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504, office

Union Bank, m.s. mahar

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Tuesday, April 25, 2006
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पावती

पावती क्र. : 3579

गावाचे नाव घाटकोपर

दिनांक 25/04/2006

दस्तऐवजाचा अनुक्रमांक

3579 2006

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: मेसर्स प्रभाकर व्हीटीज प्रा. लि. कालक घेतन जी घोलेरा -

नोंदणी फी

30000.00

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

780.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (39)

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आपणास हा दस्त अंदाजे 5:08PM ह्या पेळेस मिळेल

दुय्यम निबंधक

सह दुय्यम निबंधक कुला क्र. ३,

बाजार मुल्य: 4010528 रु. मोबदला: 2365500 रु.

संपई उपनगर जिल्हा.

भरलेले मुद्रांक शुल्क: 200600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ इंडिया मुं;

डीडी/धनाकर्ष क्रमांक: 232128; रक्कम: 30000 रु.; दिनांक: 15/04/2006

समाशोधनाच्या अधिन राहून

No 075154

बारेदारची या / Party Order
दापो भारत सहकारी बँक लि.
 शेवटचे बँक
Bharat Sahakari Bank Ltd.
 Scheduled Bank
 ठिकाण / Date: 16/11/06
 बँकेचे शुल्क / Stamp Duty ₹.Rs. 30,000/-
 आकारणी शुल्क / Office Charges ₹.Rs. 120/-
 कागदाचे शुल्क / Paper Charges ₹.Rs. 1000/-



₹.Rs. 10000/-
 Amount in Words **TEN THOUSAND SEVEN HUNDRED TWENTY ONLY**

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शुल्क भरणाऱ्याचे नाव / Name of stamp
PRAGYA EQUITIES PVT. LTD.
 पत्ता / Address: 338, KAILASH PLAZA, 3RD FLR., VALLABH BAUG LANE, GHATKOPAR (EAST), MUMBAI - 400 077.
 समोरच्या पत्रकाराचे नाव / Name of counter party
D K PATEL & CO
 व्यवहाराच्या उद्देशाने कारण / Purpose of transaction
OFFICE PURCHASE

धनादेश / चे ऑर्डर च्या बँकेचा काढला आहे त्या बँकेचे नाव / Name of the Drawee-Bank
THANE BHARAT SAHAKARI BANK LTD.
 भारतीय बँक / Indian Bank
 ठिकाण / Address: 5982, D.Y. PATEL ROAD, THANE (EAST), DIST. THANE, MAHARASHTRA.
 अधिकारी / Authorised Signatory
SHRI. S. S. SHINDE
 अधिकारीचे पत्ता / Address: 5982, D.Y. PATEL ROAD, THANE (EAST), DIST. THANE, MAHARASHTRA.
 अधिकारीचे नाव / Name of the Authorised Signatory: **SHRI. S. S. SHINDE**
 अधिकारीचे पत्ता / Address: 5982, D.Y. PATEL ROAD, THANE (EAST), DIST. THANE, MAHARASHTRA.

Authorised Signatory
 of Thane Bharat Sahakari Bank Ltd

AGREEMENT FOR SALE:

Exp

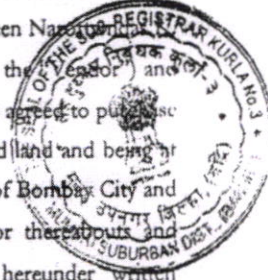
THIS AGREEMENT made at Bombay this 19th day of April the Christian Year Two Thousand and SIX BETWEEN MESSRS D. K. PATEL AND COMPANY, [REGD] a Partnership concern registered under the provision of Indian Partnership Act, 1932 and having its principal place of business at Kailash Nagar, M.G. Road, Ghatkopar [East], Bombay - 400 077, hereinafter referred to as "THE PROMOTER" [Which expression shall unless it be repugnant to the context or meaning thereof shall mean and deemed to include the said firm, its partners or partners for the time being, the survivors or survivor of them and executors, administrators and permitted assigns of last such survivor] of PART; AND M/s. PRAGYA EQUITIES PVT. LTD. at 338-Kailash Plaza, Third Floor, V.B. Nagar, Ghatkopar hereinafter referred to as "THE PURCHASER/S" (Which expression shall unless it be repugnant to the context or meaning thereof shall include his/her/their executors, administrators, successors and permitted assigns) of the OTHER PART;

WHEREAS:

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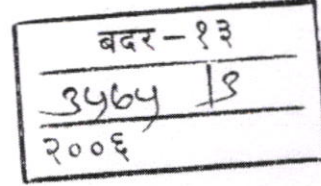
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- a) By an Agreement dated 2nd day of September, 1974 as modified by an Agreement dated 6th December 1985 and executed between Narsinh Shah and Others of One Part (hereinafter referred to as the Vendor) and the Promoter of the Other Part, the Promoter herein has agreed to purchase an immovable property being piece or parcel of freehold land and being at Ghatkopar in the Registration District and Sub-District of Bombay City and Bombay Suburban admeasuring 8100 Square Meters or thereabouts and more particularly described in the First Schedule hereunder which (hereinafter referred to as "the said Land");
- b) As a result of the Urban Land (Ceiling and Regulations) Act, 1976 (hereinafter referred to as the "Ceiling Act") which came into force in the State of Maharashtra on the 17th February, 1976 Vendor were not entitled to hold any vacant land in excess of the Ceiling limit except as otherwise provided in the Ceiling Act;
- c) The Vendor having been shown to be the Owner of the said land in the Government and revenue records, the Vendor submitted to the Government of Maharashtra (hereinafter referred to as "the Government") in the name of the Vendor the Returns of total holding of Land under Section 6 (1) of the Ceiling Act for exempting the said land from the provisions of the Ceiling Act;
- d) By an Order No.CAS/NOC/ULC/SR-6 (1)/11/244/1 to 7 & XXI/375 to 383 dated 30.3.1988 (hereinafter referred as "the said Order") the Government allowed to retain part of the Land admeasuring 4686 Sq. mtrs. (hereinafter referred as "the said portion") including set-back areas without any condition from the provisions of the Ceiling Act, for the balance of Land the proceedings are pending;
- e) As per the said Order and as a result of the said Agreement the Promoters are entitled and enjoined upon to construct building on the said land in accordance with the said Order and Promoter will subsequently construct the building or buildings on the balance Land as per the Scheme which may be sanctioned by the Government of Maharashtra and/or the Competent Authority under the Provisions of Ceiling Act;

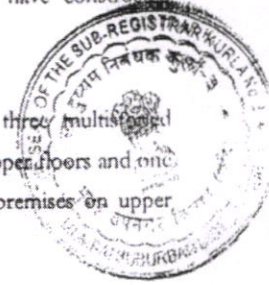


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- f) The Promoter being in possession of the said land have constructed multistoried buildings on the said portion;
- g) The Promoter has constructed on the said portion three multistoried buildings of ground floor at stilt level and ten or more upper floors and one building with shops on ground floor and commercial premises on upper floors (hereinafter referred to as "the said building/s");
- h) The Promoter has entered into a Standard Agreement with Architects M/s. S.V. Thakker & Associates registered with the Council of Architects and such Agreement is as per the agreement prescribed by the Council of Architects, whereas the Promoters has appointed a structural Engineer M/s. R. H. Mahimtura for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings;
- i) On the Purchaser/s demanding from the Promoter, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said land, the said Order, the said Agreement and the plans, designs and specifications prepared by the Promoter's Architects M/s. S. V. Thakker & Associates and of such other documents as are specified and required under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under;
- j) The copy of certificate of title issued by the attorney-at-law or advocate of the Promoter, copies of property card, copy of certificate of Tenure and Title showing the nature of the title of the Vendor and thereby title of the Promoter to the said land on which the flats and shops/offices are constructed and/or are to be constructed have been annexed hereto and marked Annexure "A", "B" and "C" respectively;
- k) By an Agreement dated 24th July 1994 executed between the owners of Plot No.355 and the Promoters herein the owners confirmed the use of TDR if available from market to use the same on the said plot;



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- l) The Promoters have completed three wings of Residential Building known as "Kailas Tower" and one commercial building having basement, ground floor and offices on First, Second, Third, Fourth, and Fifth floor (which also includes Part Terraces), using major portion of F.S.I. available for the said Plot;
- m) The said plans are sanctioned by Bombay Municipal Corporation and the Full Commencement Certificate bearing No. CE/5388/BPES/AN dated 18.01.1994;
- n) The Purchaser/s has taken inspection of all the hereinbefore documents, papers, plans, including the amended plan under No. CE/6035/BPES/AN, dated 21.02.2005, as also all orders, scheme, etc., which are referred in this Agreement and is aware of the terms and conditions thereof;
- o) The Purchaser/s applied to the Promoter for allotment of the commercial premises No. 504 on Fifth floor of the building to be known as Kailas Plaza, situated at Final Plot No.355 of TPS III, Vallabhbaug Lane, Ghatkopar (East), Bombay 400 077 (hereinafter referred to as the said Office) A typical floor plan of Office agreed to be purchased by the Purchaser/s is annexed hereto as **Annexure "D"** and is shown with red color lines;
- p) The Purchaser/s has entered into this agreement with full knowledge of all the terms and conditions contained in the documents, papers, plans, orders, schemes, etc., including terms of payment to be made to Vendor;
- q) Relying upon the said application, declaration and agreement herein contained, the Promoter agrees to sell to the Purchaser/s the said Office at the price and on their terms and conditions hereinafter appearing.

