



Tuesday, November 10, 2009

2:04:10 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7698

दिनांक 10/11/2009

गावाचे नाव कळंबोली

दस्तऐवजाचा अनुक्रमांक पवल3 - 07536 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: उगमबेन पारसमल

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (67)

एकूण

रु.

26260.00

1340.00

27600.00

आपणास ही दस्त अंदाजे 2:18PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.पनवेल 3

बाजार मुल्य: 2626000 रु. मोबदला: 1689250रु.

भरलेले मुद्रांक शुल्क: 140200 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडौदा ;

डीडी/धनाकर्ष क्रमांक: 097350; रक्कम 26300 रु. दिनांक 10/11/2009

उगमबेन

व्यक्तीकाराची सही
मूळ दस्त परत दिला

लिपिक,

दुय्यम निबंधक, पनवेल-3



दस्त गोषवारा भाग - 2

पवल3
दस्त क्रमांक (7536/2009)
ECLC

दस्त क्र. [पवल3-7536-2009] चा गोषवारा
बाजार मुल्य :2626000 मोबदला 1689250 भरलेले मुद्रांक शुल्क : 140200

दस्त हजर केल्याचा दिनांक :10/11/2009 01:58 PM
निष्पादनाचा दिनांक : 09/11/2009
दस्त हजर करणा-याची सही : उजाम जैन

पावती क्र.:7698 दिनांक:10/11/2009
पावतीचे वर्णन
नांव: उगमदेन पारसमल हनु
26260 :नक्का फी
1340 :नक्कल (अ. 11(1)), पृष्ठाकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
27600: एकूण

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/11/2009 01:58 PM
शिक्का क्र. 2 ची वेळ : (फी) 10/11/2009 02:05 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 10/11/2009 02:05 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 10/11/2009 02:05 PM

दस्त नोंद केल्याचा दिनांक : 10/11/2009 02:05 PM

हनु
दु. निबंधकाची सही, सह दु.नि.पनवेल 3

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

- 1) मिलींद गायकवाड - - ,घर/फ्लॅट नं: वाशी
गल्ली/रस्ता: -
ईमारतीचे नाव: - W
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: --
पिन: -
- 2) पारसमल जैन - - ,घर/फ्लॅट नं: मुंबई
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: - P.M Jey
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -



हनु
दु. निबंधकाची सही
सह दु.नि.पनवेल 3

प्रमाणित करण्यास येते की सदर दस्तास एकूण EC
गने आहेत.
हनु
पवल-3 (वर्ग-2)



दस्ता क्र. 1
क्रमांक
0326

हनु
दुय्यम निबंधक पनवेल-3
दिनांक

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म
Regn. 63 m.e

गावाचे नाव : कळंबोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,689,250.00
बा.भा. रु. 2,626,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र 801, आठवा मजला, , द सर्पिंग टॉवर 9 (आय), प्लॉट न04, से 20, कळंबोली ता पनवेल जि रागयड ** 909 चौ फुट कारपेट + 198 चौ फुट टेरेस
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे / प्लॉटिनम प्रॉपर्टीज तर्फे भागीदार महेश नानजी पटेल - -; घर/प्लॉट नं: वृदावन पार्क, प्लॉट नं 9, से 34, कामोडे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAJEP 4159N .
(2) मे / अथर्व डेव्ह तर्फे कु मु मे / प्लॉटिनम प्रॉपर्टीज तर्फे भागीदार महेश नानजी पटेल - -; घर/प्लॉट नं: -//; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAFA 1429J .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) उगमबेन पारसमल जैन, घर/प्लॉट नं: प्रतिक्षा टॉवर, निमकर मार्ग , मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACAPJ 5055A .
- (7) दिनांक करून दिल्याचा 09/11/2009
- (8) नोंदणीचा 10/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7536 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 140160.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 26260.00
- (12) शोरा

दुय्यम निबंधक: पनवेल-३
(वर्ग-२)

hawa
दुय्यम निबंधक: पनवेल-३
(वर्ग-२)



140200



D/D NO. 097351 RS. 1,40,200/- date 5/11/09
Rs. one lak Forty Thousan Two hundred only

प्राप्तकर्ता/व्यक्तिचे नाव - Vasishth Parasmal Jain
पत्ता - Vashi
हस्तो -
पावती क्र. 3739742

PROPER OFFICER
SUB-REGISTRAR
VASHI-3 (VASHI)

प व ल - ३	
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२	१६८

AGREEMENT FOR SALE

This Agreement made at Mumbai on this 9th day of Nov, Two Thousand Nine BETWEEN M/S. PLATINUM PROPERTIES a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its PAN no. AAJFP4159N and having its registered office at, Shop No. 1, Vrindavan Park, Plot No. 9, Sector 34, Kamothe, Navi Mumbai through its partner MR. MAHESH.N.PATEL hereinafter referred to as "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being and from time to time of the said firm their successor or successors and heirs, executors, administrators and assigns of the last surviving Partner) of the ONE PART

AND

M/S. ATHARVA DEVELOPERS, a partnership firm, registered under the provisions of Indian Partnership Act, 1932 having its PAN No. AANFA 1429J, and having its registered office at, 604, Vardhanna Palace, Plot No. 48, Sector 17 Vashi, Mumbai -400 703, hereinafter referred to as "The Promoters/ THE CONFIRMING PARTY (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being and from time to time of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner) of the SECOND PART

AND

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कुलकर्णी

OFFICE OF THE SUB-REGISTRAR
VASHI, DIST. - THANE
MAHARASHTRA
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ADHESIVE
R 0140200
PB 0102
INDIA
Maharashtra

MRS UGAMBEN PARASMAL JAIN Indian inhabitants residing at PRATIKSHA TOWER, C504, N.M. NIMKAR MARG, MUMBAI: 400004. having PAN No. - ACAPJ5055A hereinafter called as the PURCHASER/S (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors, administrators, and permitted assigns) of the THIRD PART.

OR

_____ a Company incorporated under the provision of the Companies Act, 1956 having its registered office at _____ hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor and permitted assigns) of the THIRD PART;

OR

_____ a partnership firm registered under the Indian Partnership Act, 1932 having its Registered Office at _____ hereinafter referred to "THE PURCHASER/S" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners for the time being and from time to time of the said firm, their successors and heirs, executors, administrators and assign of the last surviving partner) of the THIRD PART



WHEREAS:

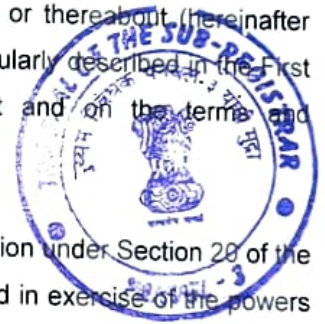
- A) The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO ") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of Sub Sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers for the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.
- B) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

