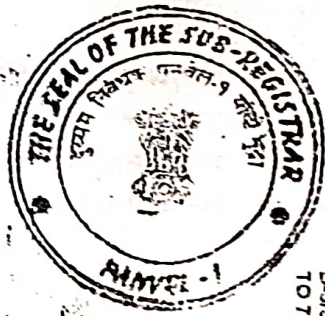


371001 -

FRANKING DEPOSIT SLIP	
ICICIBank Customer Copy Deposit Br. No. PANVS Date: 7/5/06	
Pay to: ICICI Bank Ltd. A/C Stamp Duty Name of Stamp duty paying party:	
Franking Value Rs. 37100/-	Service Charges Rs. 10
Total Rs. 37110/-	
Name of Stamp duty paying party: Buiroo Ananda Bandekar Kalamoli	
DD / Cheque No. _____ Drawn on Bank _____ (For Bank's Use only) Train ID _____ Franking Br. No. 16830 Officer _____	



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE OF SHOP on Ownership basis made and entered in to at PANVEL on this, the 8th day of the month of Aug in the Christian Two Thousand Six.

BETWEEN

MR. GOVIND MOMAYA PATEL, Age - Adult, Occupation - Business, Residing at : KL - 5, Building No. 1/3, Sector - 3E, Kalamoli, Navi Mumbai - 410 208 hereinafter called and referred to us the "VENDOR / TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his legal heirs, executors, administrators and assigns) of the Party of the FIRST PART.

लाजिराग आ. बांदेकर

पुस्तक नं. १३३

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Authorized Signatory
 ICICI BANK LTD
 KALAMBOLI BRANCH



R. 00371001-PB5345
 13:39

Rs. Thirty Seven thousand one hundred only

ICICI Bank Ltd, Noida Avenue,
 Plot No. 3 Sector 19,
 Panvel Matheran Road,
 New Panvel-410 208
 D-5/STP(V)/C.R.1011/16/2005/726
 TO 739

154791
 AUG 07 2006

...2...

AND

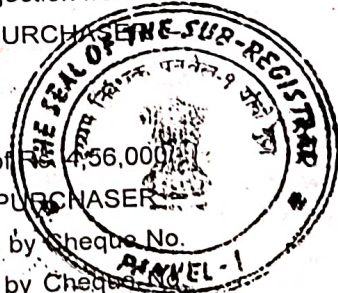
MR. BAJIRAO ANANDA BANDEKAR, Age: 37 Years, Occupation – Business, Residing at : KL-5, A-6:9, Sector No. –1, Kalamboli, Navi Mumbai, Panvel – Raigad, 410 218, hereinafter called and referred to as the "PURCHASER / TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns) of the Party of the SECOND PART.

WHEREAS the part of the first part has purchased on Ownership Shop No. 01 on Ground Floor, TRITHIYA APARTMENT, admeasuring about 25.725 Sq. Mtr. built up area (17.75 sq. Mtr. Built up + Loft 7.97 Sq. Mtr.) constructed on bearing Plot No. 6, Sector No. 6, Village – Kamothe, Taluka Panvel, Dist. Raigad, situate lying and being in Kamothe, Tal. Panvel, Dist. Raigad, from M/S. PAPRIWAL BUILDERS PVT. LTD., having residing at 472/5, Mohan Niwas, King's Circle, Matunga, Mumbai 400 019, hereinafter referred to as "The Promoters" by agreement (Agreement for Sale of Shop) dated 08/10/2004 vide Document No. 07247 – 2004 and agreement is registered with Sub – Registrar, Uran.

AND WHEREAS the Shop premises being not sufficient for use and occupation of the Transferor and the Transferor desires to sell the said Shop Premises and the Transferee being in need thereof for his use and occupation for himself and the members of his family, the parties herein negotiated for sale and purchase of the said Shop premises fit for commercial Use only.

AND WHEREAS on discussion, the VENDOR – TRANSFEROR agreed to sell and transfer and the "PURCHASER-TRANSFEREE" agreed to acquire the said SHOP for a lumpsum consideration (price) of Rs. 4,56,000/- (in words Rupees Four Lac's Fifty Six Thousand Only) subject to the No Objection from the said Builder to transfer and sale the said SHOP to the "PURCHASER-TRANSFEREE".