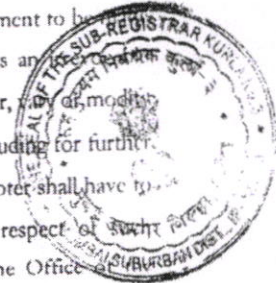
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Promoter shall construct restricted commercial premises by constructing additional upper floors in accordance with the plans, designs and specifications approved by the Purchaser/s with such variations, modifications and alterations as the Promoter may deem fit and/or as may

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be required by the concerned local authority or the Government to be made in them or any of them and the Purchaser/s hereby gives an irrevocable consent, power and authority to the Promoter to add, to alter, modify or delete from time to time the said Plans, design, specifications, including for further construction. It is hereby specifically agreed that the Promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of any variations or modifications which may adversely affect the Office of the Purchaser and that no further consent of the Purchaser/s is required for any modifications, variation or amendment of the plan including for addition as in the building to be constructed.



2. The Purchaser/s hereby agrees to purchase from Promoter and the Promoter hereby agrees to sell to the Purchaser/s commercial office premises No. 504 on the Fifth floor of building Kailas Plaza admeasuring 570 sq. ft. of Carpet area as shown in the floor plan annexed and marked as Annexure "D" hereto for the price of Rs. 23,65,500/- [Rupees Twenty three lacs, sixty five thousand five hundred Only] including the proportionate price of the common areas and facilities appurtenant to the premises the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Second Schedule hereunder written. The Purchaser/s has paid Rs. 4,73,100 [Rupees Four lacs seventy three thousand one hundred Only] as earnest money, i.e. 20% of total consideration, on or before the execution of these presents.

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3. The Purchaser/s hereby agrees to pay the balance consideration of Rs. 16,55,850 (Rupees Sixteen lacs fifty five thousand eight hundred eighty Only) being 70% of total consideration on or before — 2006 and the balance of Rs. 2,36,550/- (Rupees Two lacs thirty six thousand five hundred fifty Only) being 10% of the total consideration on or before Promoter offering possessions.

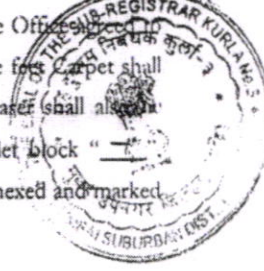
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4. The Percentage of the undivided interest of the Purchaser/s in the common areas and the facilities limited or otherwise pertaining the said Office shall be in proportion of the area of the Office agreed to be sold hereunder to the total common areas and facilities limited or otherwise.

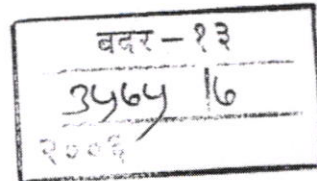
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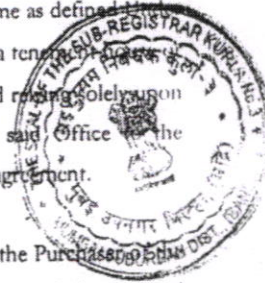
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5. In addition to the 570 square feet of Carpet area of the Office ^{subject to} be sold hereunder, niche area admeasuring 129 square feet Carpet shall be available exclusively to the Purchaser, and the Purchaser shall also be entitled to the exclusive use and possession of the Toilet Block " " marked by Green color as shown in the floor plan annexed and marked as Annexure "D" hereto.
 
6. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions stipulations and restrictions, if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Office to the Purchaser/s, obtain from the concerned authority occupation and/or completion certificates in respect of the Office.
7. The Purchaser/s has prior to the execution of this Agreement satisfied itself about the title to the said plot. The Purchaser/s shall not be entitled to investigate the title of the said plot any further and no requisition or objection shall be raised by the Purchaser/s in any manner relating thereto. A copy of the certificate of title issued by M/s. Kantilal Underkar & Co., Advocates and Solicitors is hereto annexed and marked Annexure "A".
8. The Purchaser/s agree that the Promoter shall be entitled to use the F.S.I. of the said entire plot and shall be entitled to carry on and complete construction on the balance land as and when the scheme thereof is sanctioned under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 and plans are sanctioned by Municipal Corporation of Greater Bombay and the Purchaser/s will not object, obstruct or interfere with such further construction in any manner whatsoever and will give all the cooperation required by the Promoter for the said purpose.
9. The Purchaser/s agrees to comply with all the terms and conditions of any order scheme, permission no objection etc., that may have been granted or sanctioned which may hereafter be granted or sanctioned or imposed by any authority statutory or otherwise including Competent Authority under Urban Land (Ceiling & Regulations) Act, Government of Maharashtra and Municipal Corporation of Greater Bombay.

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10. The Purchaser/s declares that neither the Purchaser/s nor members of his/her family, the meaning of word family being the same as defined in Land (Ceiling & Regulations) Act, 1976, owners or own a tenement or building within the limits of Bombay Agglomeration and raising solely upon this declaration the Promoter has agreed to sell the said Office to the Purchaser/s on the terms and conditions set out in this agreement.



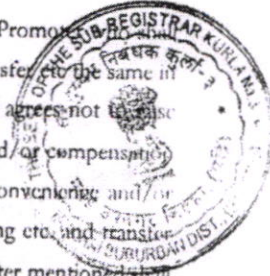
11. The Purchaser/s hereby agree, confirm and declares that the Purchaser/s Office along with the terraces shall be entitled to use the exclusive use and enjoyment of the said terrace attached to the respective office and/or as may be granted by the Promoter to them for gardening/beautification purpose exclusively to the exclusion of the other Office Purchaser/s and the other purchaser/s shall not have any right, title, or interest in respect of such terraces.

12. The Purchaser/s hereby grants his irrevocable power and consent to and agrees to: -

- a) The Promoter alone shall be entitled to the entire FSI whether available at present or in future till the conveyance or any other document vesting the property in favor of common organization of the Purchaser/s is executed including the balance FSI, the additional FSI available under D.P. Rules from time to time and/or by TDR Scheme or by any special concessions, modification of present Rules and Regulations granting FSI, FSI available in lieu of the road widening set back reservation or otherwise;
- b) Under no circumstances the Purchaser/s will be entitled to any FSI or shall have any right to consume the same in any manner whatsoever;
- c) The Promoter developing the said plot of land fully by constructing many buildings and/or additional built-up/floors/structures thereon so as to avail of the full FSI permissible at present or in future including for staircase, lift and by way of TDR or any purchase of floating FSI on the said plot and including putting up "Additional Construction" as mentioned hereinabove and Promoter selling the same and appropriating to himself the entire sale proceeds thereon without the Purchaser/s or other acquires of the tenements/Flats in such building and/or their common organization having any claim thereto or to any part thereof. The FSI and further and/or additional

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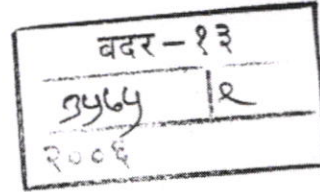
construction shall always be the property of the Promoter and the Purchaser/s shall be at liberty to use, deal with, dispose of, sell, transfer etc. to the same in manner the Promoter chooses. The Purchaser/s agrees not to raise any objection and/or claim, reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance, the Conveyance of the said plot, building etc. and transfer of rights and benefits of the Promoter as hereinafter mentioned shall be subject inter alia to the aforesaid reservation. The Promoter shall be entitled to consume the said FSI by raising floor or floors on any structures and/or putting additional structures and/or by way or extension of any structure;



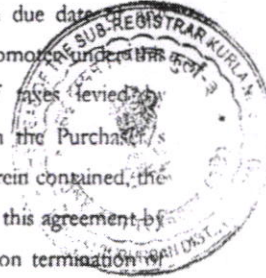
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- d) The Promoter selling any part or portion of the said buildings including the open terrace, walls, basement area or any portion thereof including for use as a garden, display of advertisements, as the same may be permissible by the authorities concerned;
 - e) To admit the persons who are allotted offices as provided in recital above as members of the proposed society;
 - f) To bear and pay any increment in the price of building material due to unavoidable circumstances as may be decided by the Promoter;
 - g) Not to raise any objection or interfere with Promoter's rights, reserved hereunder;
 - h) If any further or other writing, document consent etc. is required or necessary for the aforesaid purpose the Purchaser/s will execute or sign the same;
 - i) The Purchaser/s will also do all other acts, deeds, things and matters which the Promoter in his absolute discretion deems fit;
 - j) The aforesaid consent shall remain valid, continuous, subsisting and in full force even after the possession is handed over the Purchaser/s and/or possession of the said property is handed over to the society of the Purchasers of flats and this is irrevocable till the conveyance is executed in favor of society.
13. The Purchaser/s agrees to pay to the Promoter interest at 18% per annum on all the amounts which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date of the said amount is payable by the Purchaser/s to the Promoter.

