

the default in remedying such breaches as mentioned in the said notice. It is further agreed that upon termination of this Agreement as provided hereinabove, the Promoter shall, after deducting as compensation an amount equal to 10% of the total consideration, refund to the Purchaser the balance of the amount, if any which the Purchaser may have till then paid to the Promoter. No interest shall be paid by Promoter to the Purchaser on such refundable amount. Upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoter shall be at liberty to dispose of and sell the said premises, to any third party at such price and on such conditions as the Promoter may desire and think fit in their sole discretion without requiring to obtain any consent from the Purchaser.

10. The amenities to be provided by the Promoter in the residential premises shall be as per Schedule annexed hereto.

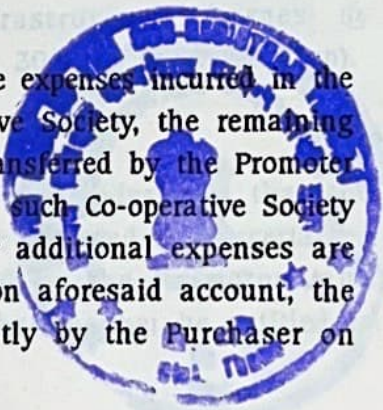
11. The Purchaser shall on or before claiming the delivery of the possession of the said premises, pay to the Promoter the following amounts :-

A) i) Rs. 510/- towards Entrance fee and share money for membership of the Co-operative Society to be formed.

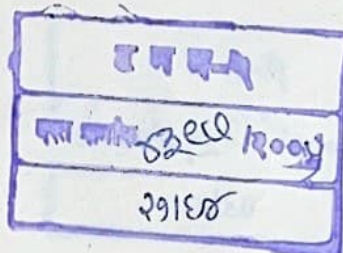
ii) Rs. 2,500/- towards legal charges for formation of the Society.

TOTAL Rs. 3,010/-

After deducting therefrom the expenses incurred in the formation of the co-operative Society, the remaining amount, if any, shall be transferred by the Promoter to the Society as and when such Co-operative Society is formed. However, if any additional expenses are incurred by the Promoter on aforesaid account, the same shall be paid promptly by the Purchaser on prorata basis.



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B) The Purchaser shall be required to pay in aggregate Rs. 1,15,500/- (Rupees ONE LAKHS FIFTEEN THOUSAND FIVE HUNDRED only) as and when the same are demanded by the Promoters, but essentially before demanding possession of the said premises as his contribution towards reimbursement of "ascertained expenses" to be incurred by the Promoters as under :-

i) Rs. 39,000/- for M.S.E.B. Deposits, Cable, Transformer, RMU & S.L.C. Charges, Liasoning Fees payable for :-

2 BHK - Rs. 33,000/-

3 BHK - Rs. 39,000/-

ii) Rs. 20,250/- for Advance of Maintenance Charges @ Rs. 1.50/- per sq.ft. (Built-up) per month for 12 months.

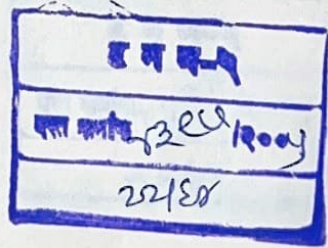
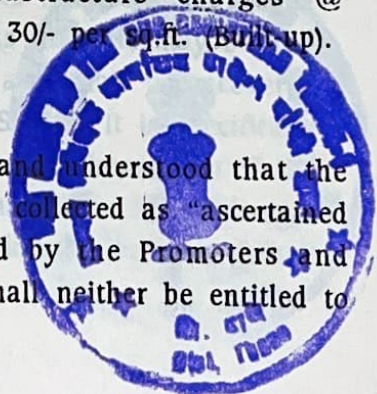
iii) Rs. 22,500/- for Thane Municipal Corporation Development charge @ Rs. 20/- per sq.ft. (Built-up).

iv) Rs. 5,625/- for Fire Brigade Expenses @ Rs. 5/- per sq.ft. (Built-up).

v) Rs. 28,125/- Infrastructure charges @ Rs. 30/- per sq.ft. (Built up).

TOTAL Rs. 1,15,500/-

It is specifically agreed and understood that the aforesaid amount shall be collected as "ascertained expenses" to be incurred by the Promoters and therefore the Promoters shall neither be entitled to



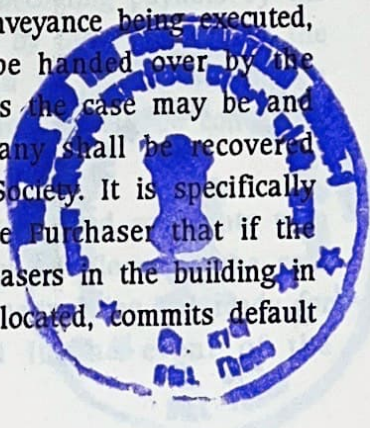
demand additional amount on account of any defect in actual expenses and nor be under obligation to maintain separate account thereof and/or to render account thereof to the Purchaser or to the Society as the case may be.


C) In addition to above, the Purchaser further shall pay on or before 10th of every month after 12 months from the date of actual possession or from the date of the possession of the premises being offered by Promoter, whichever is earlier an amount of Rs. 1.50/- (Rupees One Rupees Fifty Paise only) per Sq.Ft. of Built up area, per month towards Provisional proportionate share towards maintenance of the property including -

- Water charges, Insurance Charges, common lights, salaries of clerks, bill collectors, Watchman, Chowkidar Sweeper and other staff, repairs and maintenance expenses for building and access road and all other expenses,

- all expenses necessary and incidental to the administration, management and maintenance of the said property till the same is transferred to Co-operative Society.

- The amount so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters till a conveyance is executed in favour of Society. On such conveyance being executed, the surplus - if any, shall be handed over by the Promoters to the Society or as the case may be and similarly deficit amount of any shall be recovered from the Purchaser and the Society. It is specifically agreed and understood by the Purchaser that if the Purchaser or any of the Purchasers in the building in which said premises is to be located, commits default



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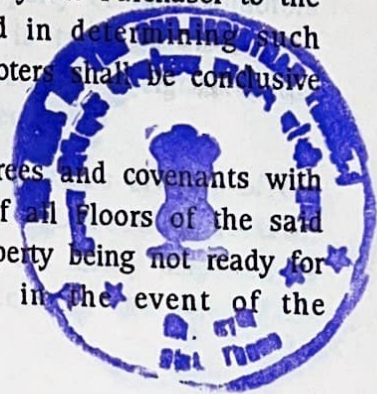
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in contributing their respective share towards aforesaid expenses, then and in that case, the Promoters shall be relieved of their obligations of providing such services and shall not be liable or responsible for hardship or inconvenience, if any, caused to the Purchaser and other Purchasers and the Society.

D) The Purchaser shall further pay Municipal taxes of his share as and when demand therefor is made by the Municipal Authorities. The Promoters shall not be liable for payment of municipal taxes for any reason or on any grounds whatsoever. However, if any tax is levied and paid by Promoters for the period prior to possession, such taxes shall be reimbursed by the Purchaser before taking possession.

12. The Purchaser hereby agrees that in addition to the amounts provided under aforesaid clause, in the event of any further amount by way of premium or security deposit is payable to the Thane Municipal Corporation or to the State Government or any betterment charges including installation of water lines, water mains, sewerage line, sewerage mains, electric cables, electric sub-station, making and maintaining of Internal Roads and access to the said property layout, drainage, and all other facilities as the case may be or development tax or any kind of deposit is demanded for the purpose of giving water connection, drainage connection and electricity connection or any other tax or payment of similar nature becoming payable by the Promoters, the same shall be paid by the Purchaser to the Promoters on pro-rata basis and in determining such amount, the discretion of the Promoters shall be conclusive and binding upon the Purchaser.

13. The Purchaser hereby expressly agrees and covenants with the Promoters that in the event of all floors of the said proposed buildings on the said property being not ready for occupation simultaneously and in the event of the

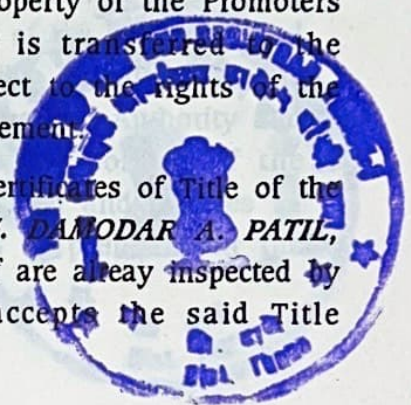


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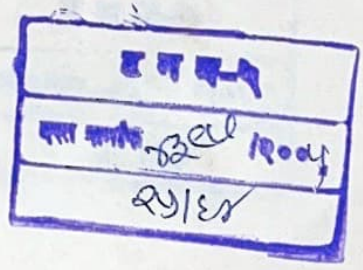
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Promoters granting licence to the Purchaser to enter upon the said premises then and in that event the Purchaser shall not raise any objection to the Promoters on the ground of nuisance, annoyance or any other ground or reason whatsoever, for completing the construction of the remaining Floor/s or buildings in the said property. The Promoters shall be entitled to carry out and complete the remaining work by themselves or by assigning the same to any third party at their sole discretion.

14. The Promoters propose to allot for consideration, the stilt portion and margin space as earmarked parking. The Purchaser hereby gives his irrevocable consent for such sale and the Purchaser can not raise any objection by himself or by and through the Society as and when formed for such allotment.
15. PROVIDED THAT it does not in any way affect or prejudice the rights of the Purchaser in respect of the said premises, the Promoters at their sole discretion shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said property more particularly described in the Schedule written hereunder.
16. Save and except the premises hereby agreed to be purchased, the Purchaser shall have no claim, on all other premises and areas including stilt, terrace and open spaces around the said building and the balance portion/s of the said property including layout road, open spaces, etc., which shall always remain the property of the Promoters until the whole of the property is transferred to the Co-operative Housing Society subject to the rights of the Promoter as contained in this Agreement.
17. The Promoters have obtained the Certificates of Title of the said respective Owners from **SHRI. DAMODAR A. PATIL**, Advocate, Thane, the copies whereof are already inspected by the Purchaser. The Purchaser accepts the said Title



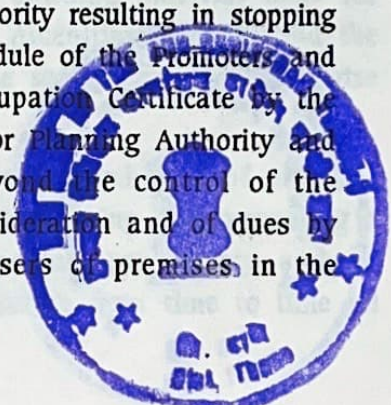
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Certificates and the Purchaser agrees not to raise any further or other requisitions and or objections to the title of the said Owners and/or on the authority of the Promoters to Develop the said property.