M. Patel

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- C) By virtue of being the Development Authority, the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.
- D) Pursuant to the Application dated 7th March, 2003, made by Dosu Ardeshir Bhiwandiwalla to the City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO), by an Agreement to Lease dated 26th September, 2006 (said Original Agreement) executed by and between CIDCO (therein referred to as "the Corporation") and the said Dosu Ardeshir Bhiwandiwalla (therein referred to as "Original Licensee") and registered with the Office of Sub-Registrar of Assurances at Panvel under serial No. PVL/7836/2006, the said Corporation agreed to grant to the said Original Licensee, a lease in respect of all that piece or parcel of land bearing Plot No. 4, Sector 20, Village Kalamboli, Navi Mumbai of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 16199.57 sq.mtrs, or thereabout (hereinafter referred to as "the said Property") and more particularly described in the First Schedule hereunder written for the lease rent and on the terms and conditions set out therein.
- E) The Original licensee applied to CIDCO for exemption under Section 28 of the Urban Land (Ceiling and Regulation) Act, 1976 and in exercise of the powers conferred by Sub-Section 1 of Section 20 of the said Act and in view of Government directives dated 3rd April, 2002, the Competent Authority and MD, CIDCO have exempted the said Property from the provisions of Chapter III of the said Act, subject to the conditions set out in order dated 28th November, 2006 issued by CIDCO.
- F) By a Tri-partite Agreement dated 11th December, 2006 executed by and between CIDCO (as the Corporation of the First Part) Dosu Ardeshir Bhiwandiwalla (as the Original Licensee) and the Promoters (as the new Licensee), CIDCO accepted the Promoters herein as the New Licensee in respect of the said Property upon such terms & conditions as contained in the said Tripartite Agreement. The said Tripartite Agreement is registered with the office of Sub-Registrar of Assurances at Panvel under Serial No. PVL-3/9235/2006. At the request of the said Original Licensee the Corporation by its letter dated 26th December, 2006 transferred the lease in respect of the said Property in favour of the Promoters herein on the terms and conditions as set out therein.



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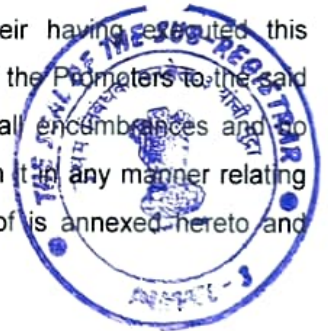
- G) Thus the Promoters herein became entitled to develop the said Property on the terms and conditions set out in Agreement to Lease dated 26th September, 2006 and Tripartite Agreement dated 11th December, 2006.
- H) The Promoters have appointed the architect Mr. Soyuz Talib and have already got the plans sanctioned from CIDCO vide Commencement Certificate bearing No. CIDCO/BP/ATPO/770 dated 10th April, 2007, copy whereof is annexed hereto as Annexure "A".
- I) By Development Agreement dated 25-08-2007 executed by and between the Promoters— and the Developers herein the Promoters have granted unto the Developers the development right in respect of the said Property to construct the building on the said Property with car parking spaces in stilt/open/podium are hereinafter collectively referred to as "the Promoters Allocation") partly for residential use and Partly for /commercial use by utilizing 1.5 FSI as sanctioned by CIDCO and on such terms and conditions as contained therein. The said Development Agreement is duly registered with the Sub Registrar of Assurance  under Serial No 6874-2007. As per the terms of the said Development Agreement, apart from the monetary consideration already paid by the Developers to the Promoters, the Developers/ have also agreed to construct and hand over to the Promoters 32% of the total sanctioned residential and 32% of the total sanctioned commercial area and 32% of the total car parking spaces in stilt/open/podium to be constructed in the said project And further the Developers are entitled to sell, transfer, and assign the balance premises of 68 %, to such third parties as the Developers may deem fit, necessary and proper. The said 68 % Residential, 68 % commercial and 68 % car parking spaces in stilt/open/podium are hereinafter collectively referred to as "the Developers Allocation") The Developers are entitled to sell, transfer, and assign all the said Premises comprised in their allocation to such third parties as the Developers may deem fit, necessary and proper. A list of Flats/Commercial Office /Unit/Shops Parking Spaces comprised in Promoters allocation and which the Developers are entitled to sell, transfer and assign is annexed hereto and marked as Annexure "B".
- J) By a Power of Attorney dated 28 April 2008, executed by the Promoters in favour of the Developers the Promoters have authorized the Developers to execute necessary deeds, documents agreements under the MOFA etc., on their behalf, with the concerned Party and/or Purchaser/s. The said Power of Attorney is annexed hereto and marked with Annexure "C".

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- K) As per the terms and conditions of the Development Agreement dated 25th August, 2007 the Developers are entitled to sell and/or dispose of the said Premises comprised in their allocation to various Purchaser/s for such consideration and upon such terms and condition as the Developers may deem fit and proper.
- L) As per the prevailing General Development Control Regulations of CIDCO, the Developers/ are entitled to utilize 15% FSI, out of the total 1.5 FSI of the said Property for construction of the commercial premises and the balance shall have to be utilized for residential purpose only.
- M) The Original Certificate of Title issued by M/S. HIMANSHU BHEDA & CO, Advocates, has been seen and inspected by the Purchaser/s a copy thereof is annexed hereto as Annexure "D". The Purchaser has also prior to the execution of this Agreement for himself / herself satisfied about the right and title of the Promoters to the said Plot, the right of the Developers to develop the said Plot and to construct the said proposed Complex/buildings on the said Property more particularly described in the First Schedule herein under written. The Purchaser by virtue of his/her/their having executed this Agreement is deemed to have accepted the title of the Promoters to the said Property as clear and marketable and free from all encumbrances and no further requisition or objection shall be raised upon it in any manner relating thereto or at any time in future. . A copy whereof is annexed hereto and marked as Annexure "D"
- N) The said Property stands in the name of the Promoters in the Record of CIDCO/Revenue Record. A copy of Transfer letter bearing No.25/8/2006 dated 26/12/2006 is annexed hereto as Annexure E.
- O) The Purchaser/s has/have seen the said Property prior to the execution of this Agreement. The Purchaser/s has/have demanded from the Developers and the Developers have given inspection to the Purchaser/s of all the documents of title relating to the said Property including copy of title certificate issued by M/S. HIMANSHU BHEDA & CO, Advocates, Property Register Card, Relevant Letters/Orders, Approved Plans, Commencement Certificate, designs and specifications prepared by the Promoter's Architect's and all other documents as specified under the Maharashtra Ownership of Flats (Regulations of the Developers of construction, sale, management and Transfer) Act, 1963 (MOFA) (hereinafter referred to as the said Act) and rules made there under.



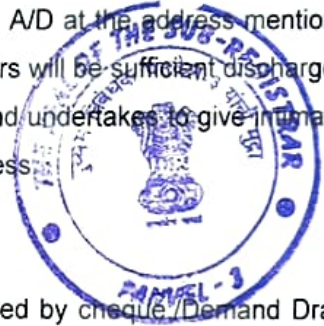
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Twelve lacs only) as an earnest money on or before execution of these presents (the payment and receipt whereof the Developers do hereby admit and acknowledge and of and from the same and any part thereof acquit, release and discharge the Purchaser/s forever) and balance consideration of **Rs.4,89,250/- (Rupees Four lacs eighty nine thousand two hundred fifty only)** shall be paid in the manner as setout in Annexure "G" hereto, for payment of the installments time being essence of the contract.