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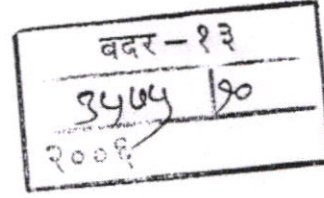


14. On the Purchaser/s committing default in payment on due date amount due and payable by the Purchaser/s to the Promoter under the Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the promoter shall be entitled at his own option to terminate this agreement by giving 15 days notice. PROVIDED FURTHER that upon termination of this agreement as aforesaid, the Promoter shall refund to the Purchaser/s the installments of sale price of the Office which may till then have been paid by the Purchaser/s to the Promoter but the Promoter shall not be liable to pay to the First Purchaser any interest or any other amount on the amount so refunded and/or upon termination of this agreement and on refund of aforesaid amount by the promoter, the Promoter, shall be at liberty to dispose of and/or sell the Office to such person and at such price as the Promoter may in his absolute discretion think fit. The Purchaser/s agrees that sending of the said amount by cheque by the Promoter to the Purchaser/s at the address given by the Purchaser/s whether the purchaser encashes the cheque or not will amount to the refund of the amount so required to be refunded.
15. The fixtures, fittings and amenities to be provided by the Promoter in the said building and the Office are those that are set out in Annexure "E" annexed hereto.
16. The Promoter may complete any wing, part portion of floor of the said building and obtain part occupation certificate thereof and give premises therein to the acquires of such premises and the Purchaser/s herein shall have no right to object to the same and the Purchaser/s hereby gives his specific consent to the same. If the Purchaser/s takes possession of any premises in such part completed wing, part, portion or floor, the Promoter and/or his Agents or Contractors shall be entitled to carry on the remaining work including further and additional constructions work in the said premises, the said building or any part thereof and if any inconvenience is caused to the Purchaser/s, the Purchaser/s shall not protest, object to or obstruct, the execution of such work nor the Purchaser/s shall be entitled to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused.



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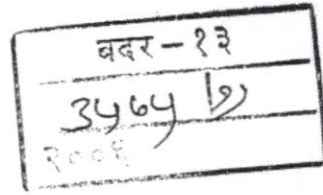


17. The Promoter shall give possession of the Office to the Purchaser/s on or before by 30th April '06. If the Promoter fails or neglects to give possession of the Office to the Purchaser/s on account of reasons mentioned in his control and of his agents as per the provisions of Section 8 of Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in Section 8 of the Act then the Promoter shall be liable on demand to refund to the Purchaser/s the amounts already received by him in respect of the Office with simple interest at nine percent per annum from the date the amounts received and till the interest thereon is paid. The Purchaser/s agrees that pending of the said amount by cheque by the Promoter at the addresses given by the Purchaser/s these presents, whether the Purchaser/s encashes the cheque or not will amount to full refund to the amount so required to be refunded. PROVIDED THAT the Promoter shall be entitled to reasonable extension of time for giving delivery of Office on the aforesaid date, if the completion of building in which the Office is to be situated is delayed on account of:

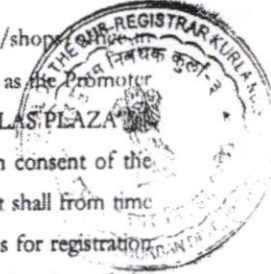
- i] Non-availability of steel, cement, other building material, water or electric supply;
- ii] War, civil commotion or act of God.
- iii] Any notice order, rules, notification of the Government and/or public or competent authority;
- iv] The Promoter shall be entitled to change the user of the said land, and/or the part or portion thereof, but the same will not affect the user of the said Office.

18. The Purchaser/s shall take possession of the Flat within seven days of the Promoter giving written notice to the Purchaser/s intimating that the said Office is ready for use and occupation and the Purchaser/s shall before taking possession of the said Office inspect the same thoroughly and point out defects if any in construction and/or amenities and facilities and will take possession only after rectification thereof if any required.

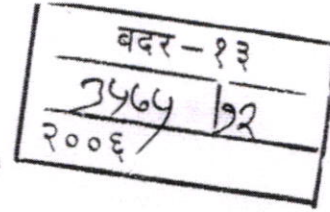
19. The Office is intended and shall be used for commercial purposes only and the Purchaser/s shall not use the Office or any part or portion thereof for any other purposes whatsoever. The Purchaser/s shall use the garage or parking space only for the purpose of keeping of parking the Purchaser/s' own vehicle and for no other purpose.



20. The said buildings shall always be known as "KAILAS PLAZA".
21. The Purchaser/s along with other Purchasers of basement/shops in the building shall join in forming and registering the society as the Promoter may deem fit and such society shall bear the name of "KAILAS PLAZA" as its first name and this will not be changed without written consent of the Promoters. The Purchaser/s agrees that for the aforesaid it shall from time to time sign and execute all papers, documents, applications for registration and/or membership necessary for the formation and registration of the Society for becoming a member including the bye-laws of proposed society and duly fill in sign and return to the Promoter within four (4) days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable Promoter to register common organization of the Purchaser/s under Section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of construction sale, management and Transfer) Rules 1964. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or other Competent Authority.
22. The Promoter shall, within a period of twelve months of registration of the Society as aforesaid cause to be transferred to the Society all the rights, title and the interest of the Promoter at the option of the Promoter in the aliquot part of the said land together with the building/s by obtaining/or executing the necessary conveyance of the said land or to the extent as may be permitted by the authorities, and the said building in favor of such society/s. However if the Promoter does not decide to convey the aliquot part of the land, the Promoter will convey the entire project or Federation of more than one Societies of the project. The decision of the Promoter whether to convey aliquot part or not is final and binding on the Purchaser/s.
23. Commencing a week after notice in writing given by the Promoter to the Purchaser/s that the said Office/tenement is ready for occupation or before taking the possession of the Office whichever is earlier the Purchaser/s will be liable to pay and pay regularly to the Promoter (a) the proportionate share of the Purchaser/s of the Municipal Assessment of the property, all rates and taxes whether any of the tenements of the building shall have been actually assessed or not or even if the assessment may not have been finally



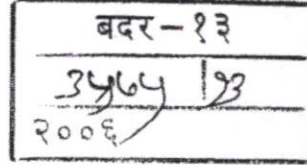
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determined; (b) the share of the Purchaser/s in all other dues, duties, impositions, outgoing, and burden of any nature at any time hereafter assessed or imposed upon the said property and building or upon the or occupiers thereof by any authority including Municipality, Government Revenue Authority in respect of the entire buildings or the user thereof and payable either by the Owners or occupiers and (c) the proportionate share of all other outgoing in respect of the said Office or building including other taxes insurances, common lights, sanitation, additions, and alternations, oil paintings, color washing, repairs, water charges in the event of water being charged on the basis of meter by the Municipality, salaries and charges of Bill Collector, Clerks, Chowkidars, Sweepers etc., and (d) all other expenses necessary and incidental to the said entire building including the said management and maintenance; until the Society is formed and the said land and buildings transferred to it, the Purchaser/s shall pay to the Promoter such proportionate share of outgoing as may be determined by the Promoter. The Purchaser/s shall within seven days of posting intimation as aforesaid, deposit and keep deposited with the Promoter a sum of **Rs.10,000/- [Rupees Ten Thousand only]** without interest as security deposit for payment by the Purchaser/s his share of aforesaid outgoing and payments. The Purchaser/s hereby further unequivocally agrees with the Promoter that until the Purchaser/s shall from the date of the said intimation regularly pay to the Promoter on the fifth day of every month provisional monthly contribution of **Rs. 3135/= [Rupees Three thousand one hundred thirty five Only]** towards and on account of the Purchaser/s in its share of the aforesaid outgoing and payments every month in advance to the Promoter. The Promoter shall be at liberty without being bound so to do to appropriate from the said deposit money if any, the due by the Purchaser/s for its aforesaid share of liability.