18. The Purchaser confirms that the Promoters have given to him free and complete inspection and have provided (whatever demanded) with certified true copies of documents of title and approvals from various authorities in respect of the said Larger property including the Agreements for Development and other documents referred to hereinabove are annexed hereto and the Purchaser confirms that only after inspecting the aforesaid documents and all other approvals and being satisfied in respect thereof, the Purchaser has entered into this Agreement.

19. It is expressly agreed that the possession of the said premises will be endeavoured to be handed over by the Promoters to the Purchaser by end day of AUGUST-2005 PROVIDED the Promoters have received the full purchase price of the said premises and other amounts payable by the Purchaser to the Promoters under these presents as also have received all such amounts from other Purchasers strictly as per time schedule and provided the construction by the Promoters are not delayed on account of Non-availability of steel, cement and other building materials, water or electric supply and any act of God, Civil Commotion, Riots or any notice, order, Court Order, rule or notification of the Government and/or other public body and/or Competent Authority resulting in stopping or disturbing the construction schedule of the Promoters and there is no delay in issue of Occupation Certificate by the Thane Municipal Corporation and/or Planning Authority and there are no circumstances beyond the control of the Promoters. Non payment of consideration and of dues by the Purchaser and other Purchasers of premises in the



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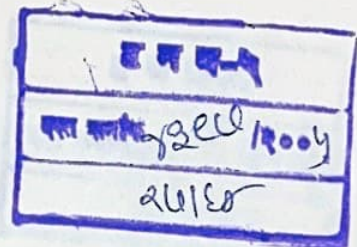
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buildings strictly as per time Schedule stipulated in their respective Agreements, shall be construed as one of the circumstances beyond the control of Promoters. If the Promoters for any of the aforesaid reasons are unable to give possession of the said premises by the date stipulated hereinabove then the Promoters agree that they shall be liable on demand by the Purchaser to refund to the Purchaser the amounts already received by them in respect of the said premises without interest, but without any deduction therefrom. Till the entire amount as stated is refunded by the Promoters to the Purchaser, subject to prior encumbrances, if any, such amount shall be charge on the said premises - but not on the said property. It is agreed that upon refund of the said amount as stated hereinabove, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoter or against the said premises or against the said property in any manner whatsoever and the Promoters shall be entitled to deal with or dispose of the said premises to any person or party as the Promoters may desire at their absolute discretion.

20. The Purchasers shall, prior to accepting possession of the said Premises from the Promoters, fully satisfy themselves about the qualities of work and amenities etc. and thereafter only the Purchaser shall take the possession of the said premises. The Purchaser after taking possession of the said premises, shall have no claim against the Promoter as regards the quality of the building material used for construction of the building or Amenities provided and the nature of the construction of the said premises or otherwise howsoever.
21. The Purchaser alongwith the other Purchasers of premises in the said building shall join in forming and registering a Co-operative Housing Society and/or apex society, and for that purpose shall sign and execute from time to time all

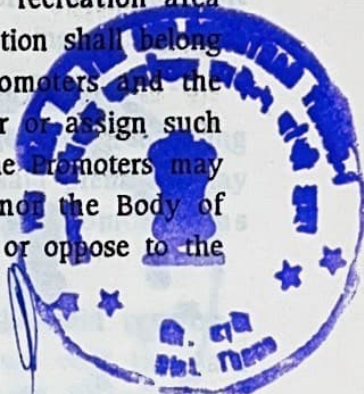
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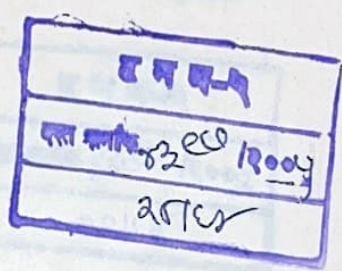
applications, bye-laws and other documents necessary for the formation and Registration of such Societies so as to enable the Promoters to register the Society and Apex Society of the Purchasers of Flats and premises in the said property.

22. In the event of Society being formed and registered before the sale and disposal by the Promoters of all the premises, the powers and the authority of the Society so formed shall be subject to the overall authority and control of the Promoters in respect of all matters concerning the said building and said property. The Promoters shall have absolute authority and control as regards the unsold Flat/s, Shop/s, Parking Space/s, Garage/s and the sale and disposal thereof. Under such circumstances, the Promoters shall have undisputed rights to sell and dispose of the unsold Flat/s, Shop/s, Parking Space/s, Garage/s, Stilt/s and premises to any third party and to receive and appropriate the consideration thereof for themselves. In such eventuality, on receipt of application by such purchasers, duly accompanied with requisite share money and entrance fees, it shall be binding on Purchaser and the Society to accept such Purchaser of unsold premises as member of the Society without demanding any premium, donation or like amount of any kind.

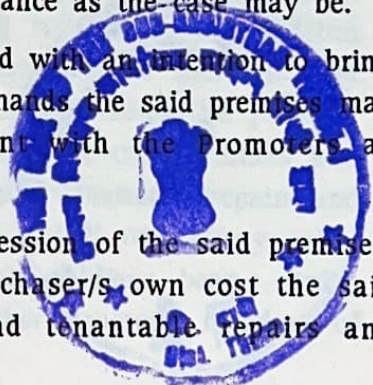
23. It is expressly agreed that it will be the sole option of the Promoters to convey the said property in one lot or in part thereof with further Sub-Division. All the recreation area and internal road area, areas under reservation shall belong to and continue to be retained by the Promoters and the Promoters shall be entitled to sell, transfer or assign such area or areas to any person or party as the Promoters may desire and neither the Purchaser herein nor the Body of prospective Purchasers shall dispute, object or oppose to the decision of the Promoters in this behalf.



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24. Subject to terms of this Agreement being fulfilled by the Purchaser and all other Purchasers in the said Larger property, the said Developers shall themselves execute on the basis of said Power of Attorney, the Conveyance/s in respect of the said Larger property or any part thereof either portion-wise or building-wise or Phase-wise or in one lot as the Promoters may desire and all costs, charges, expenses by way of stamp duty and Registration Fee and all other expenses whatsoever shall be borne and paid by the Purchaser alongwith other prospective Purchasers of Premises on pro-rata basis. The contribution as demanded by the Promoters for such Conveyance, etc., shall be valid and binding upon the Purchaser and the Purchaser shall not object to or oppose or dispute the same in any manner whatsoever.
25. Advocate of the Promoter **SHRI. DAMODAR A. PATIL**, shall prepare the Conveyance and all other documents to be executed in pursuance of this Agreement and all costs, charges and expenses including stamp duty, registration charges and other expenses in connection with formation and registration of Co-operative Housing Society, the preparation and execution of the conveyance and other documents shall be borne and paid by the Purchaser and all the Purchasers in the said property in proportion to the area of the respective premises. If any of the Purchaser in any of the buildings commit default in such payment, the Promoter shall not be liable or responsible for resultant delay in formation of the Co-operative Housing Society and/or of execution of the Conveyance as the case may be.
26. The Purchaser for himself and with an intention to bring all persons unto whatsoever hands the said premises may come, doth hereby covenant with the Promoters as follows :-
- a) From the date of possession of the said premises, shall maintain at Purchaser/s own cost the said premises in good and tenantable repairs and



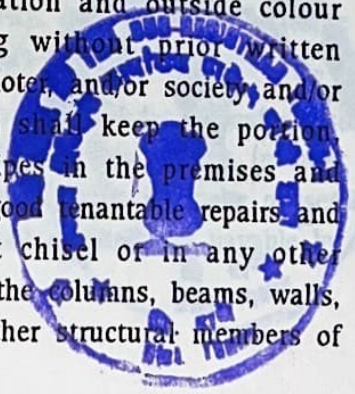
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condition, and shall not make any changes alterations or additions to the said premises or any portion thereof and shall not do or suffer to be done anything in or to the staircase, lift and any passage of the building in which the said premises is situated or which may be against rules, regulations and by-laws of the local authority or any other Competent authorities; And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the society and/or concerned authority.

- b) Shall not change the user of the said premises for which it is being sold.
- c) Shall not store in the said premises any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned authority.
- d) Shall carry out at his own costs all internal repairs of the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser.
- e) Shall not enclose the flower bed or include the same inside the premises for any use and shall not make any change in the elevation and outside colour scheme of the building without prior written permission from the Promoter, and/or society and/or concerned authority and shall keep the portion, sewers, ducts, drains, pipes in the premises and appurtenances thereto in good tenantable repairs and condition and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC pardis or other structural members of



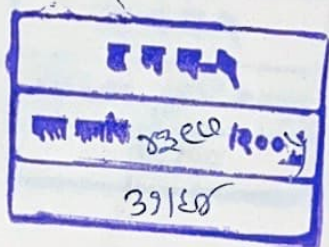
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the said premises without prior written permission from the Promoter and/or the Society and/or the Concerned Authority. The breach of this conditions shall cause this Agreement ipso facto to come to an end and the earnest money and all other amounts paid by the Purchaser to the Promoter shall stand forfeited.