5. It is hereby expressly agreed that the time for payment of each of the installments of the consideration amount as set out in Annexure "G" hereto shall be on essence of the contract. The Promoter will forward to the Purchaser/s intimation of having carried out the work against which the installment is due, at the address given by the Purchaser/s under this Agreement. All the installments shall be paid within 10 days of the Developers sending a notice to Purchaser/s calling upon him/her/ them to make payment of the same. Such notice is to be sent to the Purchaser/s Under Certificate of Posting /Registered A/D at the address mentioned hereinafter and posting of the notice by the Developers will be sufficient discharge to the Developers. The Purchaser/s hereby agree/s and undertakes to give intimation to the Developers about change in his/her/ their address.



6. The payment of the installment will be accepted by cheque /Demand Draft , Pay Order or by Wire Transfer only and as per the schedule of payment mentioned in Annexure "G" herewith. The cheque, Demand Draft or Pay Order should be drawn in favour of: "M/S. PLATINUM PROPERTIES,," and shall be sent to the registered Office of the Developers at, Shop No. 1, Vrindavan Park, Plot No. 9, Sector 34 Kamothe, Navi Mumbai either by hand Delivery or by Registered A/D or by Courier (Acknowledges Due in all types of Deliveries).

7. Without prejudice to the rights available to the Developers under this agreement and/or in law, the Purchaser/s shall be liable to pay to the Developers interest at the rate of 21% per annum on all such amounts which may become due and payable by the Purchaser/s and remain unpaid for 10 days or more after becoming due.

8. The fixtures, fittings and amenities to be provided by the Developers in the said building and on the said Premises are as per the List of Amenities attached hereto and marked as Annexure "H".

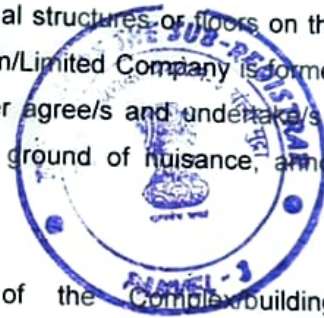
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at anytime either before or after transfer of the Property and such rights shall include the right to use/consume F.S.I. or additional F.S.I. or global FSI which may become available in respect of the said Property or any other lands at anytime hereafter in future by reserving such rights in Deed of Assignment or to make such amendments/alterations in the sanctioned plan as may be permitted by CIDCO and/or any other authorities and such additions of additional structures or floors or storey or Flat/ Office/Unit/Shop shall be the sole and absolute Property of the Developers who shall be fully entitled to sell, deal with and/or dispose off the same to any person/s.

11. The Purchaser/s agree/s and undertake/s to permit and give to the Promoters/Developers all facilities for making any additions, alterations, or to put up any additional structures or floors on the said Property till the Society/Condominium/Limited Company is formed and registered. The Purchaser/s further agree/s and undertake/s not to object to such construction on the ground of nuisance, annoyance and/or any other reason.
12. During the construction work of the Complex/building the Promoters/Developers can commence the work of any wing or floor or Premises as per their convenience, the Purchaser/s will not object to that and pay his/her/their installment as per Schedule of payment annexed hereto as Annexure "G". The Commencement of work means the commencement of work of the Complex/ particular building and not the commencement of work of particular Premises.
13. The Purchaser/s has taken inspection of the Agreement to Lease dated 26th September, 2006, Tripartite Agreement dated 11th December 2006 and Development Agreement 25th August 2007, sanctioned plans, and other relevant documents and the Purchaser/s has/have visited the site of construction and made himself/herself/themselves familiar with the terms and conditions imposed by the CIDCO / other concerned authorities. The Purchaser/s binds himself/herself/themselves to adhere to the terms and conditions of the above documents.
14. The Developers hereby declare that at present Floor Space Index available in respect of the said Property is 1.5 only and no part of the said FSI has been used/utilized or will be utilized by the Developers



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Purchaser/s of the hoarding space shall not contribute any other outgoings to the said Society. The Purchaser/s shall not object in any manner and shall co-operate with the Purchaser/s of such hoarding space as admitting him as nominal member of the said Society etc.

55. The Developers have informed the Purchaser/s about his intention to reserve/allot the Car parking on such terms and conditions as desired by them. The Purchaser/s shall not object the right of the Developers to reserve/allot the Car parking to any person/party in any manner.

56. Any delay, indulgence and negligence on the part of the Developers in enforcing the terms and conditions of these presents or any forbearance or the grant of time to the Purchaser/s shall not be construed as a waiver on the part of the Developers of the breach of any of the terms and conditions of these presents nor shall waiver in any way of prejudice the rights of the Developers.

57. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership of Flats Rules, 1964 or any amendment or reenactment thereof for the time being in force or any other provisions of law applicable thereto.

58. 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 by prepaid post under Certificate of Posting at his/her/their address specified below:-

Name; - Mrs.Ugamben Parasmal Jain.

Address: Pratiksha Tower, C-504, N.M.Nimkar Marg Mumbai 400004.

59. The Purchaser/s shall immediately after the execution of this Agreement lodge the same for Registration with the Sub-Registrar of Assurances at Vashi/ CBD/Thane /Panvel and shall within two days after lodging the same intimate the Developers of having done so with the date and serial number which the same has been so lodged for Registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser/s.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the Property)

All that piece or parcel of land known as Plot No. 04 Sector 20 in village/site Kalamboli of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 16,199.57 sq.mtrs. or thereabout and bounded as follows that is to say:

On or towards the North by-50.00 mtrs. Belt from exist Mangroves

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50. During the course of construction, if the Purchaser is desirous of visiting the said property, the Purchaser shall obtain a written permission from the Developers. During such Visits to the Site, in case if there is any accident/ mishap or casualty then the Developers/ will not be responsible or liable in any manner whatsoever.

51. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the Balcony/Terrace in front of the adjacent to the Flats in the Complex/building, if any, shall belong exclusively to the respective Purchaser/s Balcony/Terrace and such Balcony/Terrace are intended for the exclusive use of the Purchasers. The Purchaser shall not enclose the said Balcony/Terrace in any manner whatsoever till the permission in writing is obtained from the concerned local authority and the Promoter or the Society as the case may be.

52. IT IS AGREED BETWEEN the Promoter and Purchaser/s that in case any additional F.S.I. is granted or construction of additional floor or floors is allowed then the Promoter is entitled to construct and dispose of the said additional construction and the Promoter has reserved the right to construct the said additional construction mentioned above and dispose the same. The necessary covenant in the Deed of Assignment to be executed in favour of Co-operative Housing Society shall be incorporated.

53. M/S. HIMANSHU BHEDA & CO, Advocate for the Developers shall prepare, and engross and/or approve the Deed of Assignment and all other documents, which are to be or may be executed in pursuance of this Agreement. The Purchaser/s shall bear all costs professional charges and expenses for the same and also all expenses of the stamp duty, registration charges for Deed of Assignment/ the costs of the stamping and registering all the Agreements, deeds, transfer deeds or any other documents required to be executed by the entire professional costs of the Advocates of the Developers shall be borne and paid by the said Society or proportionately by all the Purchaser/s of the Premises in the said Complex/building alone.

