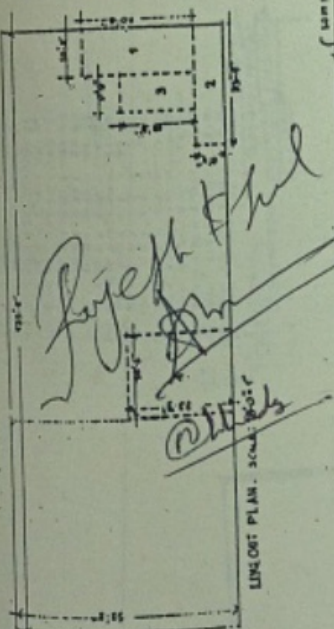
GROUND FLOOR PLAN



STAMP OF DATE OF APPROVAL OF THE PLANS	
REV	DESCRIPTION DATE SIGN.
FOR P.S.A. ONE	19-17-79
NAME & SIGNATURE OF THE OWNER	
SRI. S. V. CHANDRA & SONS, A. S. G. L.L., C.A. OF THE MUNICIPALITY, LOCALITY, & PIN DESCRIPTION OF THE PROPERTY & PLANNING	
PROPOSED COMMERCIAL COMPLEX ON AMALGAMATED PLOT 'B' BEARING C.T.S. Nos 232 & 235 OF VILLAGE - KIRROL, ON 60' WIDE KHALDJI VILLAGE ROAD, VIDYAVHAR-W.	
NAME, ADDRESS & CONTACT OF ARCHITECT	
L.K. PATEL & ASSOCIATES 16-5, BELUR PHASE MUMBAI - 400 006.	
JOB NO. DATE IN. SCALE	
161/79 04/79 1/8" = 1'-0"	



BUILD UP - DETAILS  
 1. 138.50 SQ. FT. - 7118.466 sq.  
 2. 140.00 SQ. FT. - 7360.000 sq.  
 3. 145.00 SQ. FT. - 7700.000 sq.  
 4. 150.00 SQ. FT. - 8040.000 sq.  
 5. 155.00 SQ. FT. - 8380.000 sq.  
 TOTAL - 4113.446  
 NET AREA - 376.79 sq.



*Handwritten signature: Jayesh Patel*  
*Handwritten initials: J.P.*

AREA OF PLOT: 138.50 SQ. FT.  
 TOTAL AREA: 4113.446 SQ. FT.  
 NET AREA: 376.79 SQ. FT.

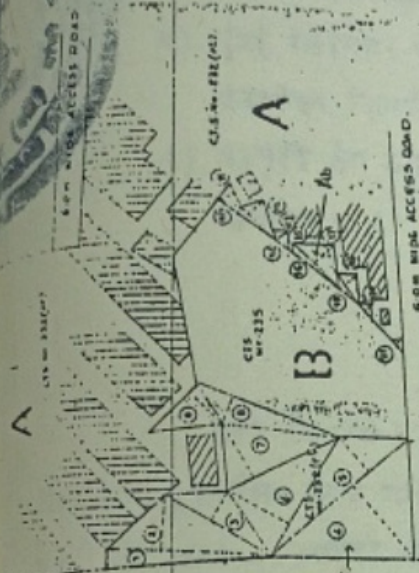
FIRST FLOOR PLAN



AREA OF ANALYZED PLOT BY E.C. 13

1	21.22	21.22
2	21.22	21.22
3	21.22	21.22
4	21.22	21.22
5	21.22	21.22
6	21.22	21.22
7	21.22	21.22
8	21.22	21.22
9	21.22	21.22
10	21.22	21.22
11	21.22	21.22
12	21.22	21.22
13	21.22	21.22
14	21.22	21.22
15	21.22	21.22
16	21.22	21.22
17	21.22	21.22
18	21.22	21.22
19	21.22	21.22
20	21.22	21.22
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23	21.22	21.22
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25	21.22	21.22
26	21.22	21.22
27	21.22	21.22
28	21.22	21.22
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30	21.22	21.22
31	21.22	21.22
32	21.22	21.22
33	21.22	21.22
34	21.22	21.22
35	21.22	21.22
36	21.22	21.22
37	21.22	21.22
38	21.22	21.22
39	21.22	21.22
40	21.22	21.22
41	21.22	21.22
42	21.22	21.22
43	21.22	21.22
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79	21.22	21.22
80	21.22	21.22
81	21.22	21.22
82	21.22	21.22
83	21.22	21.22
84	21.22	21.22
85	21.22	21.22
86	21.22	21.22
87	21.22	21.22
88	21.22	21.22
89	21.22	21.22
90	21.22	21.22
91	21.22	21.22
92	21.22	21.22
93	21.22	21.22
94	21.22	21.22
95	21.22	21.22
96	21.22	21.22
97	21.22	21.22
98	21.22	21.22
99	21.22	21.22
100	21.22	21.22
TOTAL	1133.345	1133.345
Grand Total	1133.345	1133.345

AREA OF SUB-DIVIDED PLOT A  
 AREA OF CISE No. 232 = 14557.50M<sup>2</sup>  
 LESS: AREA "A" = 533.305  
 NET AREA = 14024.195



INDEX PLAN

60' WIDE ROAD

60' WIDE ROAD

CISE No. 232 (C)

CISE No. 236

CISE No. 232(C)

60' WIDE ACCESS

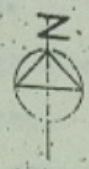
WEST  
60' WIDE ACCESS

60' WIDE ACCESS

60' WIDE ACCESS

60' WIDE ACCESS

60' WIDE ROAD



PERMISSION FOR SUB-DIVISION  
 OF PLOT BEARING CISE No. 232  
 PLOTS WILL BE SUB-DIVIDED  
 INTO BEARING CISE No. 232  
 CISE No. 232 (C) AND  
 CISE No. 232 (A) AND  
 CISE No. 232 (B)  
 IN 10 000 WIDE STRIPWAY ROAD  
 WIDENING ROAD

NAME	PEREIRA, DA SILVA	DATE	21/7
ADDRESS	No. 100, Avenida da Republica, 1000-000, LISBOA, PORTUGAL		
PROFESSION	Architect		
PROFESSIONAL ORDER	No. 12345		
CITY	Lisboa, Portugal		
COUNTRY	Portugal		
PROFESSIONAL REGISTER	No. 12345		
PROFESSIONAL ORDER	No. 12345		

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