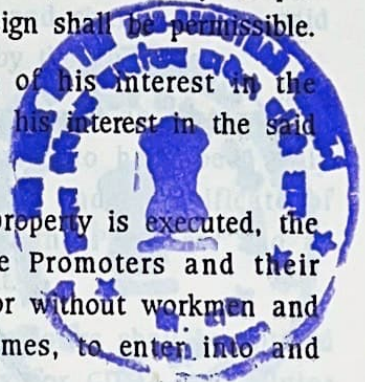
- f) Shall not misuse or change the user of garage, car parking space or area covered under the stilt and use the same only for the purpose of parking the bonafide vehicle belonging to the Purchaser and for no other purpose whatsoever.
- g) Shall not do or permit to be done any act or thing which may render void or voidable any insurance of the building in which the said premises is situated or any part thereof whereby any increased premium shall become payable in respect of the insurance.
- h) Shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown in the compounds or any portion of the said building in which the said premises is situated.
- i) To pay to the Promoter within 7 days of demand by the Promoter his share of dues and payables as mentioned in forgoing paragraphs and to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser.
- j) The Purchaser shall not let, sub-let, transfer, assign or part with the said premises or the interest or benefit of this Agreement or part with the possession of the said premises until all the dues payable by the

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Purchaser to the Promoters under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated in writing to the Promoter and obtained prior permission in writing of the Promoter in that behalf.

- k) The Purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alteration or amendments thereof that may be made therein and further shall observe and perform the rules, regulations and bye-laws for the time being of the Local authority and/or Government and the other Competent authorities. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said premises 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.
- l) The Promoters have prepared a design of Mild Steel Grills taking into consideration the elevation of the Building in the Complex. If the Purchaser desires to fix the Grills, he shall have to get the Grill fabricated and fixed at his cost, but strictly as per the said design. No other design shall be permissible.
- m) Shall not demand partition of his interest in the said building and/or property, his interest in the said property being impartible.
- n) Till the Conveyance of the property is executed, the Purchaser shall permit the Promoters and their Surveyors and agents with or without workmen and others, at all reasonable times, to enter into and



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- upon the said land and buildings and premises or any part thereof to view and examine the state and conditions thereof.
27. The Stamp Duty and Registration Charges payable on this Agreement and incidental expenses thereof shall be borne and paid by the Purchaser alone. The Purchaser shall, immediately after execution of this Agreement, lodge this Agreement for registration and inform within reasonable time the serial number and the date of lodgement to the Promoters to enable the Promoter to attend the office of the Sub-Registrar and to admit execution thereof.
 28. The proportionate Stamp Duty and Registration charges and expenses of and concerning the execution and registration of Conveyance shall be borne and paid by the Purchaser alongwith other Purchasers, in proportion of their respective holdings as and when demanded by the Promoters or the Society as the case may be.
 29. Nothing contained in these presents shall be construed to confer upon the Purchaser any right, title and interest of any kind whatsoever into or over the said premises and/or said property or any part thereof, such conferment shall take place only upon the execution of the Conveyance in favour of the Co-operative Housing Society to be formed.
 30. The Promoters shall in respect of any amounts remaining unpaid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be purchased by the Purchaser.
 31. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if posted to the Purchaser under Certificate of Posting at the address given by the Purchaser and as recorded in title of this Agreement.
 32. It is expressly agreed that the Promoters shall be entitled to put a Hoardings and Towers for CDMA or Cellular Phones or Communication Centre on the said property or on

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the building/s on the said property or any parts thereof and the said hoardings may be illuminated or comprised of Neon Signs and for that purpose the Promoters are fully authorised to allow temporary or permanent construction or erection or installation either on the exterior of the said building or on the said property as the case may be and the Purchaser agrees not to object or dispute the same.

33. The Promoters shall be entitled to use the terrace including the parapet wall for any purpose including installation of Tower for Communication or ATM activities and for display of the advertisements and sign boards and the Purchaser shall not be entitled to raise any objections or to claim any deductions in the price of the premises agreed to be acquired by him and/or claim any compensation or damage on the ground of inconvenience or any other ground whatsoever from the Promoters.

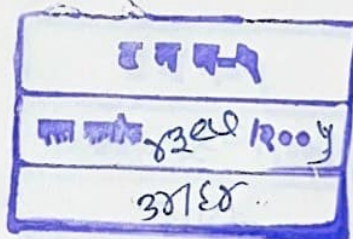
34. The terrace space, if any, in front of or adjacent to the terrace Flats if any in the said Building shall belong exclusively to the respective Purchasers of the terrace Flats and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. Such terraces shall not be enclosed by the terrace Flat Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters or the said Society as the case may be.

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

36. In this Agreement,

a) unless the context otherwise implies the expression defined herein shall have the respective meaning assigned to them.

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b) The singular wherever used shall include plural and vice-versa.

c) The masculine gender used herein shall include feminina and/or neutral gender wherever applicable.

38. It is specifically agreed by and between the parties hereto that in the event of any clause or clauses or provision or provisions of this Agreement becoming void on account of any law, rules and regulations, then and in that event the entire Agreement shall not be treated void-ab-initio and, in such case, the such defective clause or clauses or part of the clause or clauses or part of this Agreement shall be severed from the rest of the clauses of this Agreement.

39. This Agreement shall always be subject to provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 and any other provisions of law applicable thereto.

FIRST SCHEDULE ABOVE REFERRED TO

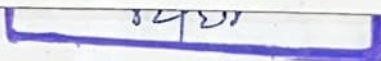
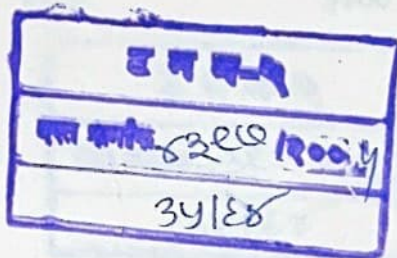
SAID PROPERTY UNDER DEVELOPMENT

ALL THOSE PIECES OR PACELS OF LAND being Non-Agricultural Land situate, lying and being at New Village Dhokali (Old Village Balkum), Thane, Taluka and District Thane, Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation and shown with Red Colour boundary on the plan thereof annexed hereto and bearing following description

Property No.	Old S.Nos. & H. No. of Village Balkum	New S.Nos. & H. No. of Village Dhokali	Area Sq. Mtrs.
FIRST	125/3	82/3	2050
Smt. Gangubai R. Bhoir & Others	125/6B	82/6B	50



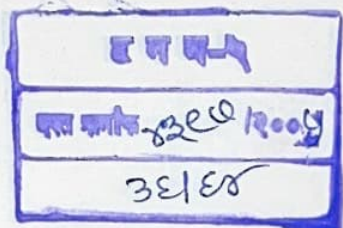
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Property No.	Old S.Nos. & H. No. of Village Balkum	New S.Nos. & H. No. of Village Dhokali	Area Sq. Mtrs.
SECOND	125/5B	82/5B	510
Shri. Dhanaji Vithu	125/5D	82/5D	250
Bhoir & Others	233/5/6	86/5/6	150
	33/5/9	86/5/9	500
	233/5/12	86/5/12	1200
THIRD	123/2A	20/2A	810
Shri. Joma Ganpat	233/4B+5/1	86/4/B+5/1	600
Bhoir & Others	233/5/10	86/5/10	600
FOURTH	122/2B Pt	79/2B Pt	180
Shri. Jairam Maruti	123/2B	80/2B	500
Bhoir & Others	125/5A	82/5A	1200
	125/6D	82/6D	250
	125/6E	82/6E	130
	233/5/5	86/5/5	200
	233/5/7	86/5/7	500
	233/5/15	86/5/15	250
FIFTH	122/1	79/1	2370
Smt. Bhagirati Gautya	122/2A	79/2A	380
Bhoir & Others	125/5C	82/5C	120
	125/6A	82/6A	330
	233/5/3	86/5/3	80
	233/5/4	86/5/4	1080
	233/5/8	86/5/8	300
	233/5/13	86/5/13	20
SIXTH	122/3Pt	79/3Pt	2420
Shri. Krishna Sitaram	125/2	82/2	3270
Patil & Others	125/4	82/4	350
	233/1	86/1	4300
	233/2	86/2	3100

35

Keagare



३२६०

Property No.	Old S.Nos. & H. No. of Village Balkum	New S.Nos. & H. No. of Village Dhokali	Area Sq. Mtrs.
SEVENTH Shri. Krishna Divdya Bhoir & Others	233/4/A	86/4A	250
EIGHTH Shri. Murlidhar Padman Bhoir & Others	233/3	86/3	400
NINETH Shri. Harishchandra	125/6C 233/5/2	82/6C 86/5/2	760 400
Jaggu Bhoir & Others	233/5/11 233/5/14	86/5/11 86/5/14	700 20
TENTH Shri. Janardan Jana Bhoir & Others	123/1Pt	80/1Pt	150
ELEVENTH M/s. G. M. Finance & Trading Co.,	124/1 128/2Pt 129/5/2+5/3	81/1 87/2Pt 88/5/2+5/3	6930 8237 2294
TWELVETH M/s. G. M. Finance & Trading Co.,	126 127 128/2Pt 129/5/2+5/3P	84 85 87/2Pt 88/5/2+5/3P	910 330 13163 6806
THIRTEENTH Smt. Yamunabai Deo Patil & others	306/5pt	66/5pt	401.08



Keagare.

६ न व-१
 वस वसति ३३-६/२००५
 ३५/६४

SECOND SCHEDULE ABOVE REFERRED TO
SAID PROPERTY

PROPERTY UNDER DEVELOPMENT BY PROMOTERS

Building Nos. I-20 to be constructed on portion of said Larger Property more particularly described in the First Schedule written hereinabove.

THIRD SCHEDULE ABOVE REFERRED TO

Keagare A Flat/Terrace Flat/Garden Flat with Podium/Stilt adm. 855 Sq.Ft. Carpet 1125 i.e. Built up and bearing Flat/Terrace Flat/Garden Flat with Open Parking Space/Stilt No. 901 in Building No. I-20 in the said Larger property more particularly described in the First Schedule written hereinabove and shown with Red Colour Boundary on the plan thereof annexed hereto.