54. The Developers have informed the Purchaser/s about their intention to sell the parapet walls of terrace, blank, walls on the external periphery of the said Building or in any suitable place in the said Complex. (hereinafter called "the said Hoarding Space") is only for the purpose of the advertisement which includes hoarding any display of such sign-boards as well as neon light and the Purchaser/s of such hoarding space shall install separate electric meter for neon-light and shall also bear and pay the CIDCO's taxes directly or through the Society. The

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On or towards the South by-Prop. 15.00 Mtrs. Wide road
On or towards the East by -Open Space
On or towards the West by-Prop. 15.00 mtrs. Wide road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No 801, in Building "The Springs" admeasuring 909 sq feet Carpet area and including 198 sq ft Ancillary Area on the 8th floor T-9 above and appertenment to the said flat/shop/office in the Project Known as "The Springs:" to be constructed on the Property more particularly described in the First Schedule hereinabove.

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



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPERS
M/S. PLATINUM PROPERTIES
THROUGH ITS PARTNER
Mr. Mahesh.N.Patel.
IN THE PRESENCE OF

M.A. Gerkhwal



For PLATINUM PROPERTIES
M Patel
Partner

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED M/S. ATHARVA DEVELOPERS
PROMOTER/CONFIRMING PARTY
Through its Constituted Attorney
M/S PLATINUM PROPERTIES
IN THE PRESENCE OF

M.A. Gerkhwal

(Signature)



M Patel

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER/S

Mrs Ugamben P Jain _____



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IN THE PRESENCE OF

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RECEIPT

RECEIVED of and from the within named Purchaser. Mrs. Ugamben Parasmal Jain the sum of Rs.12,00,000 /- by cheque as given below paid by him / her / them to us on execution hereof as per terms & conditions of this Agreement.

Received Ch.Amt.	Ch.No.	Name of Bank	Date
1,00,000/-	111569	Bank of Baroda	18/10/2007
2,00,000/-	806515	Bank of Baroda	21/07/2008
2,50,000/-	617424	Bank of Baroda	21/09/2009
2,50,000/-	617425	Bank of Baroda	08/10/2009
4,00,000/-	617426	Bank of Baroda	04/11/2009
12,00,000/-		Total	

WE RECEIVED

For **PLATINUM PROPERTIES**

M/S.



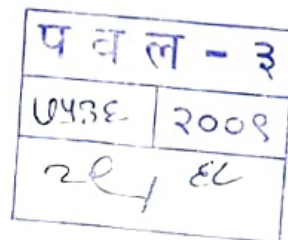
Partner



PARTNER.

LIST OF ANNEXURE

- Annexure "A"** Commencement Certificate bearing No.CIDCO/BP/ATPO/770 Dated 10th April, 2007.
- Annexure "B"** A list of Flats / Commercial offices/Unit/shop Parking comprised in Promoters allocation and which the Developers are entitled to sell, transfer and assign
- Annexure "C"** Power of Attorney executed by the Promoters in favour of the Developers
- Annexure "D"** Certificate of Title issued by HIMANSUH BHEDA & CO, Advocates.
- Annexure "E"** Transfer letter bearing No.258/2006 Dated 26/12/2006
- Annexure "F"** Floor Plan
- Annexure "G"** Payment schedule
- Annexure "H"** List of Amenities



ANNEXURE B

LIST OF FLATS ALLOTTED TO M/S ATHARVA DEVELOPERS (THE NEW LICENCEES)

TOWER	FLAT NO	CARPET SQMT	TOWER	FLAT NO	CARPET SQMT	TOWER	FLAT NO	CARPET SQMT
TOWER 1	10	71.99	TOWER 1	501	71.99	TOWER 2	1101	71.99
	10	53.32		502	53.32		1102	53.32
	201	71.99		601	71.99		1201	71.99
	202	53.32		602	53.32		1202	53.32
	301	71.99		TOWER 2	701		71.99	TOWER 3
302	53.32	702	53.32		1302	53.32		
TOWER 4	10	79.09	801		71.99	1401	71.99	
	102	79.09	802		53.32	1402	53.32	
	401	79.09	901		71.99	1501	71.99	
	402	79.09	902	53.32	1502	53.32		
TOWER 5	201	110.63		1001	71.99		1601	71.99
	202	110.63		1002	53.32		1602	53.32
TOWER 7	101	71.99	TOWER 4	701	79.09		1701	71.99
	102	53.32		702	79.09		1702	53.32
	201	71.99		1001	79.09		1801	71.99
	202	53.32		1002	79.09		1802	53.32
	301	71.99	TOWER 5	501	110.63		1301	79.09
	302	53.32		502	110.63		1302	79.09
	401	71.99		801	71.99		1601	79.09
	402	53.32		802	53.32		1602	79.09
			TOWER 6	601	79.09		1101	110.63
				602	79.09		1102	110.63
				901	79.09		1401	110.63
				902	79.09		1402	110.63
			TOWER 7	501	71.99		1701	110.63
				502	53.32		1702	110.63
				601	71.99	TOWER 6	1201	79.09
				602	53.32		1202	79.09
			701	71.99	1501		79.09	
			702	53.32	1502		79.09	
			TOWER 8	801	71.99		1601	79.09
				802	53.32		1602	79.09
				901	71.99	TOWER 8	1101	71.99
				902	53.32		1102	53.32
			1001	71.99	1201		71.99	
			1002	53.32	1202		53.32	
					TOWER 9	1301	71.99	
						1302	53.32	
						1401	71.99	
						1402	53.32	
						1501	71.99	
						1502	53.32	
						1601	71.99	
						1602	53.32	
					1701	71.99		
					1702	53.32		
					1801	71.99		
					1802	53.32		
TOTAL		1414.79	TOTAL		2578.96	TOTAL		3459.64



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SHOPS AREA ALLOTTED TO ATHARVA DEVELOPERS (THE NEW LICENCEES)

DETAILS	CARPET AREA IN SQ. MT.
SHOP NO-1	154.94 SQ. MT.
SHOP NO-2	140.70 SQ. MT.
TOTAL	295.64 SQ. MT.

Annexure "A"

CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0926

FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/BP/ATPO/

770

Date:

10/4/2009

To,
M/s Atharva Developers,
Office No.604, Vardhaman Palace,
Plot No. 48, Sector-17, Vashi
NAVI MUMBAI

Sub:- Development permission for Residential Building on
Plot No.04, Sector-20 at Kalamboli (12.5% scheme), Navi Mumbai

Ref:- 1) Your architects application dated 23/03/2007

2) EO(I) has issued transfer Order vide letter dtd.

3) E.E. Panvel(U) Division has approved location plan of Elect.

Station vide letter dtd. 05/04/2007

4) Fire Officer, CIDCO has issued Fire NCC vide letter No.

dtd.05/04/2007.