24. The Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amounts: -

- i] **Rs.2500.00** being agreed legal charges and expenses;
- ii] **Rs. 361.00** for share money application entrance fee of the Society or Limited Company;
- iii] **Rs. 2000.00** for formation and registration of the Society or Limited Company;
- iv] **Rs. —** for Water and Electricity charges/deposits;
- v] **Rs. —** for Development charges;



vi] Such amount as may be determined towards share of the Purchaser towards contribution to the Sinking Fund (not exceeding Rs.20/- per sq. ft.) and the deposit;

vii] Rs. _____ for statutory and other charges including for electricity, water, municipal taxes, LUC taxes, taxes, duties, levies, cess or fees.

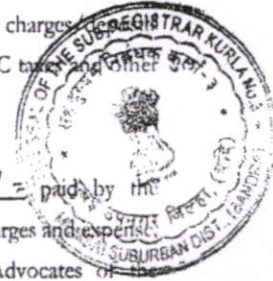
25. The Promoter shall utilize the sum of Rs. 2500/- paid by the Purchaser/s to the Promoter for meeting all legal costs, charges and expenses including professional costs of the Attorney at Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, preparing its rules, regulations and bye-laws and the costs of preparing and engrossing this Agreement and the Conveyance.

26. The Purchaser/s shall pay Rs. 2000/- [Rupees Two thousand Only] for preparation of all other documents formation and registration of the Society including professional costs of lawyers for transfer of the said property to the said Co-operative Society (such costs of transfer to be borne and paid wholly by the Purchaser/s and other acquires of flats/tenements in equal shares) but exclusive of all out of pocket expenses like stamp duty, registration charges etc. which also shall be borne and paid wholly by the Purchaser/s and other acquires of Office on intimation by the Promoter by depositing with the Promoter their respective share as may be informed by the Promoter.

27. At the time of taking possession the Purchaser/s shall pay to the Promoter the Purchaser/s' share of stamp duty and registration charges payable, if any, by the said society on the Conveyance or any Document or instrument of transfer in respect of the said land and the building to be executed in favor of the Society or Limited Company.

28. In the event of any of the portion of the said land being notified for set back, the Promoter alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the set back land.

29. Hereinafter if any charges are levied by or payment required to be made to any Government Authorities or Local bodies either on the land or buildings

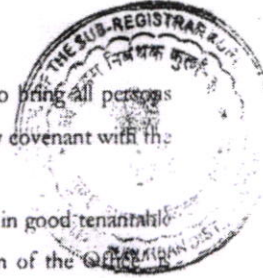


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or otherwise the Purchaser/s on being called upon to do so by the Promoter, shall pay to the Promoter its share thereof at or before or after taking possession of the said Office tenement as may be required or demanded by the Promoter.

30. The Purchaser/s or himself/themselves with intention to bring all persons into whomsoever hand the Office may come, doth hereby covenant with the Promoter as follows:

- a) To maintain the Office at Purchaser/s' own cost in good tenantable repair and condition from the date of possession of the Office and shall not do or suffered to be done anything in or to the building in which the Office is situated, its staircase or any passage which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/after or make addition in or to the building in which the Office is situated and in the Office itself or any part thereof; not to store in the Office any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage, the construction or structure of the building in which the Office is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase common passage or any other structure of the building in which the Office is situated including entrance of the building in which the Office is situated or the Office on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;
- b) To carry at his own cost all internal repairs to the said Office and maintain the Office in the same conditions, state and other in which it was delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done anything or in the building in which the Office is situated or the Office, which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
- c) Not to demolish or cause to be demolished the Office or any part thereof, nor at any time make or cause to be made any addition or



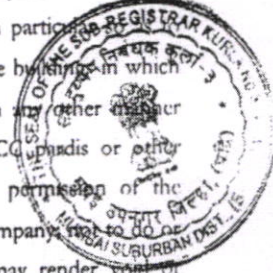
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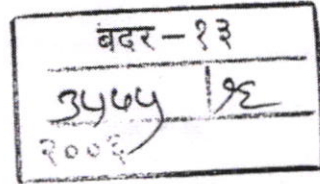
alteration of whatsoever nature in or to the Office or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Office is situated and shall keep the portion sewers, drains, pipes in the Office and appurtenance thereof in good tenable repair and condition, and in particular shall support shelter and protect the other part of the building in which the Office is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC panels or other structure in the Office without prior written permission of the Promoter and/or the Society or the Limited Company. No act or thing shall be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Office is situated or any part thereof or whereby any increase premium shall become payable, in respect of the insurance;

- d] Not to throw dirt, rubbish, range, garbage or other refuse or permit the same to be thrown from the said Office in the compound or any portion of the said land the building in which the Office is situated;
- e] Pay to the Promoter regularly whether demanded by the Promoter or not his share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Office is situated;
- f] 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 including on account of change of user of the Office by the Purchaser/s viz. user for any purposes other than for commercial purpose;
- g] The Purchaser/s shall not let, sub-let, transfer assign or part with its interest or benefit factor of this Agreement or part with the possession of the Office until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and without obtaining prior written permission of the Promoter;
- h] The Purchaser/s shall observe and perform all the rules and regulations which the Society may adopt at its inception and the addition, alternations or amendment thereof that may be made from time to time for protection and maintenance of the said building and



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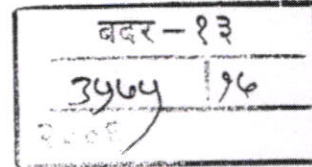
the Flats therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other Public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupations and the use of the Office 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;

- i] In the event of the possession of the Office being given before conveyance of building in which Office is situated is executed, the Purchaser/s shall till such conveyance executed permit the Promoter and their surveyors and agents with or without workmen and others at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the State and conditions thereof;
- ii] The Purchaser/s shall not close verandah or balconies without the sanction and permission of the authorities concerned nor shall make any alterations or changes in the elevation and outside color scheme of the said Office.

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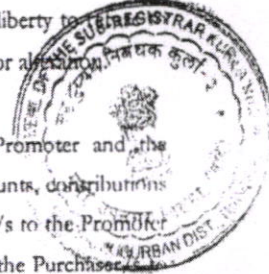
31. The Purchaser/s agrees to sign and deliver to the Promoter before or after taking possession of the Office all writings, papers, documents, applications etc., as may be necessary or required by the Promoter to put the intention of the parties as reflected herein into complete effect.
32. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in Law of the said Office or of the said Plot and Building or any part thereof in favor of the Purchaser/s and Purchaser/s shall have no claim save and except in respect of the Office hereby agreed to be sold to him and the entire property including all open spaces, parking spaces, lobbies, staircase, recreation spaces, walls, compound wall, lifts, terrace including the right over walls hoarding etc. will remain the property of the Promoter deems fit until the entire property including land and building or buildings is transferred to the Society as herein mentioned.
33. During the course of construction the Purchaser/s may instruct the Promoter to make any addition or alteration including any extra amenities provided the same does not involve any structural change and is permitted by

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the Municipal Corporation of Greater Bombay and the extra cost thereof is paid in advance by the Purchaser/s to the Promoter upon the Promoter agreeing to provide the same. The Promoter shall be at liberty to provide such or any extra amenities and/or addition and/or alteration to

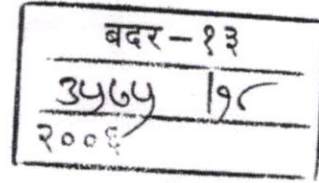
34. Irrespective of disputes, if any, arising between the Promoter and the Purchaser/s and/or the said co-operative Society all amounts, contributions and deposits including amounts payable by the Purchaser/s to the Promoter under this Agreement shall always be paid punctually by the Purchaser/s to the Promoter and shall not be withheld by the Purchaser/s for any reasons whatsoever.



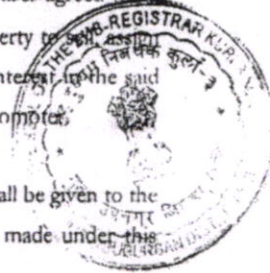
35. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Promoter.
36. The Purchaser/s shall present this Agreement as well as the conveyance at the proper registration office of registration within the time prescribed by the Registration Act and the Promoter will attend such office and admit executive thereof.
37. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s at his/her address specified below: -

Mr. Pragna Equities Pvt. Ltd.
338-Kailash Plaza
8th Floor, V.B. Kamra,
Chhatrapati (2) Mumbai.

38. After possession of the said Office is handed over to the Purchaser/s if any additions or alternation in or about or relating to the said building and/or Office are required to be carried out by any statutory authority, the same shall be carried out by the Purchaser/s and the other acquirers of the flats in the said building at their own costs and the Promoter will not in any manner be responsible for the same.