**IN WITNESS WHEREOF THE PARTIES HERE TO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND
ON THE DAY AND YEAR WRITTEN HEREINABOVE.**

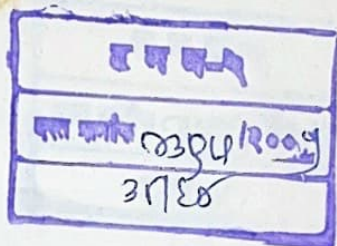
SIGNED AND DELIVERED By the
withinnamed the "PROMOTER"
M/s. SIDDHI TWINKLE ENTERPRISES
in the presence of

) For M/s. SIDDHI TWINKLE
ENTERPRISES
)
)
)
) MEMBER OF JOINT
VENTURE

1. *Keagare*

2. *Keagare*

Keagare



SIGNED AND DELIVERED By the
withinnamed the "PURCHASER"

1) MR./MRS. JAYASHREE KIRAN PAGARE

2) MR./MRS. _____

in the presence of

1. [Signature]

2. [Signature]

Keagare

RECEIPT

Keagare RECEIVED of and from the withinnamed Purchaser, a sum
of Rs. 11,000/- (Rupees ELEVEN THOUSAND

only) being the amount of earnest money to be
paid by him to us as per these presents.

Witnesses :-

WE SAY RECEIVED RS. 11,000/-
For M/s. SIDDHI TWINKLE ENTERPRISES

1. [Signature]

2. [Signature]

MEMBER OF JOINT VENTURE



PROMOTER

Keagare

3878
[Stamp with Marathi text]

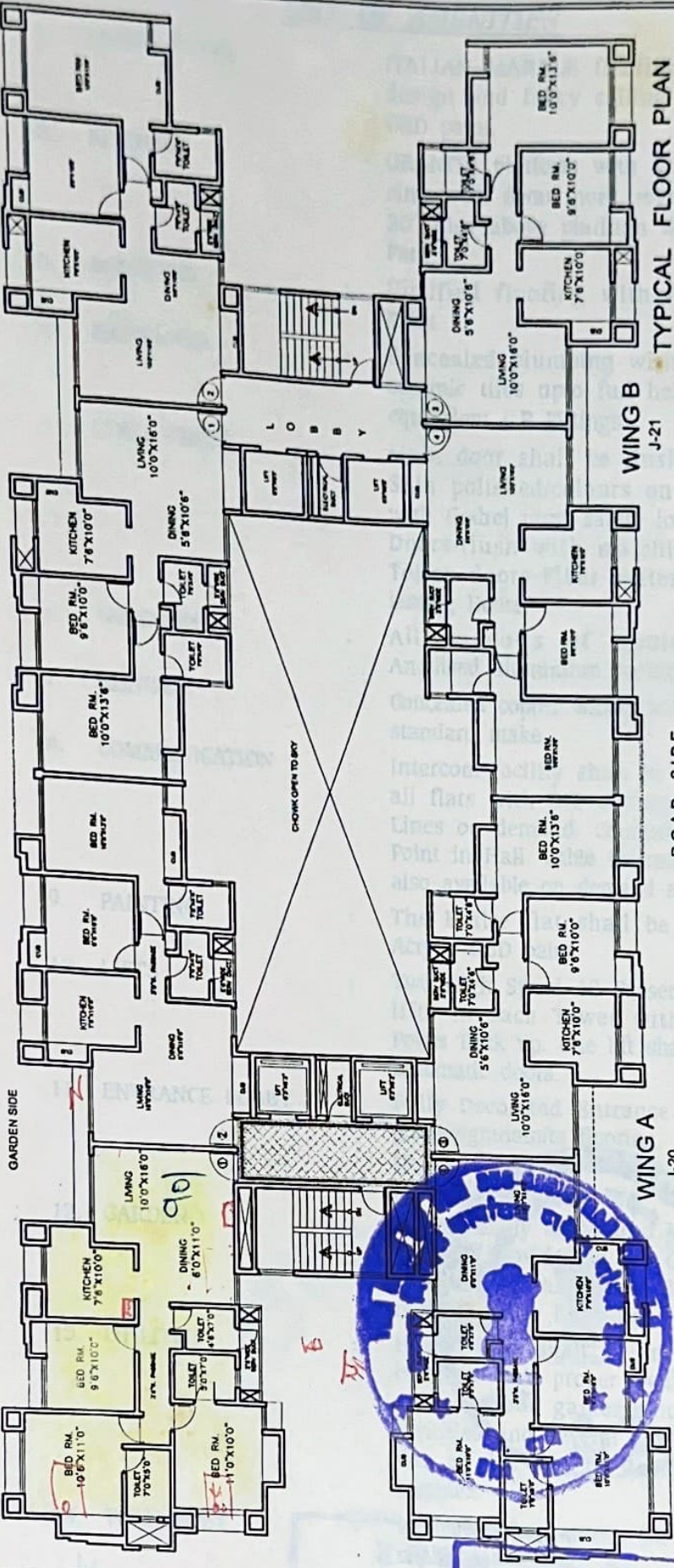
GARDEN SIDE

TYPICAL FLOOR PLAN
(2ND TO 8TH & 9TH TO 12TH & 14TH FLOOR)

FOR
SIDERA TWINKLE ENTERPRISES
AUTHORISED SIGNATORY

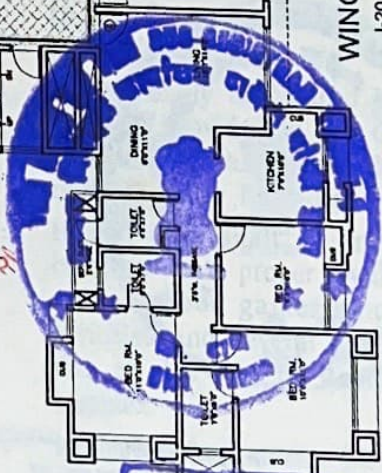
PURCHASER
1) *Keagan*
2)

PROPOSED PLAN OF FLAT NO 911 ON 9TH FLOOR IN BLDG NO T-20
NAMED TWINKLE TOWERS 'T-20' WING.
AGREED TO BE ACQUIRED BY THE PURCHASER.



W

100% 100% S
V.V. 9.24
10/10/18



1378
03/08
hoo/2008/000

LIST OF AMENITIES

1. LIVING ROOM : ITALIAN MARBLE flooring with inlay design and fancy ceiling and Acrylic OBD paint.
2. KITCHEN : GRANITE platform with Stainless Steel sink with Swan neek revolving tap & 20" tiles above platform with Designer Patti.
3. BEDROOM : Vitrified flooring with Acrylic OBD Paint.
4. BATHROOM : Concealed plumbing with fancy and ceramic tiles upto full height, Jaguar/ equivalent C.P. Fittings.
5. DOOR FRAME : Main door shall be flush door with Skin polished/colours on both sides with Godrej ultra safety lock. Bedroom Doors-flush with matching colours. Toilet doors-Fiber waterproof long lasting Doors.
6. WINDOWS : All windows of medium weight Anodised aluminium sections.
7. ELECTRIC : Concealed copper wiring with fittings of standard make.
8. COMMUNICATION : Intercom facility shall be available in all flats with DID exchange of MTNL Lines on demand. Concealed cable T.V. Point in Hall. Cable internet connection also available on demand at extra cost.
9. PAINTING : The Entire flat shall be painted by Acrylic OBD paint.
10. LIFTS : Two High Speed 10 Passenger capacity lifts in each Tower with Generator Power Back up. One lift shall have fully automatic doors.
11. ENTRANCE LOBBY : Fully Decorated Entrance Lobby with granite/granamite flooring. Lift landings in all floors shall also have fancy granamite flooring.
12. GARDEN : Professionally landscaped huge gardens shall be provided in the Complex with ample play area for children and relaxing space for elders.
13. UTILITIES : Health Club shall be provided in the complex with proper Gym and indoor and outdoor games and recreation facilities and several other utilities of day to day use of Residents of the complex.
14. TRANSPORT : ~~Dedicated Bus service for the Complex shall be available.~~

Keagare.

वसुधैव कुटुम्बकम्
23/01/2004
09/08

गांव नमुना सात (अधिकार क्षेत्रासंदर्भ फक्त)

भा. टोकाजी

आपचा ठाणे

उ. नं. (१०४/१) १०५

पुणवट क्रमांक	पुणवट क्रमांक	पुणवट क्रमांक
८७	८७	८७
८७/१०५	८७/१०५	८७/१०५
८७/१०५	८७/१०५	८७/१०५
८७/१०५	८७/१०५	८७/१०५
पो. घ. (लागवटी योग्य नसलेले)		२३७०
अकारणी		९९ = ००

गांव नमुना वारा (लष्करी नं. बरी)

सतत अधिकार १०५/१०५

शिवाय अधिकार पुणवट दिवे

गांव नमुना वारा (लष्करी नं. बरी)

विद्यमान स्थान		विद्यमान स्थान		विद्यमान स्थान		सातव नवरीली
क्र. नं.	दिनांक	क्र. नं.	दिनांक	क्र. नं.	दिनांक	क्र. नं.
१	१०/१०५	१	१०/१०५	१	१०/१०५	१०
२	१०/१०५	२	१०/१०५	२	१०/१०५	१०

१००३
२००४

२३७०

१०५/१०५

सतत अधिकार घरी नसत दिवे बरी

मार्च ६/६/२००४

तलाठी सजा बाळकुम
सा. वि. टाणे.

उ. नं. (१२६/१) ११३

आपचा ठाणे

पुणवट क्रमांक	पुणवट क्रमांक	पुणवट क्रमांक
८८	८८	८८
८८/११३	८८/११३	८८/११३
८८/११३	८८/११३	८८/११३
८८/११३	८८/११३	८८/११३
८८/११३	८८/११३	८८/११३
८८/११३	८८/११३	८८/११३
पो. घ. (लागवटी योग्य नसलेले)		२३९०
अकारणी		९९ = ००

गांव नमुना वारा (लष्करी नं. बरी)

सतत अधिकार ११३/११३

शिवाय अधिकार पुणवट दिवे

गांव नमुना वारा (लष्करी नं. बरी)

विद्यमान स्थान		विद्यमान स्थान		विद्यमान स्थान		सातव नवरीली
क्र. नं.	दिनांक	क्र. नं.	दिनांक	क्र. नं.	दिनांक	क्र. नं.
१	१०/११३	१	१०/११३	१	१०/११३	१०
२	१०/११३	२	१०/११३	२	१०/११३	१०

१००३
२००४

सतत अधिकार घरी नसत दिवे बरी

मार्च ६/६/२००४

तलाठी सजा बाळकुम
सा. वि. टाणे.