AND WHEREAS out of the total amount of consideration of Rs. 4,56,000/- (in words Rupees Four Lac's Fifty Six Thousand Only) the "PURCHASER-TRANSFEREE" has paid Rs. 50,000/- (Rs. Fifty Thousand Only) by Cheque No. 159487 dated 26/06/06 & Rs. 2,00,000/- (Rs. Two Lac's Only) by Cheque No. 159489 on dated 15/07/2006 of Shramik Sahakari Bank Ltd., Kalamboli Branch & Rs. 2,06,000/- (Rs. Two Lac's Six Thouand Only) by Cheque No. 473821 on dated 15/8/06 of Shramik Sahakari Bank Ltd., Kalamboli Branch, being full and final payment to the VENDOR-TRANSFEROR" today at the time of execution of this document.



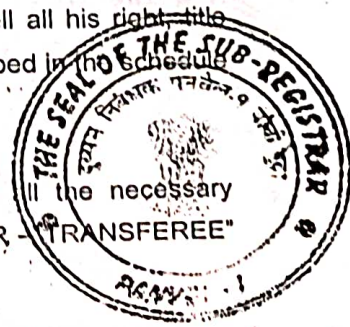
बाजीराव मा. बान्देकर

उपरोक्त शर्तों पर

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NOW THEREFORE THIS AGREEMENT WITNESSTH AND IT IS HERBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS :

1. Both the vendor and Purchaser agreed that the amount of consideration stated above is adequate and reasonable and according to present market rate and none of the parties have any grievance about the same.
2. All the rates and taxes till the date of execution of this 'Agreement For Sale' with respect of the said SHOP mentioned in the Agreement to be borne and paid by the "VENDOR-TRANSFEROR".
3. The "PURCHASER-TRANSFEE" has taken inspection of all relevant documents and title deed of this SHOP of the "VENDOR-TRANSFEROR" and has satisfied that his title to the said SHOP is good, clear and marketable to the SHOP agreed to be sold.
4. The "VENDOR - TRANSFEROR" states that he has not sold, mortgaged or gifted the said SHOP agreed to be sold nor has he entered into any such agreement.
5. The "VENDOR - TRANSFEROR" states that the said SHOP agreed to be sold is in his possession in the right of Ownership. If any dispute regarding Ownership thereof is raised by anybody shall be cleared by the "VENDOR - TRANSFEROR" at his own cost.
6. The "VENDOR - TRANSFEROR" states that the SHOP agreed to be sold is not subject to any charge of mortgage or encumbrance of any other kind. The said SHOP is agreed to be sold without any charge of encumbrance.
7. The "VENDER - TRANSFEROR" has agreed to sell all his right, title and interest in the said SHOP more particularly described in the Schedules written hereunder without any reservation.
8. The "VENDER - TRANSFEROR" shall handover all the necessary document as per the lists given by the "PURCHASER - TRANSFEE" within the date of this agreement.
9. All the expenses for completing this transaction such as Stamp Duty, Registration fees, Typing - Xeroxing charges, Advocate's fees are to be born by "PURCHASER - TRANSFEE"



काशीराज का. साहू
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- 10. This agreement shall be binding on the parties and their respective heirs, executors, administrators and assigns.
- 11. This agreement is made as per the provision of Maharashtra State Ownership Flats Act, 1963.
- 12. The "PURCHASER – TRANSFEREE" along with other Purchasers shall join information / registration Co-op. Housing Society / Association of Apartments Owners condominium that would be formed by Builder - Developer. For these purpose the "PURCHASER – TRANSFEREE" shall sign and execute the relevant documents including the bye-laws as prepared by the Advocate, Solicitors of the Builder-Developer to enable to the Builder-Developer to Register the organization within the time prescribed by the said Act. The Builder-Developers will handover the land of plot of building to the society as per the schedule.

SCHEDULE

Shop No. 01 on Ground Floor, TRITHIYA APARTMENT, admeasuring about 25.725 Sq. Mtr. built up area (17.75 sq. Mtr. Built up + Loft 7.97 Sq. Mtr.) constructed on bearing Plot No. 6, Sector No. 6, Village – Kamothe, Taluka Panvel, Dist. Raigad, situate lying and being in Kamothe, Tal. Panvel, Dist. Raigad.