39. So long or if it does not in any way effect or prejudice the right herein granted in favor of the Purchaser/s in respect of the premises agreed to be purchased by the Purchaser/s, the Promoter shall be at liberty to sell, lease or otherwise deal with or dispose off their right, title or interest in the said property or in the said building to be constructed by the Promoter.
40. Under no circumstances, the possession of the tenement shall be given to the Purchaser/s unless and until all payments required to be made under this Agreement by the Purchaser/s has been made by it.
41. The Purchaser/s shall not be entitled to claim partition of its share in the said property and/or the said Building and the same shall always remain undivided and impartible.
42. In the event of the Society being formed and registered before the construction and/or sale and/or disposal by the Promoter of all the Flats/Shops/Garages/Parking Spaces in the said buildings as aforesaid, the Powers and authority of the Society so formed of the Purchaser/s and other Purchasers of basement/shops shall be, subject to the over all control of the Promoter on all or any of the matters, concerning the said buildings, the construction and completion thereof and all amenities appertaining to the same but without prejudice to the generality of the foregoing, the Promoter shall have absolute authority and control as regards the FSI available further construction, incomplete construction, unsold portion of such building, incomplete flats, shops, garages and parking spaces and the disposal thereof and such society shall not have any such right or authority.
43. The transfer deed and all documents shall be prepared by Messrs Purnanand & Co., Advocates of the Promoter and shall contain covenants and conditions including these contained this Agreement and the Agreement with the Original owner with such modifications, alterations, and additions therein as the Promoter may deem fit and proper and other clauses which they think necessary and desirable.
44. Until such time the transfer is executed as aforesaid, the Purchaser/s agrees to abide by all the rules and regulations framed or to be formed by the Promoter at any time and from time to time and at all times and generally to



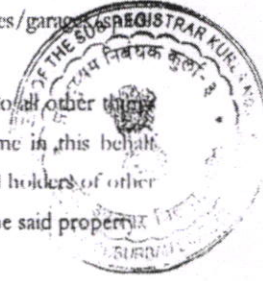
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do all and every reasonable act that the Promoter may call upon the Purchaser/s to do in the interest of the said property and the holders of other flats/shops/basements/restricted commercial premises/garages

45. The Purchaser/s shall sign all papers and documents and do all other things that the Promoter may require it to do from time to time in this behalf including for safeguarding the interest of the Promoter and holders of other flats/shops/garages/parking spaces etc. in the building in the said property.
46. Garages taken by the Purchaser/s and/or open parking space after execution of conveyance shall only be used by the Purchaser/s or its agent and shall not park and/or wash its car outside its garage or car parking space allotted to it. The Purchaser/s shall also take care that it or its guests do not park the cars in the compound or drive way of the said building except for the purpose of entering into or alighting from the car.
47. It is agreed by the Purchaser/s purchasing the shop, office or restricted commercial premises that he/she/they will not fix Air Conditioner units at any other place except at the space provided in windows and also shall not fix any name board or display any advertisement on the top of the entrance of shop or in front of shop. The Promoter agrees to provide nameplate or board at the top and front of every shop so in front of shop. The Promoter agree to provide nameplate or board at the top and front of every shop so as to elevate front portions in harmony or identical manner.
48. All costs, charges and expenses in connection with the formation of the Co-operative Society as well as the costs, charges and expenses of preparing engrossing, stamping and registering this and all other Agreements Covenants deeds, or any other documents required to be executed by the Promoter and/or the Purchaser/s, all costs, out of pocket expenses charges and expenses arising out of or under these presents as well as the entire professionals costs of the Advocates or solicitors for the owner and Promoter including preparing and approving all such documents shall be borne and paid by the Purchaser/s or by the Society or proportionately by all the Purchaser/s in the said building including the Purchaser/s, the Promoter shall not contribute anything towards such expenses. The proportionate such share of the costs, charges and expenses payable by the owners and Promoter shall be paid by the Purchaser/s immediately on demand.

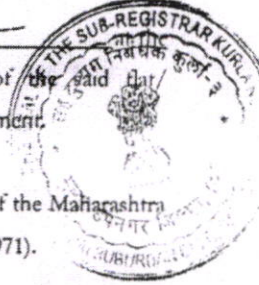


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49. The Purchaser/s shall pay brokerage to M/s. _____ rate of two per cent on the total purchase price of the said flat/ shop/garage/parking space on the execution of this Agreement.
50. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Maharashtra Act No. XV of 1971).
51. The Purchaser/s shall pay requisite Stamp Duty on this Agreement before its execution and thereafter at his/her/their own cost shall lodge it for Registration before the Sub-Registrar of Assurance and shall intimate the promoter the details of Registration to enable the promoter to admit execution thereof – In case of failure by purchaser the promoter shall not be liable for consequences thereof.



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

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL that piece or parcel of land or ground being O.P. No.324 (Pt.) and now bearing F.P. No.355 of T.P.S. III Ghatkopar 1st Variation (Final) lying or being in the Registration District and Sub-District of Bombay City and Bombay Suburban containing by admeasurement 8100 Sq. mtrs. and bounded as follows :

- On or towards the East : by 90' D.P. Road
 On or towards the West : by 50' T.P. Road now known Ram Narayan Narkar Road.
 On or towards the North : by F.P. No.324 or T.P.S. III and;
 On or towards the South : by Vallabh Baug Lane.

THE SECOND SCHEDULE ABOVE REFERRED TO

- 1] the land on which the building is located.
- 2] the foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire-escapers, entrances and exists of the building ;
- 3] the gardens, parking areas and storage spaces if any;

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- 4] the elevators, elevator rooms tanks, pumps, motors, fans, common lights, and in general all apparatus and installations common use;
- 5] all other parts of the property necessary or convenient to maintenance and safety, or normally in common use;



SIGNED SEALED AND DELIVERED]
 By the within named: THE PROMOTER]
 M/s. D. K. PATEL & CO.]
 in the presence of]

For D. K. Patel & Co

[Signature]
 Partner

SIGNED SEALED AND DELIVERED]
 By the within named: THE PURCHASER/s]
 MR. PRAGYA EQUITIES PVT. LTD.]
 in the presence of]

For PRAGYA EQUITIES PVT. LTD.

[Signature]
 DIRECTOR

RECEIVED the day and year first]
 Hereinabove written of and from the]
 Within named The Purchaser/s a sum]
 of Rs. 8,65,000/- [Rupees eight]
 sixty five thousand five hundred]
 being the amount of earnest money to be]
 paid by them to us by ^{part payment} cash/Cheque No.]
 526518 drawn on Bank of India dated 23/2/06]

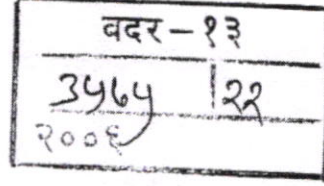
WITNESS:

Rs. 8,65,500/-

WE SAY RECEIVED,

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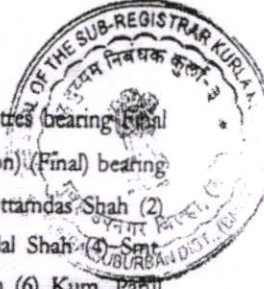
[PROMOTER]



ANNEXURE "A"

KANTILAL UDERKAT & CO.
ADVOCATES & SOLICITORS.

Re: All that piece or parcel of land admeasuring 8100 sq.meters bearing Final Plot No.355 of T.P.S. III, Ghatkopar (East) (First Variation) (Final) bearing C.T.S. No.5736-B belonging to, (1) Smt. Jayalaxmi Narottamdas Shah (2) Shri Dipak Narottamdas Shah (3) Shri Dhirajlal Keshavial Shah (4) Smt. Dhanlaxmi Dhirajlal Shah (5) Shri Chetan Dhirajlal Shah (6) Kum. Parul Dhirajlal Shah (7) Smt. Prabhavati Dhanvantrai Shah (8) Smt. Surekha Sandip Parikh (9) Smt. Daksha Mahesh Shah and (10) Smt. Taralaxmi Savailal Shah.



As per the Town Planning Scheme, Ghatkopar No.III (1st Variation) (Final) sanctioned by the Government Resolution No. TPS/4382/1245/CI-533/ 83/UD-5 dated 26th February 1985 and its coming into effect from 1st May 1985 the above plot is allotted to the aforesaid persons in lieu of their original plot (O.P. No.323) and as per the sanctioned Town Planning Scheme records the area of the above plot is shown as 8100 sq.meters. The Possession of the said plot is handed over by the Representative of the Ward Officer, "N" Ward, in the presence of City Survey Officers and the representative of the Executive Engineer, Town Planning (Development Plan) as recorded by the letter of Executive Engineer dated 8th July 1985 bearing No. CE/6868/DP/TPS.

The names of the above owners have been entered into as the Owners in the records of City Survey Office and the Property Register Card is issued in their name in pursuance of the aforesaid order of the Arbitrator, Town Planning on 29th October, 1987.

The Sanad, i.e. in the form of Tenure and Title Certificate dated 25th November, 1987, is also issued by the Deputy Director of Town Planning, Bombay Division, Bombay, under the Maharashtra Regional and Town Planning Act, 1956 certifying that the aforesaid owners the owners of the above lands.