ODAR A. PATIL
 B.A., B.COM., D.C.L., LL.B.
ADVOCATE

ANNEXURE - D

Tel. : 547 25 02
 Fax : 547 24 09
 203, SUVRAT, Bhawani Chowk.
 (Tembhi Naka), Thane - 400 601.

DAP/02/195

Date : 22 NOV 2002

CERTIFICATE OF TITLE

Re. :- a) The immovable property being Non-Agricultural Lands situate, lying and being at Revenue Village Dhokali, Talathi Saja Balkum, Thane, Taluka and District Thane and within the limits of Thane Municipal Corporation and having following description according to Revenue records :

Sr. No.	Old Survey Numbers of Village Balkum	New Survey Numbers of Village Dhokali	Area		
			H.	R.	P.
1.	124/1	81/1	0	69	30
2.	126/0	84/0	0	09	10
3.	127/0	85/0	0	03	30
4.	128/2	87/2	2	14	00
5.	129/5/2	88/5(P)	0	05	00
6.	129/5/3	88/5(P)	0	86	00
			3	86	70

b) The immovable property being Non-Agricultural Lands situate, lying and being at Village Chitalsar-Manpada, Thane, Taluka and District Thane and within the limits of Thane Municipal Corporation and having following description according to Revenue records :

Sr. No.	Gat No.	Hissa No.	Area		
			H.	R.	P.
1.	29		0	33	00
2.	30		0	56	70
			0	89	70

(hereinafter referred to as the "SAID LANDS")

M/s. G.M. Finance & Trading Co. Owner



[Handwritten Signature]

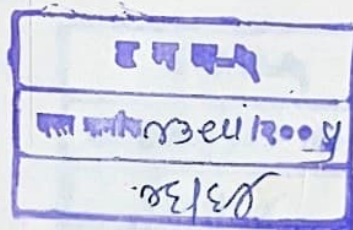
22/11/02
 24/11/02

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT I have investigated the title of the Vendors to the aforesaid property and on the basis of search taken with the office of the Sub-Registrar of Assurances, Thane and Mumbai; Public Advertisement; perusal of Revenue Records and documents submitted and declarations made and clarifications given, I have observed as under :-

1. At the relevant point of time, the contiguous plot of land being property above referred to and situated at Village Balkum and Village Chitalsar Manpada, Thane, respectively was owned by one Shri Shreepad Vithal Pradhan as his self acquired property. By and under Deed of Conveyance dated 22nd September, 1947, said Pradhan sold, conveyed and transferred the aforesaid property to and in favour of (a) Shri. Lala Karamchand Gobindram Aggarwal and (2) Shri Lala Chhagamal Murlidhar Aggarwal, and since then, said Aggarwals became the owners of the aforesaid property.

2. It appears that subsequently said Aggarwals orally put the aforesaid property in hotchpot of family partnership under the name and style of M/s. Dewanchand Vikkamal & Co.



3. Said M/s. Dewanchand Nikkamal & Co., by and under Regd. Deed of Conveyance dated 12th May, 1966, sold, conveyed, transferred and assigned the aforesaid property to and in favour of M/s. G.M. Finance & Trading Co. and, since then, the said Firm owns, seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property.

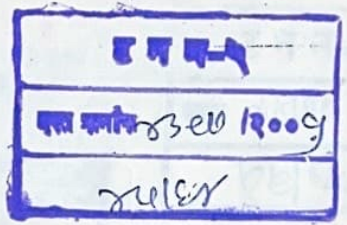
4. Under the provisions of Urban Land (Ceiling and Regulations) Act, 1976, (for short "ULC ACT") the area under reference falls within the limits of Thane Urban Agglomeration and 8 K.M. peripheral area of Greater Bombay and the provision of ULC Act for holding and alienation of the aforesaid property are applicable thereto. Accordingly, by and under its Order dated 30th October, 1993, the competent authority, under the ULC Act, has declared the aforesaid property as "RETAINABLE LAND" of the Owner.

5. IN VIEW OF THE ABOVE, IN MY OPINION, subject to aforesaid observations, the title of the Owner to the aforesaid property is clear, marketable and free from encumbrances and reasonable doubts.

Thane, dated on this 22nd day of NOVEMBER, 2002.



D. Patil
 (DAMODAR PATIL)
 Advocate





जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी सुधारणा सभांच्या सभांघातालील ८ कि.मि.परिसर ठाणे यांचे



:- युएलसी/टिए/टे.नं.१/बाळकूम

:- २२/१०/२००२

विवरणपत्र धारकाचे नांव व पत्ता

:- मे.जी.एम.फायनान्स अॅन्ड ट्रेडिंग कंपनीचे व्यवस्थापक श्री.डी.पी.जोशी
मौजे-बाळकूम, ता.ठाणे

नागरी जमिन कमाल धारणा अधिनियम
१९७६ चे कलम ८(४) खालील सुधारीत आदेश

१/- ज्याअर्थी मे.जी.एम.फायनान्स अॅन्ड ट्रेडिंग कंपनीचे १९९९ चे मंजूर विकास आग्रहद्वयानुसार कंपनीने धारण केलेल्या जमिनीचे भूपट्ट्यातील वापरामध्ये बदल झालेला असल्याने कलम ८(४) चे सुधारीत आदेश मिळणे बाबत दिनांक १९/८/२००२ रोजीचे अर्जांचे विनंती केली आहे.

२/- ज्याअर्थी प्रस्तुतचे प्रकरणी शासन परिपत्रक क्र.युएलसी/१०८१/(१४४४) का-३ दिनांक २२/२/१९९३ व दिनांक ३०/११/१९९६ अन्वये अपर जिल्हाधिकारी व सक्षम प्राधिकारी यांना नागरी जमिन कमाल धारणा अधिनियमाचे कलम ३४ अन्वये काही त्गविक कारणासाठी सुधारीत आदेश पारीत करणे बाबतचे अधिकार प्रदान केलेले आहेत, सदर अधिकाराचा वापर करून प्रस्तुतचे प्रकरणी ही कार्यवाही करण्यात येत आहे.

आहे :- २/- ज्याअर्थी प्रस्तुत प्रकरणाची थोडक्यांत पार्श्वभूमि खालील प्रमाणे

मौजे-बाळकूम येथील स.नं. १२४/१, १२६, १२७, १२८/१, १२९/५/२, १२९/५/३ व मौजे-चितळसर मानपाडा येथील गट नं. २९ प. आणि ३० व एकूण क्षेत्र ४७६४०-०० चौ.मि. क्षेत्राबाबत मे.जी.एम.फायनान्स अॅन्ड ट्रेडिंग कंपनी यांचे नावे या कार्यालयाने आदेश क्र.युएलसी/बाळकूम/एसआर/२००२ दिनांक ३०/१०/१९९३ अन्वये कलम ८(४) खालील आदेश पारीत केलेले आहेत. सदर आदेशामध्ये कंपनीचे धारणा क्षेत्राचा नमूद करण्यात आलेला तपशिल खालीलप्रमाणे आहे.

दस्तावेज-१
पत्ता क्र. ४३६/२००५
२९६४

ट न न - ५
वारीत २४०० / २००४
१७/१०

१. वि.प.धा.चे ओढ्ण धाग्णा क्षेत्र
२. वांघकामा खालील क्षेत्र
३. सलग्न क्षेत्र
४. अतिग्वत सलग्न क्षेत्र
५. निव्वळ मोकळे क्षेत्र
६. वि.प.धारकास अगुजंय क्षेत्र
(२००० x ७)
६. अतिरिक्त क्षेत्र

- ४७६४०.०० ची.मि
 १३६५८.२० ची.मि
 ७६७१.०० ची.
 ५४३.०० ची.मि
 ११४११.५० ची.मि
 १४०००.०० ची.मि



निरंक

४/- ज्याअर्थी प्रकरणी या कार्यालयाचे परिणामकारक यांनी समक्ष जागेची स्थळपाहणी करून स्थळदर्शक नकाशा तयार केले व नकाशाचे न्यायानुसार कंपनीने धाग्ण यांनी जमिनीचा भूपट्टा ठरवून ठरवून घेतलेले आहे. आगखड्यानुसार ग्रहावास + कमर्शियल + औद्योगिक + गाव या भूभागा समाविष्ट आहेत.

५/- ज्याअर्थी सुधारित आदेश पारित करून जैसुरगिक न्यायाच्या ताब्यात निश्चित करण्यांत आलेली होती. सदरचे दिवशी त्यांनी कार्यालयांत उपस्थित राहून जबाब नोंदविलेला आहे. त्यामध्ये त्यांनी असं नगूद केले आहे की, ठाणे महानगरपालिकेचे अंतर्गत विकास आगखड्यानुसार आमचे कंपनीने धारण केलेल्या क्षेत्रापैकी काही क्षेत्रामध्ये ग्रहावास भूपट्ट्यामध्ये अंतर्भूत झालेला आहे. तसेच काही भाग नियमावलीनुसार देय असणारे सर्व फायदे आम्हाला मिळावेत.

६/- ज्याअर्थी वरील सर्व बाबींचा व उपलब्ध कागदपत्रंचा एकत्रितपणे विचार करता खालील वस्तुस्थिती निदर्शनास येते.