IN WITNESS WHEREOF the "VENDER-TRANSFEROR" and the "PURCHASER-TRANSFEREE" have signed and executed this 'Agreement' at Panvel on the day and date first hereinabove written.

SIGNED SEALED AND DELIVERED BY THE
Withinnamed VENDOR – TRANSFEROR.
MR. GOVIND MOMAYA PATEL.

In the presence of.....

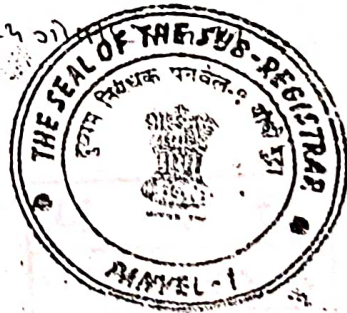
- 1. Thukker Nidhi
- 2. Toalkar Prachap

SIGNED SEALED AND DELIVERED BY THE
Withinnamed "PURCHASER – TRANSFEREE"

MR. BAJIRAO ANANDA BANDEKAR. बाजिराव अ. बांदेकर

In the presence of.....

- 1. Thukker Nidhi
- 2. Toalkar Prachap



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RECEIPT

Received from the Transferees the sum of Rs. 4,56,000/- (in words Rupees Four Lac's Fifty Six Thousand Only) the "PURCHASER - TRANSFEREE" has paid Rs. 50,000/- (Rs: Fifty Thousand Only) by Cheque No. 159487 dated 26/06/06 & Rs. 2,00,000/- (Rs. Two Lac's Only) by Cheque No. 159489 on dated 15/07/2006 of Shramik Sahakari Bank Ltd., Kalamboli Branch & Rs. 2,06,000/- (Rs. Two Lac's Six Thouand Only) by Cheque No. 478821 on dated 15/8/06 of Shramik Sahakari Bank Ltd., Kalamboli Branch being full & final payment towards the Shop No. 1, On Ground Floor, constructed on bearing Plot No. 6, Sector No. 6, Village - Kamothe, Tal - Panvel, Dist. Raigad.

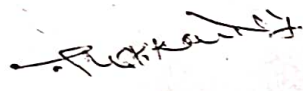

I SAY RECEIVED

Rs. 4,56,000/-



(MR. GOVIND MOMAYA PATEL)

Witness :

- 1) Thakkar Nith 
- 2) Thakkar Pradeep 



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PAPRIWAL

BUILDERS PVT. LTD.



Shop No. 5-6-7-8, Dooj Apts,
Plot # 21, Sec. 6A, Kamothé,
Navi Mumbai-410 209.
Phone: 2742 0245

Date : 27/07/2006

TO WHOM SO EVER IT MAY CONCERN

This is to confirm that we have sold shop no. 001 in "Trithiya Apartments" on Plot no. 6, Sector 6, Kamothé, Navi Mumbai in the name of Shri Govind Momaya Patel. On his request to transfer in the name of above party.

We have no objection to transfer the said shop no. 001 in our project "Thithia Apartment" in the name of Shri Bajirao Ananda Bandekar.