5) IDC (50%) paid of Rs.81,00,000/- vide Challan no. 108

dtd. 05/04/2007



Sir,

Please refer to your application for development permission for Residential Building on Plot No.04, Sector-20 at Kalamboli (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

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

You will ensure that the building materials will not be stacked on the road during the construction period.

Please note that you shall have to obtain Environmental Clearance from Ministry of Environment & Forests, Govt. of India, before commencement of work on site.

Thanking you,

Yours faithfully,

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(N.S. Swami) (Signature)
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khepta

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to

m/s. Atharva Developers.

Unit/Plot No. 04, Road No. — Sector 20 Node Kajamboli (2-5)

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (5th + 18th floor;

Wings 1 to 9); Resi. B.U.A. = 23287.17 m² Total B.U.A. = 24211.052 m²
Comm. B.U.A. = 923.882 m²

(Nos. of Residential Units 324, Nos. of Commercial units 06)

1. This Certificate is liable to be revoked by the Corporation if:-

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person in title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall:

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.



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LIST OF FLATS ALLOTTED TO M/S PLATINUM PROPERTIES

(THE DEVELOPERS)

TOWER 1			TOWER 2			TOWER 3			TOWER 4			TOWER 5			TOWER 6			TOWER 7			TOWER 8			TOWER 9																				
FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT																			
401	71.99		701	71.99		101	71.99		501	71.99		101	110.63		601	79.09		101	71.99		701	71.99		101	71.99		701	71.99		101	71.99													
402	53.32		702	53.32		102	53.32		502	53.32		102	110.63		602	79.09		102	79.09		702	53.32		102	79.09		702	53.32		102	53.32		702	53.32										
101	71.99		801	71.99		201	71.99		601	71.99		301	79.09		801	79.09		201	79.09		602	79.09		201	71.99		802	79.09		201	71.99		601	71.99		801	71.99		602	53.32				
102	53.32		802	53.32		202	53.32		602	53.32		302	79.09		802	79.09		202	79.09		601	110.63		202	53.32		801	79.09		202	53.32		602	110.63		802	53.32		601	71.99				
201	71.99		901	71.99		301	71.99		601	71.99		401	79.09		901	79.09		302	79.09		602	110.63		301	71.99		902	53.32		302	53.32		601	110.63		901	71.99		602	71.99		901	71.99	
202	53.32		902	53.32		302	53.32		602	53.32		402	79.09		902	79.09		301	71.99		601	110.63		302	53.32		901	110.63		302	53.32		602	110.63		902	110.63		902	53.32		902	53.32	
301	71.99		1001	71.99		401	71.99		601	71.99		401	79.09		1001	71.99		301	71.99		602	110.63		401	71.99		1002	53.32		302	79.09		601	110.63		1001	71.99		901	71.99		901	71.99	
302	53.32		1002	53.32		402	53.32		602	79.09		402	79.09		1002	53.32		302	79.09		601	110.63		401	79.09		1001	71.99		301	71.99		602	110.63		1002	53.32		902	71.99		902	71.99	
401	71.99					401	71.99		601	79.09		401	79.09					602	79.09		402	79.09		601	110.63		402	79.09					602	110.63		1001	71.99		901	71.99				
402	53.32					402	53.32		602	79.09		402	79.09					601	110.63		401	71.99		602	110.63		401	71.99					602	110.63		1002	53.32		902	71.99				
TOTAL	3743.13		TOTAL			TOTAL			TOTAL			TOTAL			TOTAL			TOTAL			TOTAL			TOTAL			TOTAL			TOTAL														



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SHOPS AREA ALLOTTED TO M/S PLATINUM PROPERTIES (THE DEVELOPERS)

DETAILS	CARPET AREA IN SQ. MT.
SHOP NO - 3	628.24 SQ. MT.
TO	
SHOP NO - 6	
TOTAL	628.24 SQ. MT.

LIST O FLATS ALLOTTED TO M/S PLATINUM PROPERTIES

	FLAT NO	CARPET SQMT.		FLAT NO	CARPET SQMT.	FLAT NO	CARPET SQMT.	
TOWER 1	1101	71.99	TOWER 5	1201	110.63			
	1102	53.32		1202	110.63			
	1201	71.99		1301	110.63			
	1202	53.32		1302	110.63			
	1301	71.99		1501	110.63			
	1302	53.32		1502	110.63			
	1501	71.99		1601	110.63			
	1502	53.32		1602	110.63			
	1601	71.99		1801	110.63			
	1602	53.32		1802	110.63			
	1701	71.99		TOWER 6	1101			79.09
	1702	53.32			1102			79.09
	1801	71.99			1301			79.09
	1802	53.32			1302			79.09
TOWER 2	1701	71.99	TOWER 7	1401	79.09			
	1702	53.32		1402	79.09			
	1801	71.99		1701	79.09			
	1802	53.32		1702	79.09			
	1901	71.99		1801	79.09			
	1902	53.32		1802	79.09			
	2001	71.99		1101	71.99			
	2002	53.32		1102	53.32			
TOWER 3	1701	71.99	1201	71.99				
	1702	53.32	1202	53.32				
	1801	71.99	1301	71.99				
	1802	53.32	1302	53.32				
TOWER 4	1901	71.99	1401	71.99				
	1902	53.32	1402	53.32				
	2001	71.99	1501	71.99				
	2002	53.32	1502	53.32				
	2101	79.09	1601	71.99				
	2102	79.09	1602	53.32				
	2201	79.09	1701	71.99				
	2202	79.09	1702	53.32				
TOWER 5	2301	79.09	TOWER 8	1801	71.99			
	2302	79.09		1802	53.32			
	2401	79.09		1301	71.99			
	2402	79.09		1302	53.32			
	2501	79.09		1401	71.99			
	2502	79.09		1402	53.32			
	2601	79.09		1501	71.99			
	2602	79.09		1502	53.32			
	2701	79.09		1601	71.99			
	2702	79.09		1602	53.32			
TOWER 6	2801	79.09	TOWER 9	1701	71.99			
	2802	79.09		1702	53.32			
	2901	79.09		1801	71.99			
	2902	79.09		1802	53.32			
TOWER 7	3001	79.09	TOTAL	6856.2				
	3002	79.09						
	3101	79.09						
	3102	79.09						



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**DETAILS OF CAR PARKING ALLOTTED TO
M/S ATHARVA DEVELOPERS**

A)

SR NO.	TYPE	NO'S OF PARKING	AREA OF EACH PARKING	TOTAL PARKING AREA
1	OPEN PARKING	26	12.50 SQ. MT.	325.00 SQ. MT.
			TOTAL	325.00 SQ. MT.

B)

SR NO.	TYPE	NO'S OF PARKING	AREA OF EACH PARKING	TOTAL PARKING AREA
1	STILT PARKING	26	12.50 SQ. MT.	325.00 SQ. MT.
2	PODIUM PARKING	69	12.50 SQ. MT.	862.50 SQ. MT.
			TOTAL	1187.50 SQ. MT.