१. मौजे-वाळकूम येथील स.नं.१२४/१ (८१/१ नविन) १२६ (८४) अं. २५६/२ (८७/२), १२९/५/२ (८८/५/००पै.), १२९/५/३ (८८/५/पै.) या जमिनी मी.जे.एम.फायनान्स अँड ट्रेडिंग कंपनी यांनी मं.देवानंद निकमल अँड कंपनी यांचे दिनांक ७/११/१९६० नं.७/१२ चे कडजेदार सदर दाखल झालेले आहे. (फेरफार क्र.२३७२)

२. मौजे-चितळसर-मानपाडा येथील गट नं.२९ पै. क्षेत्र ३३०० चौ.मि. आणि ३० पै. क्षेत्र ५६७०.०० चौ.मि. या जमिनी देवाचंद निकामल अँड कंपनीचे भागीदार आहेत.



टनन-६
 पल्ल २४७०/२००४
 ५१०/१६०

डनन-६
 पल्ल २४७०/२००४
 ५१०/१६०

गंजी अग्रवाल यांचेकडून मे.जी.एम.फायनान्स अँड ट्रेडिंग कंपनी यांनी १०/१९७५ गंजी खर्गडीने घेतली असून कंपनीचे नाव गाव नमुना नंबर १०२५५५ वर दाखल झालेले आहे. (फेरफार नं.४५५५)



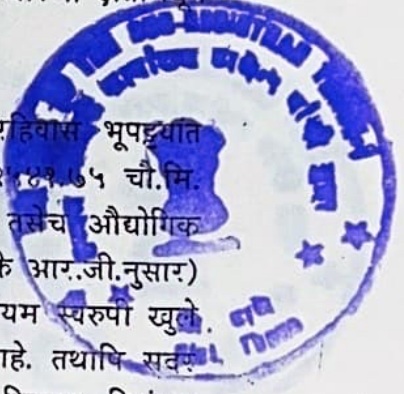
कंपनीने धारण केलेली जमिन ठाणे महानगरपालिकेचे सन १९९९ चे वृद्धीकरण क्षेत्र विकास + औद्योगिक + कार्यालय + रस्ता या भूपट्ट्यामधून वगळणेत येत आहे.

सह.नगररचनाकार यांनी छाननीपत्रकांत ८१४१-०० चौ.मि. क्षेत्र अेल.डी.झोड या विकास क्षेत्र) दर्शविले असून ३१२ चौ.मि. क्षेत्र अेल.डी.झोड या आरक्षणाखाली सदरची दोन्ही बांधकाम अयोग्य आरक्षणे असल्याने सदरचे क्षेत्र विवरणपत्रधारक यांचे अंकुण धारणा क्षेत्रामधून वगळणेत येत आहे.

कंपनीने धारण केलेल्या क्षेत्रापैकी ४७९९-०० चौ.मि. क्षेत्र रस्त्याचे आरक्षणाने घेतल्याने सदर क्षेत्र कंपनीचे अंकुण धारणा क्षेत्रामधून वगळणेत येत आहे.

दिनांक ३०/१०/१९९३ गंजी पार्श्व केलेल्या कलम ८(४) चं आदेशामध्ये ५८.२० चौ.मि. क्षेत्र बांधकामाखाली दर्शविले असून ७६६९-०० चौ.मि. संलग्न आणि ५८.२० चौ.मि. जादा संलग्न क्षेत्र दर्शविलेले आहे. तथापि आता नव्याने तयार करणेत येत्या छाननी पत्रकामध्ये सह.नगर रचनाकार यांनी ८२७१.४५ चौ.मि. क्षेत्र आरक्षणाखाली दर्शविले असून, १०३१५.२२ चौ.मि. संलग्न क्षेत्र व ५०० चौ.मि. जादा क्षेत्र दर्शविलेले आहे. बांधकामाचे क्षेत्रात तफावत पडलेली आहे. कारण अेल.डी.झोड आरक्षणांमधील (ना विकास क्षेत्र) बांधकामे विचारांत घेणेत आलेली नाहीत. तथापि अेल.डी.झोड या आरक्षणाने बांधित हांगा-या क्षेत्राचा फायदा विवरणपत्रधारक यांना देणेत येत आहे. त्यामुळे आता नव्याने तयार करणेत आलेल्या छाननीपत्रकामधील बांधकामांमधील क्षेत्र, संलग्न क्षेत्र व जादा संलग्न क्षेत्र हे विवरणपत्रधारकाच्या धारणा क्षेत्रामधून वगळणेत येत आहे.

कंपनीने धारण केलेल्या क्षेत्रापैकी १०१६७-०० चौ.मि. क्षेत्र रहिवास भूपट्ट्यामधून वगळणेत असल्याने त्यास बांधकाम विकास नियंत्रण नियमावलीनुसार २५ टक्के आर.जी.नुसार) कायमस्वरूपी खुले ठेवणेचे असल्याने तसेच औद्योगिक आरक्षणाखाली १९५१६ चौ.मि. क्षेत्रासाठी ४६३५.०५ चौ.मि. क्षेत्र (२५ टक्के आर.जी.नुसार) कायमस्वरूपी खुले ठेवणंचं असल्याने एकूण ७१७६.८० चौ.मि. क्षेत्र कायम स्वरूपां खुले ठेवणेचे असल्याने कंपनीचं एकूण धारणा क्षेत्रामधून वगळणेत येत आहे. तथापि सदर क्षेत्र कंपनीने कायम स्वरूपां खुले ठेवणेचे आहे. तसेच बांधकाम विकास नियंत्रण नियमावलीनुसार अतिरिक्त सुविधांखालील क्षेत्र (५ टक्के अॅमिनिटी ओपन स्पेस) ९७५.८०



टॅन न-९
वस्तु २४७० / २००४
५४६०

ड म न-९
वस्तु क्रमांक ३३७०१२००५
५०१५४

ची.मि. हे गुठ्टा कंपनीचे अकूण धारणा क्षेत्रामधून वगळणेत येणे परंतु सदर कंपनीने ठाणे महानगरपालिकास हस्तांतरण करणेचे आहे.

८. दिनांक ३०/१०/१९९३ रोजी पारीत केलेल्या कलम ८(१) चे आदेशांतून सदरचा मिळकत सन १९७६ पूर्वी ७ भागीदारांनी खरेदी केलेली असल्याने फू सात स्वतंत्र हिस्से (१४००० चौ.मि.) अनुज्ञेय ठरविणेत आलेले आहेत. परंतु दोन्ही न्यायेचे उद्देशाने/११ अवलोकन करता कब्जेदार सदरी जी.एम.फायनान्स अँड ट्रेडिंग कंपनीने समूह आहे. तथापि पूर्वीचे कलम ८(४) चे आदेशांत ७ स्वतंत्र हिस्से अनुज्ञेय ठरविलेले असल्याने आता सुधारित आदेश पारीत करताना सदरचे ७ हिस्से गृहीत धरून आदेश देणे.

७/- सदर क्षेत्राव्यतिरिक्त कंपनीचे इतरत्र भूमि नसले बाबतचे सत्यप्रतिज्ञापत्र श्री.गंमेशकुमार ठांगामल अग्रवाल यांनी सादर केलेले आहे.

८/- यरील सर्व वस्तुस्थिती विचारांत घेता विनयापत्र धारक कंपनीचे धारणा क्षेत्राचा तर्पाशल पुढील प्रमाणे निधारत करणेत येत आहे.

- | | | |
|-----|--|-----------------|
| १. | वि.प.शा. कंपनीचे अकूण धारणा क्षेत्र | ४७६४०.०० चौ.मि. |
| २. | बांधकामा खालील क्षेत्र | ८२७१.४५ चौ.मि. |
| ३. | सलान क्षेत्र | १०३१५.२२ चौ.मि. |
| ४. | जादा संलग्न क्षेत्र | ५००.०० चौ.मि. |
| ५. | (ना विकास क्षेत्र + अंल.डी.झेड खालील क्षेत्र)
(८१४१.०० + ३१२.००) | |
| ६. | गस्त्याखालील क्षेत्र | ४७९९.०० चौ.मि. |
| ७. | बांधकाम विकास नियंत्रण नियमावली नुसार कायम स्वरुपी खुले ठेवणेचे क्षेत्र गह्रिवास सार्ठा + औद्योगिक सार्ठा
(२५४१.७५ + ४६३५.०५) | ७१७६.८० चौ.मि. |
| ८. | अतिरिक्त सुविधां खालील क्षेत्र | ९७५.८० चौ.मि. |
| ९. | निष्कळ मांकळ क्षेत्र | १०४८.७३ चौ.मि. |
| १०. | कंपनीस हिश्यानुसार अनुज्ञेय क्षेत्र
(२००० x ७) | १४०००.०० चौ.मि. |
| ११. | अतिरिक्त क्षेत्र | |



ट न न - ६
 दिनांक २८/१०/२००४
 ५१/६४

ट न न - ६
 वस्त २४७० / २००४
 ५१/६४

मागील परिच्छेदातील वस्तुस्थितीचा विचार करून मी

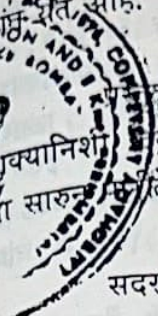


देत आहे.

आदेश :-

प्रस्तुत कंपनीने धारण केलेले निगळ मोकळे क्षेत्र हे कक्ष क्षेत्रापेक्षा कमी असल्याने कंपनी अतिरिक्त क्षेत्र धारक ठरत नसल्याचे घोषित करण्यात आले आहे.

पत्राचा आदेश मी आज दिनांक २२/१०/२००२ रोजी माझे सहीसह्यानिशी दिनांक ३०/१०/१९९३ रोजी पारीत केलेल्या कलम ८(४) चे आदेशास बाजूला सारून घेतिले आहे.



सदरचा निकाल विवरणपत्र धारक यांस कळविणेत यावा.