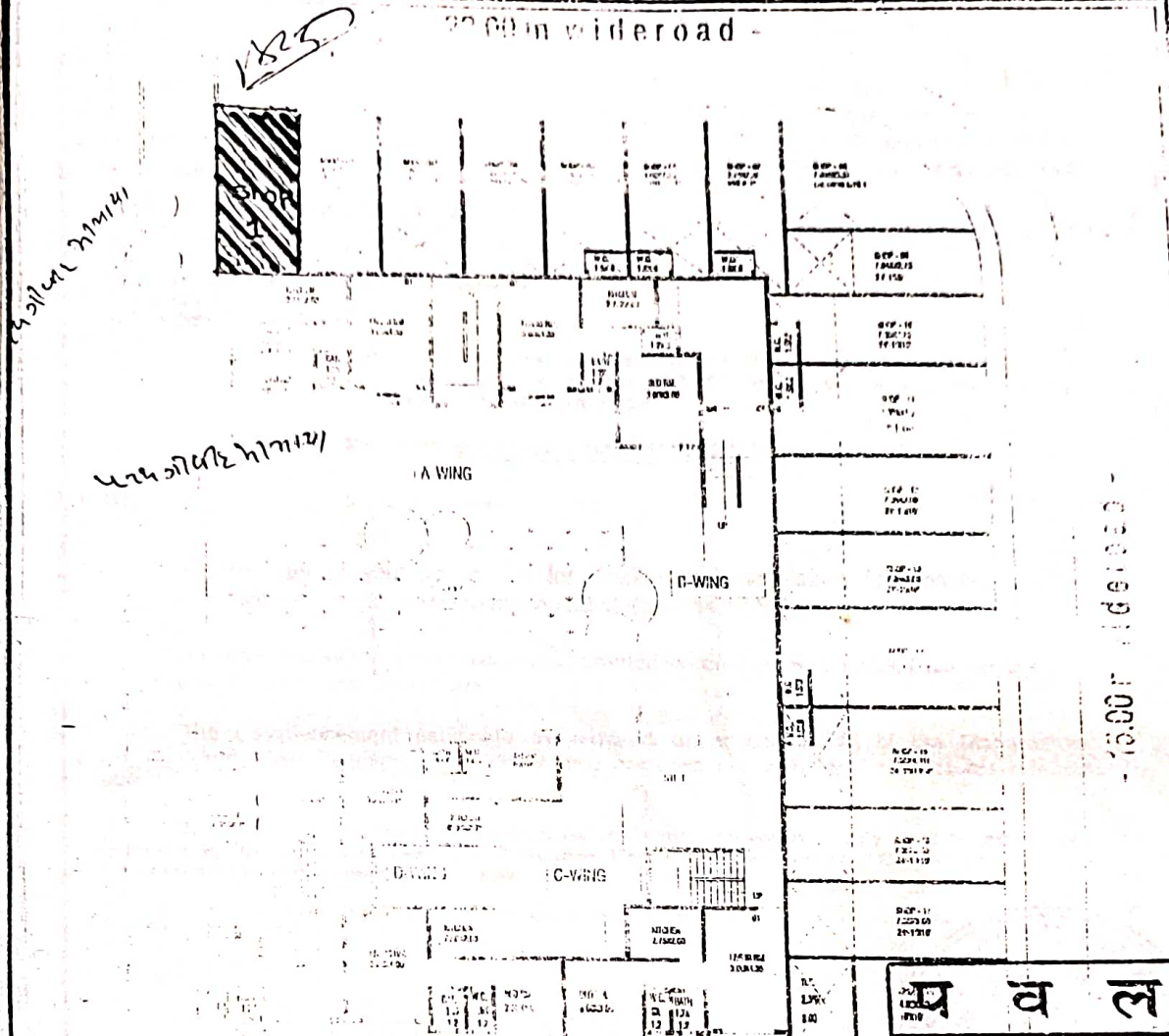
Thanking you,

Yours faithfully,
For Papriwal Builders Pvt. Ltd

Director



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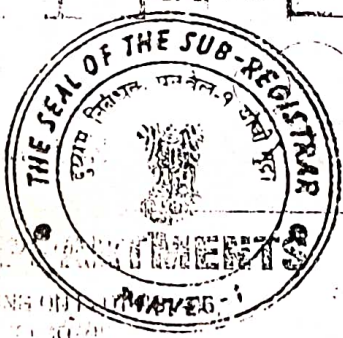


Handwritten note in the top-left corner.

Handwritten note in the middle-left area.

15.00m wide road -

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ARCHITECT
RAJESH K.
 1/10, RAJAWAR CHHIS, SURYAPAL,
 VARDI, HANUMANGHAT,
 DIST. RAIPUR, CHHISGARH



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वाडोरावे का. हाडकर

पत्रिका

व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

संकेतस्थान

संकेतस्थान, नवी मुंबई

२५

२४८९ / २०२ २४२० / २०२ २५७४

२९-२२-२०२ २५०९

पुणे कार्यालय

'सिडको' बंगला, सी.के. ३, नवी मुंबई

पणे मुंबई - ४०० ६१४

दूरध्वनी : ७५७ १२४१ (९ लाईन्स)

फॅक्स : ००-२१-२२-७५७ १०६६

दिनांक

२१/१०/२००६

CIDCO/REGISTRATION/ ०१३७

To,
Shri. Ramdas Kaluram Mhatre & Others 13,
At Asudgnon,
Tel. Panvel, Dist. Thane.