In view of the aforesaid allotment by the Town Planning Authorities the title of the owners, in our opinion, in respect of the above property is marketable, free from all encumbrances and reasonable doubt.

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The Owners of the above property had entered into the agreement with M/s. D.K. Patel & Co. dated 2nd September, 1974 for sale and development of the above Original Plot i.e. O.P. No.323, and after allotment of the aforesaid final Plan by the Town Planning Authorities the aforesaid agreement has been modified by another agreement dated 6th December, 1985.

By an order dated 8th February 1988 bearing No.C/ULC/SR-6 (1)/244/1 to 7 & XII/375 to 383/1042, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 have declared the land admeasuring 3414 sq. metres as excess vacant land and thus the Owners are permitted to retain the rest of the land i.e. 4686 sq.metres.

Dated this 23rd day of February, 1988.

For M/s. KANTILAL UNDERKAT & CO.,

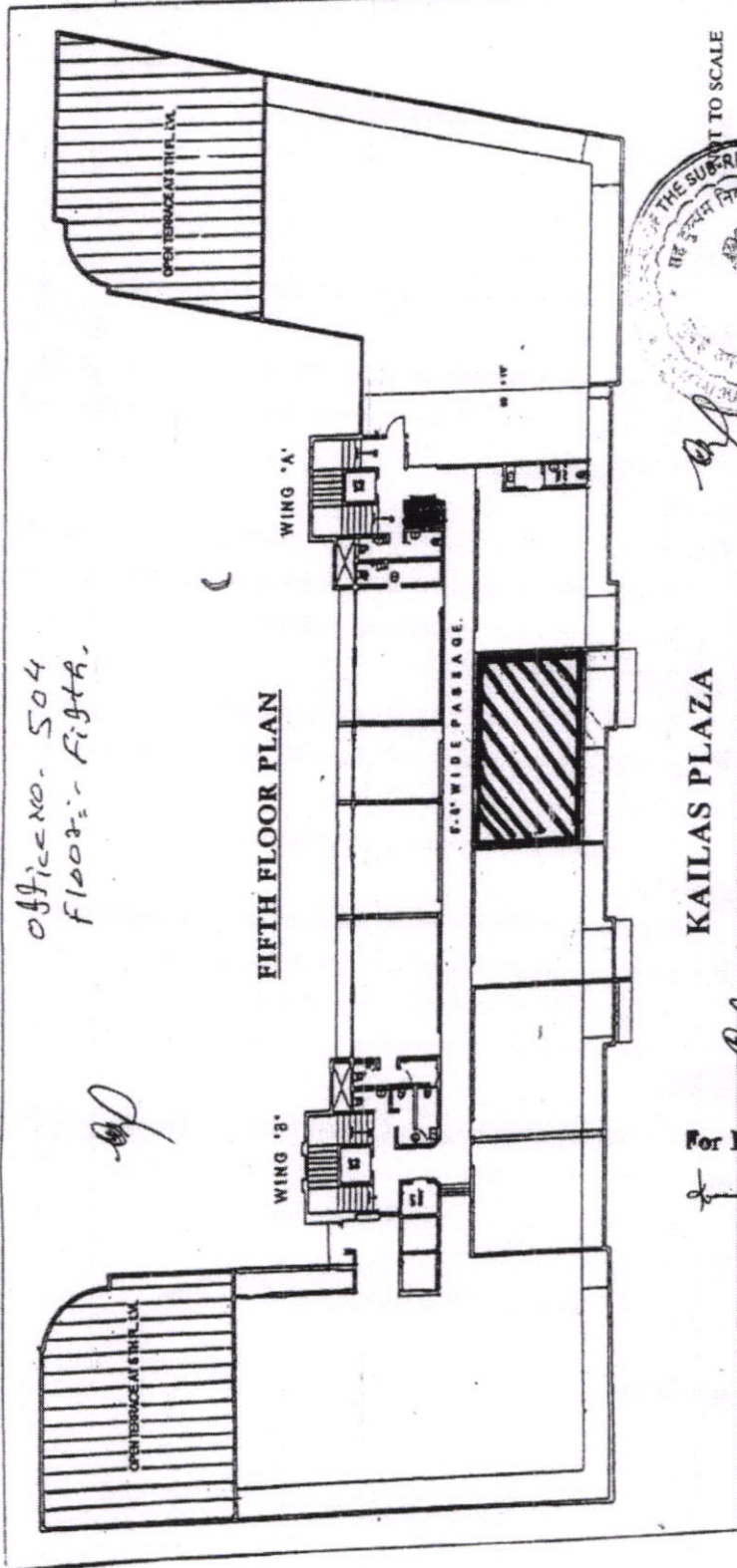
Sd/-

PROPRIETOR.

ANNEXURE "D"

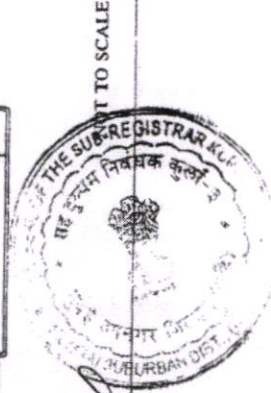
90' ROAD

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*Office No. 504
Floor - Fifth.*

[Signature]



KAILAS PLAZA

V. B. LANE

For D. K. Patel & Co
[Signature]
Partner

R. N. NARKAR ROAD

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ANNEXURE "E"PLOT :

The land is freehold.

BUILDING :

The building shall be of R.C.C. frame with brick masonry walls.

WINDOWS :

Common toilets for ladies and gents with marble granamite flooring and coloured glazed tiles and sanitary fittings with concealed plumbing shall be provided.

ELECTRIC :

The wiring will be concealed throughout the shop/office. The wire will be of copper and one point of air-conditioner will be provided in shop/office. One fan point and two points for light will also be provided.

STAIRCASE :

The same shall be of R.C.C. one side of the staircase R.C.C. pardi will be provided with handrail on it, R.C. Pardi will be finished with cement plaster.

FLOORING :

Flooring in shop/office and passages will be of granamite.

COLOUR :

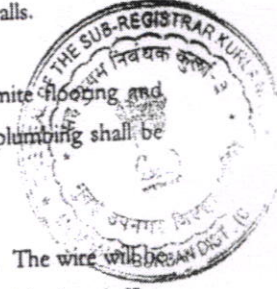
The building will have neeru finished plaster inside the building and Cement plaster and party permanent finished work on outside. Inside plaster surfaces will be coloured with three coats of lime colour and outside plaster will be coloured with cement paints.

GENERAL :

The compound will be paved from the entrance to the staircase with mass concrete. Under ground and overhead R.C.C. tanks with pumps and pump room as per Municipal rules will be provided.

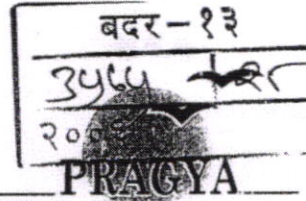
LIFT :

One Lift will be provided in this building.



Pragya Equities Pvt. Ltd.

REGD. OFF.: 338 KAILASH PLAZA, 3RD FLOOR, VALLABH BAUG LANE, GHATKOPAR (E), MUMBAI-400 077
PHONE: 3951 3867 / 5572 4623 • FAX: 91-22-5555 1905



We hereby certify that the following resolutions of the Board of Directors of Pragya Equities Pvt. Ltd. were passed at the meeting of the Board of the Directors held on 07/04/2006 at 04:30 p.m. at 338 Kailash Plaza, V B Lane, Ghatkopar (W) Mumbai - 400077 and has been duly recorded in the minute book of the said company.



"RESOLVED that the company require office premises in the area of Ghatkopar on the ownership and the same shall be find earliest possible".

"RESOLVED that SHRI CHETAN G CHOLERA Directors of the company be and is authorized to find out suitable premises and negotiate the terms and conditions and he is also authorized to sign the required papers and documents to effect the purchase of the office premises and to appear before the registering authority.

CERTIFIED TRUE COPY

For PRAGYA EQUITIES PVT. LTD.

For and on Behalf of the Board Of Directors.


DIRECTOR

बदर-१३	
३५६५	२९
२००६	

Municipal Corporation of Greater Bombay

COMMENCEMENT CERTIFICATE

CE/5388/BP/10/11/11

Permission is hereby granted under Section 43 of the Maharashtra Regional and Town Planning Act, No. XXVII of 1966) to M/s. N. K. Shah and Co. Applicants to the development work of Building

at premises at Street No. F.P. No. 335 Survey 115 III of village Chotkore Hissa No. 115 III of village Chotkore Situa Chotkore



on the following conditions viz

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans; (b) any of the conditions, subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with; (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri N. B. Rakhade Executive Engineer to exercise his powers and sanctions of the Planning Authority under section 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 43 of the Maharashtra Regional and Town Planning Act, 1966.
4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, assigns, executors, administrators and all persons deriving title through or under him.