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(ही.ए.सपकाळ)

अपर जिल्हाधिकारी व सक्षम प्राधिकारी
तथा शासनाचे पदसिद्ध उपसचिव
ठाणे नागरी संकुलन व बहन्मुंबई नागरी
संकुलना सभोवतालील ८ कि.मि. परिसर

प्रति,

मे.जी.एम.फायनान्स अॅन्ड ट्रेडिंग कंपनी
मौजे-बालकूम, ता.ठाणे



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Company [Signature]



(Handwritten signature)
Tahsil Dar
Urban & Regional Development

टन न-५
पत्रा नं. २३६१/२००५
४२/१४

टन न-५
पत्रा २४५०/२००४
६०/१६

- वाचले :-
- १) मे.जी.एम.फायनान्स अँड ट्रेडिंग कंपनी यांचे भागीदार रा. ठाणे ता.जि.ठाणे यांचा दि. १७/४/२००३ रोजीचा अर्ज.
 - २) तहसिलदार ठाणे यांचेकडील चौकशी अहवाल क्र.जमिनवाच/२/वशी- ४९/०३ दि. ७/५/२००३
 - ३) अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश १) क्र. युएलसी/टीए/टे. नं. १/वाळकुम/एसआर-२०० दि.२२/१०/२००२ २)क्र. युएलसी/टीए/सेक्शन-२२/एसआर-३१४ दि २६/११/२००२ लगत पत्र क्र.युएलसी/ ठाणे/ टे.नं.१/वशि-५४ दि.१२/५/२००३.
 - ४) ठाणे महानगरपालिका, यांचे कडील वांधकाम परवानगी क्र.व्हीपी नं.२००२/१२८ दि. २१/३/२००३
 - ५) सामान्य शाखा (भूसंपादन) यांचे कडील पत्र क्र. सामान्य/का-४/टे-३/भूसं/कावि-२३२२६ दिनांक ५/६ /२००३.
 - ६) दि. ३/५/२००३ रोजीच्या दैनिक ' कोकण सकाळ ' मधील जाहीरनामा अर्जदार यांचे दि. २७/८/२००३ रोजीचे हमीपत्र

ज्या अर्थी, मे.जी.एम.फायनान्स अँड ट्रेडिंग कंपनी यांचे भागीदार रा. ठाणे ता.जि.ठाणे यांनी जिल्ह्यातील ठाणे तालुक्यातील मौजे- ढोकाळी ता. ठाणे येथील स.नं. ८१/१, ८४, ८५, ८७/२, ८८/५/२, ८८/५/३ या आपल्या मालकीच्या जमीनीतील क्षेत्र ३८६७०-०० चौ.मी. एवढ्या जागेचा रहिवास या विंगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या वावत अर्ज केलेला आहे.

आणि ज्या अर्थी दि. ३/५/२००३ रोजी अर्जदार यांनी दैनिक 'कोकण सकाळ' या वृत्तपत्रात जाहीरनामा प्रसिध्द करणेत अला होता. सदर जाहीरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, मे.जी.एम.फायनान्स अँड ट्रेडिंग कंपनी यांचे भागीदार रा. ठाणे ता.जि.ठाणे यांना ठाणे तालुक्यातील मौजे- ढोकाळी ता. ठाणे येथील या पूर्वी औद्योगिक प्रयोजनाकडे वापरात असलेल्या स.नं. ८१/१, ८४, ८५, ८७/२, ८८/५/२, ८८/५/३ मधील क्षेत्र ३८६७०-०० चौ.मी. मधील ताव्यातील क्षेत्र ३६८५८-६५ चौ.मी. क्षेत्रा पेकी प्लॉट 'ए' चे क्षेत्र २४७४५-९९ चौ.मी.मधील ठाणे महानगरपालिकेकडील मंजूर नकाशा प्रमाणे अनुज्ञेय क्षेत्र १६९७३-५१ व त्यामधील प्रस्तावीत प्रस्तावित वांधकामाखालील क्षेत्र १३९१४-०१ चौ.मी. रहिवास या क्षेत्राची विंगर शेतकी प्रयोजनार्थ वापर करण्या वावत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असुन, ठाणे महानगर पालिकेकडील मंजूर वांधकाम नकाशाप्रमाणे खालील क्षेत्रावर वांधकाम अनुज्ञेय नाही

१. रोड अँक्वीझीशन एरिया	३७८३-४८ चौ.मी.	२) प्लॉट वी चे क्षेत्र	१३६२-१४ चौ.मी.
३. ताव्यात नसलेले क्षेत्र	१६९-६२ चौ.मी.	४) ना विकास भागाचे क्षेत्र	२१६९ चौ.मी.
२. रिझर्वेशन खालील क्षेत्र	४६२७-८९ चौ.मी.		

शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.

२. अनुज्ञाप्राही व्यक्तीने (गॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य वांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांस परवानगी देण्यांत आली असे न त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.

Signature

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	पत्र क्र. ३३६१/२००३
	५३/६४

३. करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड

४. अनुज्ञाप्राप्ती व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान

होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाप्राप्ती व्यक्तीस असा भूखंड विकायवाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाप्राप्ती व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाप्राप्ती व्यक्तीने (ग्रॅंटीने) ठाणे महानगरपालिका यांची असे बांधकाम करण्या विषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाप्राप्ती व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०. अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाप्राप्ती पात्र ठरेल.

११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाप्राप्तीने मौजे- ढोकाळी येथील जमीनीच्या संबंधात दर चौ.मी. मागे १-४८-८ दराने बिगर शेतकी आकारणी दिली पाहिजे. उक्त प्रमाणदर हा दिनांक ३१/७/२००६ या हमी कालावधी पर्यंत अंमलात राहिल. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार घेणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु. १०,५००/- (अक्षरी रु दहा हजार पाचशे मात्र) चलन क्र. ३६१/२००३ दिनांक १०/१०/२००३ अन्वये शासन जमा केली आहे.

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१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सदर जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्रीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरदू करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाप्रीने भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाप्रीने व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७.जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाप्रीने व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व विगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बांधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्रीने शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाप्रीने व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहियाट व शंतनू अश्या अश्या अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाप्रीने यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रु. २६७१९/- (अक्षरी रु. शहाण्णव हजार सातशे एकोणीस मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तहसिलदार ठाणे यांचे कडील चलन क्र.६९८१२६८ दि. ९/१०/२००३ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाप्रीने यांनी ठाणे महानगरपालिका यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे.

Signature १०/१०/१३



४/-
रु. १००/-
५५/६४

Signature

THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

1842

प्लॉट अ - इमारत क्र. जी - १७, एच - १८, जी - १९ : (तळ + सात मजले)
इमारत क्र. आय - २०, जे - २१, आय - २२ : (स्टील्ट + १४ मजले)
प्लॉट बी - इमारत क्र. एफ १ : (पार्ट तळ + ७ मजले), एफ ३ : (पार्ट तळ + एक मजला)

११/०८९ TMC/TDD ५०४८ Date २४/३/०४

मे. आर्किटेक्ट ईप कन्सलटंट्स (वा. वि.) (Architect)

श्री कृष्णा सिताराम पाटील व इतर (मालक) (Owner)
मे. सिद्धी रियल इस्टेट डेव्हलपर्स, मे. सिद्धी प्रॉपर्टी डेव्हलपर्स प्रा.लि. (कुलमुखत्यारपत्रधारक)
जी.एम. फायनान्स अँड ट्रेडिंग कंपनी

With reference to your application No. ४९००९ dated १७/३/०४ For development Permission / commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Act, 1966 to carry out development work and or to erect building No. वरिल प्रमाणे

दोकाळी Sector No. ५ Ward No. situated
Street श्रुती पार्क रोड - दोकाळी C.T.S. No./H.No./T. No. मौजे दोकाळी येथील नविन सव्हे नं.७९ हि.नं.१,
३ सव्हे नं.८० हि.नं.१पै, २अ, २ब, ३, ४, ५, ६, ९ सव्हे नं.८२ हि.नं.३, ३, ४, ५अ, ५ब, ५क, ५ड, ६अ, ६ब, ६क, ६ड,
६, ६, ६ हि.नं.१, २, ३, ४अ, ४ब + ५/१ ते ५/१५ सव्हे नं.८१/१, ८४, ८५, ८६/५/२, ५/३ व ६६/५

Development permission / the commencement certificate is granted subject to the following conditions.
The land vacated in consequences of the enforcement of the set back line shall form Part of the public street.
No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
The development Permission / Commencement certificate shall remain valid for a period of one year commencing from the date of its issue.

This permission does not entitle you to develop the land which does not vest in you.
परमिशन नं. वि.प्र.१९/०८९/ ठा.म.पा./श.वि.वि./१९०५ दि.८/८/०३ मधील सर्व अटी आपणांवर
बंधनकारक राहतील.
परमिशन नं. वि.प्र.२००२/१२८/ ठा.म.पा./श.वि.वि./३९५४ दि.२१/३/०३ मधील सर्व अटी आपणांवर
बंधनकारक राहतील.

PLEASE NOTE THAT DEVELOPMENT IN CONTRAVENTION OF THE APPROVED
PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966



का. कार्यकारी अभियंता
(शहर विकास विभाग)
ठाणे महानगरपालिका, ठाणे.

५६६४
३३६०/२००५

सावधान
आपण या बाबतची काहीही चर्चा करू नये
या नियमावलीनुसार आवश्यक त्या
प्रमाणे या बाबतची काहीही चर्चा करू नये, गुजरात
मार्फत रचना अधिनियमाचे धारक ५२
मार्फत युक्त आहे. त्यासाठी जास्तंत
५०००/- दंड होऊ शकतो "

साविधान
 मनु मज्जाशास्त्रानुसार धांगकाय न करणे तसेच
 धांगकाय विषयक नियमावलीनुसार अधिकाय रवा
 पंचपक्व न श्या यांकाय करण करी. मज्जा
 शास्त्रानुसार मनु मज्जाशास्त्रानुसार मनु मज्जाशास्त्रानुसार
 मनु मज्जाशास्त्रानुसार मनु मज्जाशास्त्रानुसार

PROFORMA - B

CONTENT OF SHEET

LAYOUT PLAN, PARKING STATEMENT,
 RECREATION AREA CALCULATION, PLOT AREA CALCULATIONS
 SUMMARY, ETC.

STAMP OF APPROVAL OF PLAN



Plans are approved Subject to conditions
 Prescribed in Permit No. VP ee/ate
 TMCT.D.-D.P/TPS/ 4/10/20 Dated: 27/3/20

[Signature]
 Deputy Engineer
 (T.D.O.)