Sub-Development permission for Residential Cum Commercial Building on Plot no.08 Sector no.08 at Kamathe 12.5% Scheme Navi Mumbai.

Ref: Your application dated, 19/09/2006

Sir,

Please refer to your application for development permission for Residential Cum Commercial Building on Plot no.08 Sector no.08 at Kamathe 12.5% Scheme Navi Mumbai.

The development permission is hereby granted to construct Residential Cum Commercial building on the plot mentioned above.

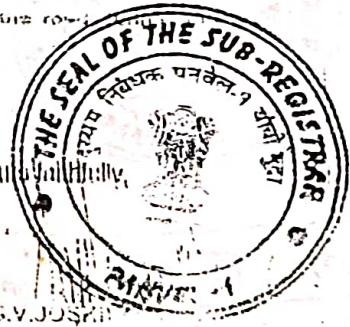
The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1969 is also enclosed herewith for the structures referred above.

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

You will ensure that the building materials are not be stacked on the road.

Thanking you,

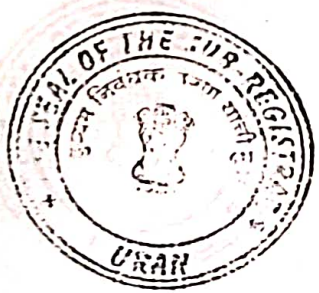
TRUE COPY
[Signature]
MAHARAJA (MUMBAI)



You will findfully,

(S.V. JOSHI)
EXECUTIVE ENGINEER IN CHARGE
ADDL. TOWN PLANNING OFFICER

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वाजीराव सा. वाडेकर

COMMENCEMENT CERTIFICATE

Shri. Ramdas Kaluram Mahabale & Others 13
 of Unit/Plot No. 06 Phase _____ Floor No. _____
 Sector No. 06 At Kamoli of the City of Mumbai

approved plans and subject to the following conditions for the development work of the proposed Residential cum Commercial Bldg (G+4)
 Cover BUA = 393.536 m²
 Resi BUA = 212.5437 } Total BUA = 2578.973 m²

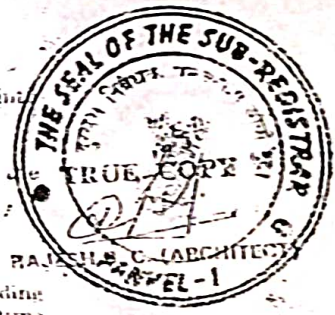
This certificate is liable to be revoked by the Corporation if: No. of flats: C-15
 R-63

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon it 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 his 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.

The applicant shall:

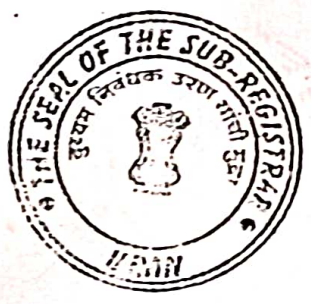
- 2(a) Give a notice to the Corporation for completion upto the plinth level and 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of work.
- 2(c) Obtain an Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers 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.

The structural design, building materials, 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.



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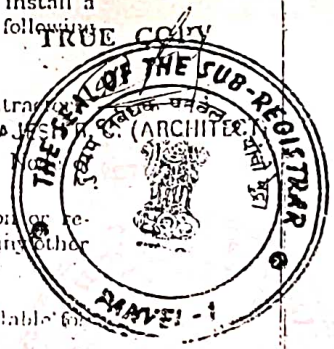
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राजेश च. आर्किटेक्ट

4. The certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same as per GDCRs is required to be done by the applicant.
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 plot boundaries shall be physically demarcated immediately and intimation be given of this section before completion of plinth work.
8. The amount of Rs. 9500/- 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.
9. You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.
10. You shall approach Executive Engineer, MSEB for the power requirements, location of transformer, if any, etc.
11. As per Govt. of Maharashtra Memorandum, vide No. TBP/4393/1504/CR 23784, 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:-

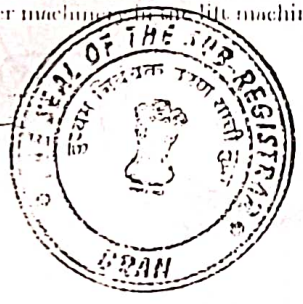
- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City Survey Number, Plot Number/Sector & land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning 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.
- f) 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.