C.C. upto plinth level.

for and on behalf of the Local Authority
The Municipal Corporation of Greater Bombay.

Executive Engineer, Building Department
(Eastern Division)

Municipal Commissioner for Greater Bombay

बदर-१३
३५६५/३०
२००६

8 AUG 1992
C.C. for ground floor and part 1/1

Executive Engineer Dull
(Eastern Subu

CEI 5388 / DESI A/N
18 JAN 1991



Full C.C.

Executive Engineer Building Proposal,
(Eastern Suburbs.)

TRUE COPY

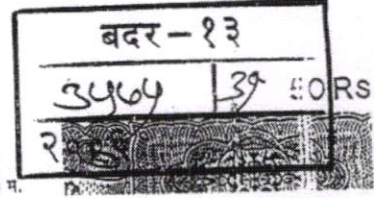
S. Y. Thakker
S. Y. Thakker & Associates
Architects, Engineers, & Valuers.
406/407, Chavchav Market,
M. G. Road, Ghalkopar (E),
Bombay-400 077



Thursday, June 16, 2005
12:49:32 PM

पावती

Original
नोटणी 38 म.
Regn. 36 M



पावती क्र. : 5041

दिनांक 16/06/2005

मायाचे नाव भाटकोपर

दस्तावेजाचा अनुक्रमांक बदर13 - 05009 - 2005

दस्तावेजाचा प्रकार मुखत्यारगणा

DELIVERED

राबदार करणाराचे नाव: श्री. के. पटेल अंऊ कंपनी तर्फे भागीदार श्री. विशोर डी. पटेल

नोटणी फी	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), राजगार (अ. 12) व छायाचित्रण (अ. 13) -> एकात्रिस फी (6)	120.00
एकूण	220.00



आवणास हा दस्त अंदाजे 1:04PM ह्या वेळेत मिळेल

बाजार मूल्य: 0 रु.
गरतेले मुद्रांक शुल्क: 100 रु.

मोबदला: 0 रु.

दुय्यम निवधक
सह दुय्यम निवधक मुद्रांक क. ३,
पुंवे उपनगर जिल्हा.

समाशोधनाच्या अधिन राहून

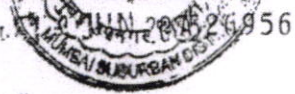
बदर-१३
 ३५६५ | ३२ ३० R:



MAHARASHTRA
 8 JUN 2005

1 06

For D. K. PATEL & CO.
 ३५६५



बदर-१३
 ४००० | १९
 २००५

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We M/S. D. K. PATEL & COMPANY a registered partnership firm as per Partnership Act, having place of business at 23, Kailas Nagar, M. G. Road, Ghatkopar (East), Mumbai - 400 077 through our partner Shri Kishore D. Patel, SEND GREETINGS: Date 16th June



WHEREAS:

- a) We are the Promoters of the buildings "Kailas Towers" and "Kailas Plaza" constructed on Final Plot No. 355, Vallabh Baug Lane, Ghatkopar (East), more particularly described in the Schedule hereunder written and hereinafter referred to as the 'said property';

क-

बदर-१३
 3664 33
 २००६ 50 RS.



MAHARASHTRA
 28 JUN 2005

1.06.

श्री. गोविंद जी. दत्त
 For D. K. PATEL & CO.
 THE SEAL OF THE SUB-REGISTRAR
 A 269561
 23
 2004

- b) We as Developers of the said property are required to execute the documents for Sale of such premises/shops/offices constructed on the said property in favour of the prospective Buyers/Purchasers;
- c) The said Agreements are required to be registered before the Sub-Registrar whereof is required to be admitted before the Sub-Registrar. For the said purpose we are desirous of appointing Mr. KIRIT M. PARIKH, SHARAD K. NAGDA, Mr. NITYANAND TRILOTKAR and MR. UMESH V. POLADIA to act jointly and/or severally as our true and lawful attorney to admit the execution whereof as hereafter appearing.



१०

बदर-१३
4006
२००५

AND KNOW YE AND THESE PRESENTS WITNESSETH AS UNDER:

बदर-१३
3909
30

I Shri Kishor D. Patel partner of M/s. D. K. Patel & Company do hereby nominate, constitute and appoint Mr. Kirit M. Parikh, Mr. Shalad K. Nagda, Mr. Nityanand N. Tirtotkar And Mr. Umesh V. Polidia whose specimen signature is set out herein below, as our true and lawful attorney to do on our behalf the following acts, deeds matters and things, that is to say;



1. To admit the execution of the Agreements for Sale of Units premises in the said buildings being constructed on the said property, more particularly described in the Schedule hereunder written, which may be executed by us.



2. To represent us before the Sub-Registrar and do such acts, deeds, matters and things for getting such Agreements for Allotment of Units/ premises registered.

3. And generally to do such further acts, deeds, matters and things as may be necessary or required for admitting the execution of the said Agreements for Sale and getting the same registered.

4. And we do hereby agree to confirm and ratify all and whatsoever our said Attorney shall lawfully do by virtue of this presents.

IN WITNESS WHEREOF I Shri Kishore the partner of M/s. D. K. Patel & Company have set and subscribe my hand and seal hereto this 15th day of June, 2005.

THE SCHEDULE HEREIN ABOVE REFERRED TO:

बदर-१३	
५०६९	२६
२००५	

The buildings known as "Kailas Plaza" and "Kailas Tower" situated on O.P. NO. 324(p) and now bearing Final Plot No. 355 of T.P.S. III, Ghatkopar (East), (First Variation) (Final) bearing C.T.S. No. 5736B situate, lying and being at Vallabh Baug Lane, Ghatkopar in the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows;

- On or towards East : By 90' D.P. Road;
- On or towards West : By 50' T.P. Road known as Ram Narain-Narkar Road;
- On or towards North : By Final Plot No. 324 of T.P.S. III and
- On or towards South : By Vallabh Baug lane



SIGNED AND DELIVERED by the
 within named Shri Kishore D. Patel the
 Partner of M/s. D. K. PATEL & COMPANY)
 in the presence of.....)

फोटो टा BASTEL 6 00

बदर-१३	
३५६	३५
२००५	

WE ACCEPT

1. Mr. Mr. Kirit M. Parikh

[Signature]

2. Mr. Sharad K. Nagda

[Signature]

3. Mr. Nitvanand N. Tirlotkar

4. Mr. Umesh V. Poladia

Poladia Umesh V.



16/06/2005

सुप्रीम निबंधक:

दस्ता गोधारा भाग-1

बदर 13











दस्त क्र 5009/2005

12:50:59 pm

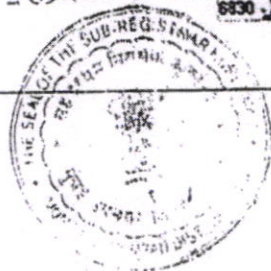
सह दु.नि.का-कुर्ला 3

दस्त क्रमांक : 5009/2005

दस्ताचा प्रकार : मुख्यालयनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	<p>नाव: डी.के.पटेल अन्ड कंपनी लॉट भागीदार श्री. किरणजी.पटेल</p> <p>पत्ता: धर/पल्लेट नं: -</p> <p>मालकी/रस्ता: -</p> <p>इंग्रजीचे नाव: 23, वैजनाथ नगर, एम. जी. रोड,</p> <p>इंग्रजीचे पत्ता: -</p> <p>शहर/गाव: -</p> <p>जिल्हा: -</p> <p>पिन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 41</p> <p>राही</p>	 <p>6830 - 2012</p>	
2	<p>नाव: किरण एम परीख</p> <p>पत्ता: धर/पल्लेट नं: -</p> <p>मालकी/रस्ता: -</p> <p>इंग्रजीचे नाव: 23, वैजनाथ नगर, एम. जी. रोड,</p> <p>इंग्रजीचे पत्ता: -</p> <p>शहर/गाव: -</p> <p>जिल्हा: -</p> <p>पिन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 59</p> <p>राही</p>	 <p>6830 - 2012</p>	
3	<p>नाव: शरद के नागडा</p> <p>पत्ता: धर/पल्लेट नं: धरीलप्रामणे</p> <p>मालकी/रस्ता: -</p> <p>इंग्रजीचे नाव: -</p> <p>इंग्रजीचे पत्ता: -</p> <p>शहर/गाव: -</p> <p>जिल्हा: -</p> <p>पिन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 53</p> <p>राही</p>	 <p>6830 - 2012</p>	
4	<p>नाव: शिवलाल एम शिरलोडकार</p> <p>पत्ता: धर/पल्लेट नं: धरीलप्रामणे</p> <p>मालकी/रस्ता: -</p> <p>इंग्रजीचे नाव: -</p> <p>इंग्रजीचे पत्ता: -</p> <p>शहर/गाव: -</p> <p>जिल्हा: -</p> <p>पिन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 32</p> <p>राही</p>	 <p>6830 - 2012</p>	
5	<p>नाव: उमेश वी पालडीया</p> <p>पत्ता: धर/पल्लेट नं: धरीलप्रामणे</p> <p>मालकी/रस्ता: -</p> <p>इंग्रजीचे नाव: -</p> <p>इंग्रजीचे पत्ता: -</p> <p>शहर/गाव: -</p> <p>जिल्हा: -</p> <p>पिन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 42</p> <p>राही</p>	 <p>6830 - 2012</p>	