[Signature]
 Executive Engineer
 (T.D.O.)

Thane Municipal Corporation of
 The City of Thane.

THANE - 400 602
SIDDHI REAL ESTATE DEVELOPERS
[Signature]
 PARTNER

SIDDHI PROPERTY DEVELOPERS PVT. LTD.
[Signature]
 DIRECTOR
 M/S G.M. FINANCE & TRADING CO.

SIGNATURE OF ARCHITECT.

ARCHITECTS NAME AND ADDRESS



ärchetype consultants
 INDIA PVT. LTD.
 architect & interior designers
 101, 102 shree sarika apts,
 above shivsagar restaurant,
 panchpakhadi, thane - 400 602.



[Handwritten notes in a box]
 23/03/2004
 4/10/20

50 RS.



वेद्वीचे दिवसा (जंनि.) हे दिवस ०५ नव २००४
 भवानी मार्केट, संप. नं. २१, ठाणे - ४००६०१.
 अतुक्र नं. ६१९४३
 नांव Siddhi Twinkle
 हस्त Suren Patti
 दिनांक 20 NOV 2004
 I.N-02/91
 श्री. संजेश आ. कदम

मुद्रांक प्रसार लिपिक
 कोषागार कार्यालय, ठाणे

16 NOV 2004

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,
 M/s. SIDDHI TWINKLE ENTERPRISES, a Joint Venture Firm having
 its Office at : G. M. Finance, Next to Teksons Ltd., Near Electro
 Metal Industries Compound, Kolshet Road, Dhokali, Thane (W) -
 400 607, SEND GREETINGS :



४ नव २००४
 ४३६०/२००४
 ५१६४

50 Rs.



देवकीचे ठिकाण (संज्ञे) (सोपानात ऑफ टाव्हीन रोड) 20 NOV 2004
 भवानी मार्टेट, शॉप नं. २५, ठाणे - ४००६०१.
 अनुक्रमांक 84944
 नांव Z. B. Dhi Twinkle
 हस्तां Sarah Betti
 दिनांक 20 NOV 2004

गुदाक प्रमुख लिपिक
 नगर कार्यालय, ठाणे

L.N-02/91

श्री. मनीश अ. क...



6 NOV 2004

WHEREAS we are developing a Housing Project popularly known as "TWINKLE TOWERS" on larger piece of land adm. about 70251.08 sq.mtrs. and bearing New Survey Nos. 82/3, 82/6B, 82/5B, 82/5D, 86/5/6, 86/5/9, 86/5/12, 20/2A, 86/4/B+5/1, 86/5/10, 79/2Bpt, 80/2B, 82/5A, 82/6D, 82/6E, 86/5/5, 86/5/7, 86/5/15, 79/1, 79/2A, 82/5C, 82/6A, 86/5/3, 86/5/4, 86/5/8, 86/5/13, 79/3pt, 82/2, 82/4, 86/1, 86/2, 86/4A, 86/3, 82/6C, 86/5/2, 86/5/11, 86/5/14, 80/1pt, 81/1, 87/2pt, 88/5/2+5/3, 84, 85, 87/2pt, 88/5/2+5/3P, 66/5pt of Village Dhokali, Thane, Taluka and District Thane, Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane;

ह व व व
 मनीश अ. क...
 ५१/६४

AND WHEREAS we are selling the flats/shops and premises in the said Housing Complex to the prospective buyers and are executing the agreements with such buyers :

AND WHEREAS due to our pre-occupation, it is not possible for us to remain present before the registering authority and to admit the execution of such documents so executed by us, and, therefore, we are desirous of appointing a fit and proper person to be our lawful Attorney for the purpose;

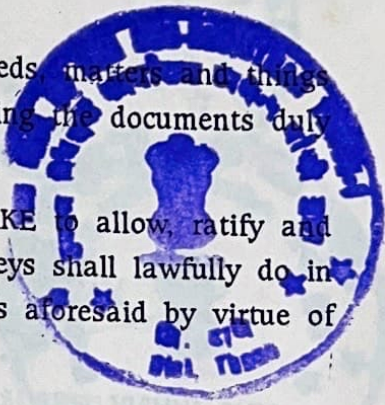
NOW KNOW YE ALL MEN THESE PRESENTS WITNESSETH THAT WE THE EXECUTANTS ABOVENAMED, do and each of us doth hereby nominate, constitute and appoint our representatives (1) ~~MR. JITENDRA SWARNAR DESTHMUCH~~ (3) **SHRI. SURESH VISHNU PATIL**, having address at : Highland Residency, Dhokali, Thane (W) 400 607, as our true and lawful attorney to do JOINTLY or SEVERALLY the following acts, deeds, matters and things i.e. to say :

1. TO SUBMIT before the Sub-Registrar of Assurances at Thane, the agreements for sale and other documents which we may, from time to time, execute and sign and to admit the execution of such documents before the registering authority.

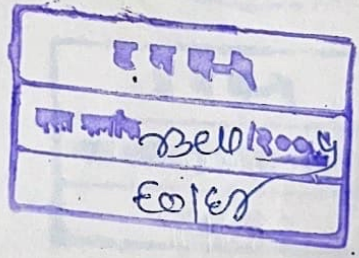
2. TO RECEIVE from the registering authority the document or documents so registered.

3. AND GENERALLY to do all other acts, deeds, matters and things necessary for the limited purpose of getting the documents duly registered from the Sub-Registrar's Office.

4. AND WE HEREBY AGREE AND UNDERTAKE to allow, ratify and confirm all and whatever the Said Attorneys shall lawfully do in the premises either jointly or severally as aforesaid by virtue of these presents.



[Handwritten signature]



IN WITNESS WHEREOF we have hereunto set our respective hands
at THANE on this day of DECEMBER, 2004.
SIGNED AND DELIVERED by the
withinnamed "EXECUTANTS"

M/s. SIDDHI TWINKLE ENTERPRISES
a Joint Venture Firm
through its Member :

SHRI. RAJDAKSH MAHENDRA SHARMA

in the presence ...



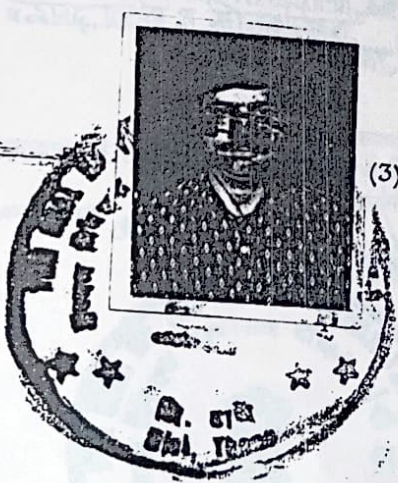
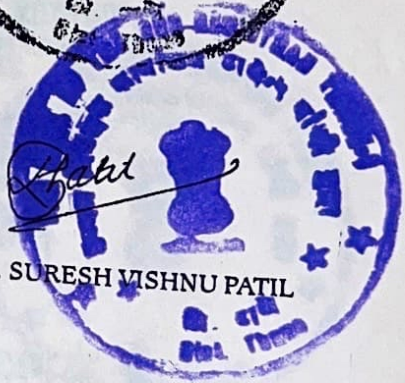
गेलिअ मोहिते
गेलिअ त्रिं



(1) SHRI. M. JITENDRA...



(3) SHRI. SURESH VISHNU PATIL



एन एन
२३/१२/०४
९१/९४

मि. देणार



मि. देणार



मि. देणार

श्री. जितेंद्र शरद देवामुख
श्री. सुखा विष्णु पयिळ
वस-दोबेही संजाम
वा.पत्ता: हाथारुई रेखी, दोकाळी,
ठाणे.

Handwritten signature



सदर मुखत्यारपत्र आज दिनांक ६/१२/०४

रोनी श्रीमि. देणार यांचे वतीने मि. देणार यांच्या वतीने
श्री. जितेंद्र शरद देवामुख... सभ. संजाम... श्री. विष्णु पयिळ
दोबेही संजाम... हाथारुई रेखी, दोकाळी, ठाणे.
सही करून दिले व त्यांच्या अंगठेची विषयी दोकाळी, ठाणे.
श्री. जितेंद्र शरद देवामुख... हाथारुई रेखी, दोकाळी, ठाणे.
व हाथारुई रेखी, दोकाळी, ठाणे. हे खात्री पटविल्यात.

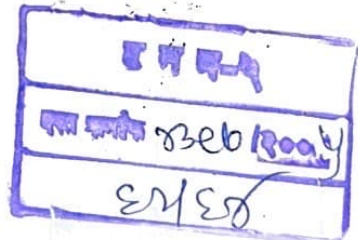


अनुक्रमांक नं. ८९४

प्रमाणित फी २५/-

मुखत्यारनामा करून देणाऱ्या
व्यक्तीची ओळख देणाऱ्या
इसमाची स्वाक्षरी

दय्यम निबंधक ठाणे क्रं. ४



दस्त गोषवारा भाग-1

टननऽ

दस्त क्र 4397/2005

२३/२४

दुय्यम निबंधकः

सह दु. नि. दाले 5

4397/2005

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणार

वय 46

सही *Keagare*



लिहून घेणार

वय 33

सही *Hatil*



SIDDHI TWINKLE ENTERPRISES

"Twinkle Towers", Near Highland Residency,
Dhokali-Balkum Road, Thane (W) 400 607.
Tel.: 2545 72 92

To,

Mr./Mrs. JAYSHREE . KIRAN . PAGARE

Phone : _____

AGREEMENT FOR SALE

Dated this _____ day of _____ 200

Flat No.: 901 on 9TH FLOOR

In Building I-20 'A' WING

in

TWINKLE TOWERS

: Legal Advisors :

SHRI. D. A. PATIL
'Suvrat', Bldg.,
3rd Floor, Tembhi Naka,
Thane (W) 400 601.
Tel.: 2547 25 02

SHRI. R. D. RASHINKAR
304, Shivneri Bldg.,
Opp. Gaodevi Maidan,
Thane (W) 400 602.
Tel.: 2542 19 16