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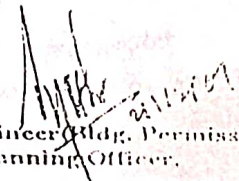
- 12(A) For all buildings of non residential occupancies and residential buildings with more than 15m Height following additional conditions shall apply, as per requirements of the Fire Officer CIDCO
 - (a) Exit from the lift lobby shall be through self closing smoke stop door.
 - (b) For centrally air conditioned building area of external operable windows on a floor shall be minimum 2.5% of floor area.
 - (c) There shall be no other machinery in lift machinery room.

वाजिराम का. बोडर



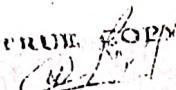
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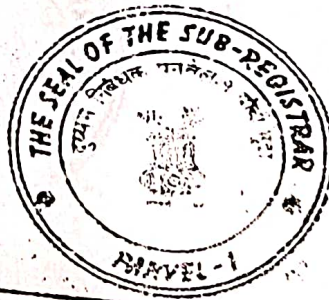
- (E) One of the lifts (two lift) shall have minimum loading capacity of 8 persons. It shall have solid doors. Lifts shall not be designed in the stair case well. However, it shall be as per requirements of the Fire Officer CIDCO.
- (F) Electrical cables etc shall be in separate ducts.
- (G) Alternate sources of electric supply or a diesel generator set shall be arranged.
- (H) Hazardous material shall not be stored.
- (I) Refuse ducts or storage places shall not be permitted in the staircase walls.
- (J) Fire fighting appliance shall be distributed over the buildings.
- (K) For buildings upto 24M. Height capacity of underground storage tank shall be 50,000/- litres and 10,000 litres respectively, Water supply shall be provided, pump capacity shall be 1000 litres/minute and 230 litres/minute respectively. Further, these shall be provided in consultation with the Fire Officer CIDCO as per his requirements.


 Executive Engineer (Bldg. Permission)
 Addl. Town Planning Officer.

CC to: Architect.

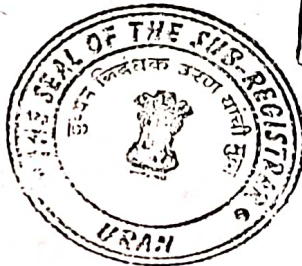
CC to: Registrar

TRUE COPY

 RAJESH R. C. (ARCHITECT)



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बाजीराव सा. वाडेकर



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08/09/2006

दुसरा निबंधक

दस्त गोषवारा भाग-1

पयल 1

3:29:41 pm

पयवेल 1

दस्त क्र 6267/2006

92173

दस्ता क्रमांक : 6267/2006

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव - बाजीराव आनंद बांदेकर
 पत्ता - पर/प्लॉट नं. केएल 5, ए-6 9, रोवटर नं.1,
 कळंबोली
 मल्की/रस्ता -
 ईमारतीचे नाव -
 ईमारत नं. -
 पेट/वसाहत -
 शहर/गाव -
 तालुका -
 पिन -
 पॅन नंबर: एकेजीपी६

लिहून देणार
 पय 037
 राही *बाजीराव आ बांदेकर*



2 नाव - गोविंद मोगाया पटेल -
 पत्ता - पर/प्लॉट नं. केएल 5, बि नं. 1/3, रो. 3ई, कळंबोली
 मल्की/रस्ता -
 ईमारतीचे नाव -
 ईमारत नं. -
 पेट/वसाहत -
 शहर/गाव -
 तालुका -
 पिन -
 पॅन नंबर: एजीओपीपी696