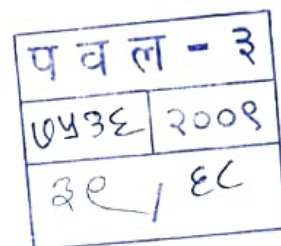
**DETAILS OF CAR PARKING ALLOTTED TO
M/S PLATINUM PROPERTIES**

A)

SR NO.	TYPE	NO'S OF PARKING	AREA OF EACH PARKING	TOTAL PARKING AREA
1	OPEN PARKING	57	12.50 SQ. MT.	712.50 SQ. MT.
			TOTAL	712.50 SQ. MT.

B)

SR NO.	TYPE	NO'S OF PARKING	AREA OF EACH PARKING	TOTAL PARKING AREA
1	STILT PARKING	55	12.50 SQ. MT.	687.50 SQ. MT.
2	PODIUM PARKING	143	12.50 SQ. MT.	1787.50 SQ. MT.
			TOTAL	2475 SQ. MT.



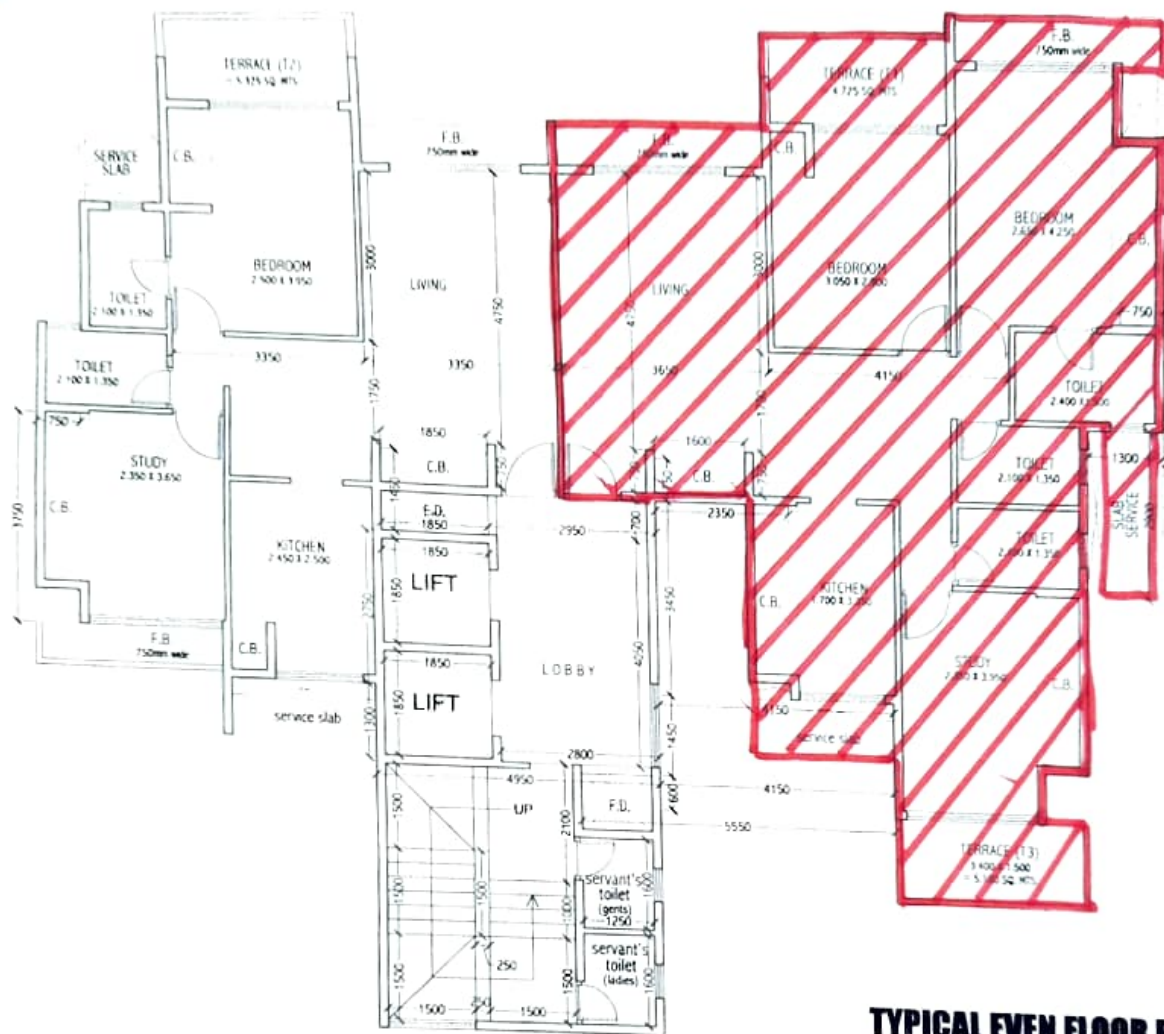
LIST O FLATS ALLOTTED TO M/S PLATINUM PROPERTIES

	FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT		FLAT NO	CARPET SQMT.	
TOWER 1	1 01	71.99	TOWER 5	1201	110.63				
	1 02	53.32		1202	110.63				
	1 01	71.99		1301	110.63				
	1 02	53.32		1302	110.63				
	1 01	71.99		1501	110.63				
	1 02	53.32		1502	110.63				
	1 01	71.99		1601	110.63				
	1 02	53.32		1602	110.63				
	1 01	71.99		1801	110.63				
	1 02	53.32		1802	110.63				
	1 01	71.99		TOWER 6	1101				79.09
	1 02	53.32			1102				79.09
	1 01	71.99			1301				79.09
	1 02	53.32			1302				79.09
	1 01	71.99			1401				79.09
TOWER 2	1 02	53.32	1402	79.09					
	1 01	71.99	1701	79.09					
	1 02	53.32	1702	79.09					
	1 01	71.99	1801	79.09					
	1 02	53.32	1802	79.09					
	TOWER 3	1 01	71.99	TOWER 7	1101	71.99			
		1 02	53.32		1102	53.32			
		1 01	71.99		1201	71.99			
		1 02	53.32		1202	53.32			
		1 01	71.99		1301	71.99			
1 02		53.32	1302		53.32				
1 01		71.99	1401		71.99				
1 02		53.32	1402		53.32				
1 01		71.99	1501		71.99				
1 02		53.32	1502		53.32				
TOWER 4	1 01	79.09	TOWER 8	1601	71.99				
	1 02	53.32		1602	53.32				
	1 01	71.99		1701	71.99				
	1 02	53.32		1702	53.32				
	1 01	79.09		1801	71.99				
	1 02	53.32		1802	53.32				
	1 01	79.09		1301	71.99				
	1 02	53.32		1302	53.32				
	1 01	79.09		1401	71.99				
	1 02	53.32		1402	53.32				
TOWER 4	1 01	79.09	TOWER 8	1501	71.99				
	1 02	53.32		1502	53.32				
	1 01	79.09		1601	71.99				
	1 02	53.32		1602	53.32				
	1 01	79.09		1701	71.99				
	1 02	53.32		1702	53.32				
	1 01	79.09		1801	71.99				
	1 02	53.32		1802	53.32				
	1 01	79.09		1701	71.99				
	1 02	53.32		1702	53.32				
TOWER 4	1 01	79.09	TOWER 8	1801	71.99				
	1 02	53.32		1802	53.32				
	1 01	79.09		1101	71.99				
	1 02	53.32		1102	53.32				
	1 01	71.99		1201	71.99				
TOWER 4	1 02	53.32	TOWER 9	1202	53.32				
	1 01	79.09		1101	71.99				
	1 02	53.32		1102	53.32				
	1 01	79.09		1201	71.99				
	1 02	53.32		1202	53.32				
			TOTAL		6856.2				