बदर-१३
3464 3E





दस्त गोपवारा भाग - 2

बदर 13

दस्त क्रमांक (5009/2005)

दस्ता क्र. [बदर 13-5009-2005] या गोपवारा
गोपवारा मूल्य : 0 मोबदला 0 मरलेले मुद्रांक शुल्क : 100

पावती क्र.: 5041 दिनांक: 16/06/2005
पावतीचे वर्णन
नाम: मे/- डी.के.पटेल अॅड कंपनी सर्वे शाहीदार
श्री. किशोर डी.पटेल

दस्त हजर केल्याचा दिनांक : 16/06/2005 12:46 PM
निष्पादनाचा दिनांक : 16/06/2005
दस्त हजर करणा-याची सही :

100 : नोंदणी फी
120 : नक्का (अ. 11(1)), प्लॅटकाराची नक्का
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकात्रित फी

220: एकूण

मु. निबंधकाची सही, सह दु.नि.का.मुला 3

दस्ताचा प्रकार : (48) गुळतयारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 16/06/2005 12:46 PM
शिकका क्र. 2 ची वेळ : (फ्री) 16/06/2005 12:49 PM
शिकका क्र. 3 ची वेळ : (फ्युली) 16/06/2005 12:50 PM
शिकका क्र. 4 ची वेळ : (ओळख) 16/06/2005 12:50 PM

दस्त नोंद केल्याचा दिनांक : 16/06/2005 12:50 PM

ओळख :
खासीन इराम असो निबंधीत करतात श्री. से दस्तऐवज करत देणा-यांना ज.व्ही.शा ओळखात,
या त्यांची ओळख पटविताना.

1) मसुर घेरा- : घर/प्लॅट नं: --
गल्ली/रस्ता :
ईमारतीचे नाव : 1, 18, कपोल निवास , घाटकोपर मु 77
ईमारत नं: -
पेट/वसाहत :
शहर/गाव :
तालुका :
पिन :
2) गुणधरा गंडारकर - घर/प्लॅट नं: वरीलप्रागणे
गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं: -
पेट/वसाहत :
शहर/गाव :
तालुका :
पिन :

ए.स. ए.स. दस्त
बदर-१३
३५६५/३७
२००६

प्रमाणित करून देते कि या दस्तामंत्र
(कथ. मते... (६-) पासून वाहेत.
बदर-१३/५००९/२००५
दस्त क्रमांक १
गोंदला
दिनांक १६/६/०५

सह दु.नि.का.मुला-३
बुंबई उपनगर जिल्हा

ए.स. ए.स. दस्त



मु. निबंधकाची सही
सह दु.नि.का.मुला 3



द्वयम निबंधक: राह दु.नि.का-कुर्ला 3

दस्तावेज क्र. व वर्ष: 5009/2005

Thursday, June 16, 2005
12:51:19 PM

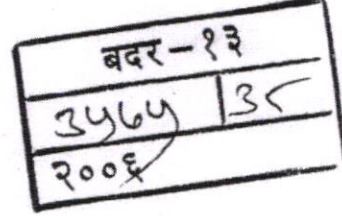
सूची क्र. दोन INDEX NO. II

पैगम 133 म

Reg: 53 m e

निर्वाचे नाव : घाटकोपर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मुख्यत्वारभावा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की घट्टेदार ते नमूद करावे) गोंयदला रु. 0.00 वा.भा. रु. 0.00
- (2) भू-भाषण, पोटहिरता व घरप्राप्ती (असल्यास) (1) भूभाषण: परस्तात नमूद केलेल्याप्रमाणे
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात अरोस संख्या (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) गे/ डी.के.पटेल अँड कंपनी तर्फे भागीदार श्री. विश्वर डी.पटेल -; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: 23, कैलास नगर, एम. जी. रोड, घाटकोपर पू. मु. 77; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नाम: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) (1) विरीट एम परीस -; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: 23, कैलास नगर, एम. जी. रोड, घाटकोपर पू. मु. 77; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (2) शरद फे नागडा -; घर/प्लॉट नं. बरीलप्रांगणे; गल्ली/रस्ता: -; ईमारतीचे नाव -; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (3) निरवाना: एम तिररसोटकर -; घर/प्लॉट नं. बरीलप्रांगणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (4) उमेश वी पोलडीया -; घर/प्लॉट नं. बरीलप्रांगणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 16/06/2005
- (8) नोंदणीचा 16/06/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 5009 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा





25/04/2006 दुय्यम निबंधक:
4:55:39 pm सह दु.नि.का-कुर्ला 3

दस्त गोषवारा भाग-1

वदर13

दस्त क्र 3575/2006

3

दस्त क्रमांक : 3575/2006

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: मेसर्स प्रज्ञा इन्व्हेस्टिग प्रा लि चे संचालक चेतन जी घोलेरा - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: 338, कैलास प्लाझा, व्ही बी लेन, घाटकोपर पु नुं 77 ईमारत नं: - पेट/वसाहत: - श</p>	<p>लिहून देणार वय 39 सही</p>		
2	<p>नाम: मे/- डी.के.पटेल अँड कंपनी लॉक भागीदार श्री. किशोर डी.पटेल यांच्या लॉक मुखत्यार म्हणून शरद के नागडा AAAFD 0803 E - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: 23, कैलास नगर, एम</p>	<p>लिहून देणार वय 52 सही</p>		





दस्त गोषवारा भाग - 2

वदर13

दस्त क्रमांक (3575/2006)

दस्त क्र. [वदर13-3575-2006] चा गोषवारा
बाजार मुल्य : 4010528 मोबदला 2365500 मरलेले मुद्रांक शुल्क : 200600

पावती क्र.: 3579 दिनांक: 25/04/2006
पावतीचे वर्णन
नाव: मेसर्स प्रजा इक्वीटीज प्रा लि चे संचालक
चेतन जी घोलेरा - -

दस्त हजर केल्याचा दिनांक : 25/04/2006 04:50 PM
निष्पादनाचा दिनांक : 19/04/2006
दस्त हजर करणा-याची सही :

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

दस्ताचा प्रकार : 25) करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

30780: एकूण

शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 25/04/2006 04:50 PM
शिक्षा क्र. 2 ची वेळ : (फ्री) 25/04/2006 04:53 PM
शिक्षा क्र. 3 ची वेळ : (कबुली) 25/04/2006 04:54 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 25/04/2006 04:55 PM

दु. निबंधकाची सही सह दु. नि. का-कुर्ला 3

एस. एन. दुर्ताई

दस्त नोंद केल्याचा दिनांक : 25/04/2006 04:55 PM

ओळख :

खालील इसम असे निवेदीत करतात की तो दस्तऐवज कडून देणा-याच्या व्यक्तीस ओळखतात,
व त्याची ओळख पटवितात.

1) जितेंद्र शाह - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: बी 613, भावेस्वर आ, घाटफा

ईमारत नं. -

पेठ/वसाहत: -

शाहर/गाव: -

तालुका: -

पिन: -

2) श्री बी घोषान - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

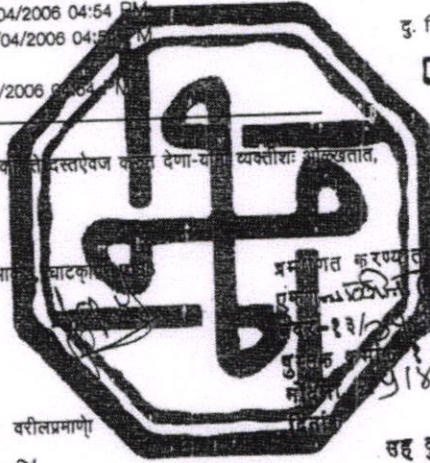
ईमारत नं: -

पेठ/वसाहत: -

शाहर/गाव: -

तालुका: -

पिन: -



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण 30000 (तीस हजार) पाने आहेत.
१९०६

हस्ताक्षर
११४१०६

सह दुय्यम निबंधक कुर्ला-३
मुंबई उपनगर जिल्हा,
एस. एन. दुर्ताई

दु. निबंधकाची सही
सह दु. नि. का-कुर्ला 3

एस. एन. दुर्ताई