लिहून देणार
 पय 033
 राही
पय गोविंद मोगाया



दिनांक
 दुसरा निबंधक, पयवेल-4 14-1-21



दस्त गोषवारा भाग - 2

पवला

दस्त क्रमांक (6267/2006)

93/93

दस्त क्र. पिवला-6267/2006 वा गोषवारा
करार मुल्य : 617400 गोबदला 456000 भरलेले मुद्रांक शुल्क : 37100

पावती क्र.: 6266 दिनांक: 08/08/2006

पावतीचे वर्गन

नांव: बाजीराव जानंदा बांदेकर - -

दस्त हजर केल्याचा दिनांक : 08/08/2006 03:23 PM

निष्पादनाचा दिनांक : 08/08/2006

दस्त हजर करणाऱ्याची राही :

अभिषेक उ. गोरेकर

6180 : नोंदणी फी

260 : नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)).

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

दस्तावा प्रकार : (25) करारनामा

दस्ता अयुक्त प्रकार : करारनामा

6440: एकूण

सिक्का क्र. 1 ची वेळ : (सादरीकरण) 08/08/2006 03:23 PM

सिक्का क्र. 2 ची वेळ : (फी) 08/08/2006 03:26 PM

सिक्का क्र. 3 ची वेळ : (कबुली) 08/08/2006 03:27 PM

सिक्का क्र. 4 ची वेळ : (ओळख) 08/08/2006 03:29 PM

अभिषेक

दु. निबंधकाची राही, पनवेल 1

दस्त नोंद केल्याचा दिनांक : 08/08/2006 03:30 PM

ओळख :

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

1) नितीन जे. ठाकर - , घर/प्लॉट नं: रुम नं. 15, अमृत निवास चाळ, गोधारा वाडी,
डोडियली(पु)

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं. :

पेट/वसाहत :

शहर/गाव :-

तालुका :

पिन: 0

2) प्रदीप गोविंद तोडकर - , घर/प्लॉट नं: 71, गोदी स्ट्रीट फोर्ट, मुंबई-1

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं. :

पेट/वसाहत :

शहर/गाव :-

तालुका :

पिन: 0

अभिषेक

अभिषेक

अभिषेक

दु. निबंधकाची राही
पनवेल 1



प्रमाणित करणेत येते की सदर दस्तास एकूण 93
पाने आहेत. पुस्तक क्रं. 1
क्रमांक 6266 वर नोंदला.

अभिषेक

दुययम निबंधक, पनवेल
दिनांक C माहे C मन 2006

सूची क्र. दोन INDEX NO. II

नोटणी 63 म

Regn. 63 m. 8

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, गोवदल्याचे स्वरूप करारनामा व बाजारभाव (माडेपट्ट्याच्या कावतीत पट्टाकार आकारणा देतो की पट्टेदार ते नगूद करावे) गोवदला रु. 456,000.00 वा.गा. रु. 617,400.00 करारनामा
- (2) मू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: दुकान क्र.1, तळ मजला, तृथीया अपार्टमेंट, प्लॉट क्र.6, सेक्टर नं.6, कामोठे, ता.पनवेल, जि.रायगड
- (3) क्षेत्रफळ (1) 17.75 चौ.मी. विल्टअप + 7.97 चौ.मी. लॉफ्ट
- (4) आकारणी किंवा जुडी देण्यात अरोल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) गोविंद मोभाया पटेल - ; घर/फ्लॅट नं: केएल-5, वि.नं.1/3, से.3ई, कळंबोली; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसराहत: -; शहर/गाव: -; तालुका: -; पिन नम्बर: एजीओपीपी6962री.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) बाजीराव आनंदा बांदेकर - ; घर/फ्लॅट नं: केएल-5, ए-6-9, सेक्टर नं.1, कळंबोली; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसराहत: -; शहर/गाव: -; तालुका: -; पिन नम्बर: एकेजीपीपी1404पी.
- (7) दिनांक करून दिल्याचा 08/08/2006
- (8) नोटणीचा 08/08/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 6267 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 37049.00
- (11) बाजारभावाप्रमाणे नोटणी रु 6180.00
- (12) शेर

दुय्यम निबंधक, पनवेल-१ (वर्ग-२)