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Annex - F



**TYPICAL EVEN FLOOR PLAN
(WING-2, 7, 9)**

DEVELOPERS:
PLATINUM PROPERTIES

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON
PLOT NO. 1, SECTOR - 12, ROAD NO. 1, TALAJA ROAD, KALAMBOLI, NAVI MUMBAI

REGD. OFFICE: 101, Matha's New OS, Sector 12,
Vashi, Navi Mumbai.
Phone: 27654837 / 25174310



For **PLATINUM PROPERTIES**

MTP&E
Partner

उजामबेन

प व ल - ३
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६९ / ६८

Himanshu Bheda & Co.
Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

REPORT ON TITLE

TO WHOMSOEVER IT MAY CONCERN

Sub:- Report on Title in respect of Plot No.04 Sector 20 in village/site Kalamboli admeasuring 16.199.57 sq. mtrs or thereabouts

THIS IS TO CERTIFY that we have perused the documents of **M/S. ATHARVA DEVELOPERS** a partnership firm, registered under the provisions of Indian Partnership Act, 1932 having its registered office at, 604, Vardhaman Palace, Plot No. 48, Sector 17 Vashi, Navi Mumbai - 400 703 (The New Licensees) in respect of Plot No. 04 Sector 20 in village/site Kalamboli admeasuring 16.199.57 sq. mtrs or thereabouts. (hereinafter referred to as the said plot). The same is narrated as under:-

a) The City and Industrial Development Corporation, Maharashtra Ltd., a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation / CIDCO LTD.") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

b) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Sec. 113 of the said Act.

c) By virtue of being the Development Authority, the Corporation has been empowered under Section 115 of the said Act, to dispose off any land acquired by it, or



M. B. Bheda

Handwritten mark

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Himanshu Bheda & Co.

Advocate High Court, Mumbai

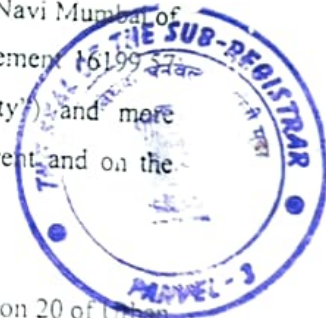
B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

vested into it, in accordance with the proposal approved by the State Government under the said Act.

d) Pursuant to the Application dated 7th March, 2003, made by Dosu Ardeshir Bhiwandiwalla to the City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO), by an Agreement to Lease dated 26th September, 2006 executed by and between CIDCO and the said Dosu Ardeshir Bhiwandiwalla and registered with the Office of Sub-Registrar of Assurances at Panvel under serial No. PVL/7836/2006, the said corporation agreed to grant to the said Original Licensee, a lease in respect of all that piece or parcel of land bearing Plot No. 4, Sector 20, Village Kalamboli, Navi Mumbai of 12.5% erstwhile Gaothan Expansion Scheme) containing by admeasurement 16199 sq.mtrs. or thereabout (hereinafter referred to as "the said Property") and more particularly described in the schedule hereunder written for the lease rent and on the terms and conditions set out therein.

e) The Original licensee applied to CIDCO for exemption under Section 20 of Urban Land (Ceiling and Regulation) Act, 1976) and in exercise of the powers conferred by Sub-Section 1 of Section 20 of the said Act and in view of Government directives dated 3rd April, 2002, the Competent Authority and MD, CIDCO have exempted the said Property from the provisions of Chapter III of the said Act, subject to the conditions set out in order dated 28th November, 2006 issued by CIDCO.

f) By Tri-partite Agreement dated 11th December, 2006 executed by and between CIDCO Dosu Ardeshir Bhiwandiwalla (as the Original licensee) and M/S. ATHARVA DEVELOPERS, a partnership firm, registered under the provisions of Indian Partnership Act, 1932 having its registered office at, 604, Vardhaman Palace, Plot No. 48, Sector 17 Vashi, New Mumbai - 400 703 (The New Licensees), CIDCO Ltd accepted the New Licensees herein as the New Licensees in respect of the said Plot upon such terms &



Secretary

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Himanshu Bheda & Co.

Advocate High Court, Mumbai

1608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

conditions as contained in the said Tripartite Agreement. The said Tripartite Agreement is registered with the office of Sub-Registrar of Assurances at Panvel under Serial No. PVL-3-9235/2006. At the request of the said Original licensee the corporation by its letter dated 26th December, 2006 agreed to transfer lease in respect of the said Property in favour of The New Licensees herein on the terms and conditions as set out therein

g) Thus The New Licensees herein became entitled to develop the said Property on the terms and conditions set out in Agreement to Lease dated 26th September, 2006 and Tripartite Agreement dated 11th December, 2006.

h) The New Licensees have appointed the architect Mr. Soyuz Talib and have got the plans sanctioned from CIDCO vide Commencement Certificate bearing No. CIDCO/BP/ATPO/770 dated 10th April, 2007.

i) By a Development Agreement dated 25-08-2007 executed by and between The New Licensees and the Developer herein The New Licensees granted unto the M/S. PLATINUM PROPERTIES a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its Pan no. AAJFP4159N and having its registered office at Shop No. 1, Vrindavan Park, Plot No. 9, Sector 34 Kamothe, Navi Mumbai (Hereinafter referred to as the Developers), the development right in respect of the said Property to construct residential /commercial buildings on the said Property by utilizing the plans as sanctioned by CIDCO and on such terms and conditions as contained therein. The said Development Agreement is lodged for registration with the Sub Registrar of Assurance under serial no 687-2007.



ii) As per the terms of the said Development Agreement, apart from the monetary consideration already paid by the Developers to the New Licensees, the Developers have also agreed to construct and hand over to the New Licensees certain premises to be constructed in the said project. The Developers are entitled to sell, transfer, and assign all the balance premises to such third parties as the Developers may deem fit, necessary and proper.

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Himanshu Bheda & Co.

Advocate High Court, Mumbai

6TH FLOOR, GRCMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400.703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

k) In the above circumstances, the Developers are entitled to develop the said plot by constructing a building as per the building plans duly sanctioned by the concerned authority.

l) In the circumstances, subject to the compliance of the terms & conditions of the Agreement to Lease dated 26th September, 2006, Tri-partite Agreement dated 11th December, 2006, Commencement Certificate bearing No. CIDCO/BP/ATPO/770 dated 10th April, 2007, Development Agreement dated 25-08-2007 in respect of the above plot, the title of M/S. ATHARVA DEVELOPERS to the above plot is clear & marketable & free from registered encumbrances and M/S. PLATINUM PROPERTIES are entitled to Construct the Buildings on the said Plot in accordance with the sanctioned Building Plans.

THE SCHEDULE ABOVE REFERRED TO:-

Plot No.04 Sector 20 in village/site Kalamboli Navi Mumbai admeasuring 16,199.57 sq. mtrs or thereabouts

On or towards the North by- 50.00 mtrs. Belt from exist Mangroves

On or towards the South by- Prop. 15.00 Mtrs. Wide road

On or towards the East by - Open Space

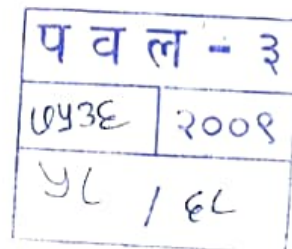
On or towards the West by- Prop. 15.00 mtrs. Wide road.

DATED THIS 8th DAY OF January, 2008
For Himanshu Bheda & Co.



Himanshu Bheda

Proprietor.



Annexure "E"

सिडको
Sub-Registrar

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

वसाहत विभाग, पहिला मजला,
सिडको भाग, सी.बी.डी. वेसापूर,
नवी मुंबई ४०० ६१४

सिडको / वसाहत / एनए / साटप / कळवोली / २५८ / २००६ /

दिनांक २६/१२/२००६

प्रति,

श्री. राजेंद्र डी. सुराणा वगैरे ३,
भागिदार मेसर्स - अथर्व डेव्हलपर्स,
६०४, वर्धमान पॅलेस
फ्लॉट नं - ४८, सेक्टर-१७,
वाशी, नवी मुंबई.

विषय - साडेचारा टक्के योजनेनुसार कळवोली नोड मधील सेक्टर-२०
मध्ये कळवोली रोड वाटप करण्यात आलेल्या भूखंड क.०४ च्या
हस्तांतरणाबाबत.

संदर्भ - आमच्या कार्यालयाचे पत्र क.सिडको/वसाहत/ कळवोली/ साटप
२५८/२००६, दिनांक - २४.११.२००६

महोदय,

श्री. डोसू अरदेशर भिळंडीयाला यांना साडेचारा टक्के योजनेप्रमाणे मोजे कळवोली, सेक्टर-२० येथे
वाटप करण्यात आलेला भूखंड क.०४ क्षेत्र १६१९९.५७ चौ.मी. श्री. राजेंद्र डी. सुराणा, सोनल अग्रवाल,
अंकित अग्रवाल भागिदार मेसर्स - अथर्व डेव्हलपर्स यांचे नावे हस्तांतरित करण्यास वरील
आलेल्या परवानगी देण्यात आले आहे.



उपरोक्त भूखंडाचा त्रिभुजाकार करारनामा दिनांक ११.१२.२००६ रोजी सिडको, श्री. डोसू अरदेशर भिळंडीयाला
द. श्री. राजेंद्र डी. सुराणा, सोनल अग्रवाल, अंकित अग्रवाल भागिदार मेसर्स - अथर्व डेव्हलपर्स, यांच्यामध्ये
करण्यात आला असून या त्रिभुजाकार करारनाम्याची नोंदणी दुय्यम निबंधक पनवेल - ३ यांचेकडे नोंदणी
क्रमांक १२३५-२००६ दिनांक ११.१२.२००६ अन्वये करण्यात आलेली असल्याने व सदर करारनाम्याची
न्याय्यता आपण आमचेकडे सादर केले असल्यामुळे उपरोक्त भूखंडास परवानाधारक म्हणून श्री. राजेंद्र डी.
सुराणा वगैरे ३, भागिदार मेसर्स - अथर्व डेव्हलपर्स यांचे नावे सिडकोच्या दफ्तरी नोंदण्यात आले आहे.

कळवोली

आपला विश्वासू

वसाहत अधिकारी (१)

पत्र - श्री. डोसू अरदेशर भिळंडीयाला
३८-पहिला मजला, वेसापूर
नवी मुंबई - ४०० ६१४

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घोषणापत्र

आज दिनांक १th माहे NOV 2009 रोजी मी महेश

नामग्री पत्रेक याद्वारे घोषित करतो की, दुय्यम निबंधक क्र. ३ यांचे कार्यालयात करारनामा

आला आहे. मी अश्वी डेवळपर्स लॉफे भावदार या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. या इत्यादी यांनी दिनांक 30/04/08

रोजी दिलेल्या कुलमुखत्यारपत्राआधारे मुखत्यारपत्रात नमूद केलेली / न केलेल्या खालील नमूद मालमत्तेचे मुखत्यारपत्र अन्वये खालील मिळकतीचे वर्णन फ्लॉट नं. 801 मजला 87 विंग. प्लॉट नं. 04

इमारतीचे नाव द स्प्रिंग्स रोबटर 20 कळंबीळी

एकूण दात्रफळ वौ. फुट बिल्ट अप चिर्की खंदाचीचा दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणा-याचे रद्द केलेले नाही अथवा देणा-या व्यक्तीपैकी कुणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे रद्द बायल ठरलेले नाही. सदर मुखत्यारपत्र पूर्णपणे वेध असून अरोक्त फुडी करण्यास मी पूर्णपणे सक्षम आहे. मी असे जाहीर करतो व, सदरच्या दस्तऐवजाच्या तुर्तित कानून आढळून आल्यास मी त्यास अर्थात अर्थात 9908 चे कलम 12 अन्वये शिर्षक पात्र राहिले याची मला जबाब आहे.



कुलमुखत्यारपत्र धारकाने नात व सही

मी / आम्ही श्री. उत्तमबेन पारसमळ जैन याद्वारे घोषित करतो की, लिहून देणार श्री. महेश नामग्री पत्रेक यांचे कु. गु. म्हणून मी महेश नामग्री पत्रेक यांनी दस्तासोबत दिलेल्या कुलमुखत्यारपत्रागे आम्ही अतलाकून करून रयाची सत्यता पडताळणी केली आहे व त्यासोबत पुर्णपणे खात्री करून घेतली आहे. याबाबत मुखत्यारपत्र खरे असल्याची जबाबदारी आम्ही स्विकारत आहोत.

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दिनांक 9/11/09

उत्तमबेन ✓

लिहून देणार नात व सही

Share Certificate

THE SPRINGS CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Regn. No.: N.B.O.M. / CIDCO. HSG (T.C.) 5657 / JTR / 2014 - 2015

Plot No. 4, Sector - 20, Roadpali, Kalamboli, Navi Mumbai - 410 218. E-mail: thesprings2014@gmail.com

Share Certificate No 303

Folio No. _____

No. of Shares 10

THE SPRINGS CO-OPERATIVE HOUSING SOCIETY LTD. Authorised Share Capital
Rs. 1,64,500/- divided into **3290** Share of **Rs. 50/-** each. Registration No. **N.B.O.M./CIDCO. HSG**
(T.C.)5657/JTR/2014-2015 dated **31st July, 2014**

This is to certify that **Mrs. Ugamben Parasmal Jain of Flat No. 1-801** is the registered holder of **TEN** fully paid up shares of **Rs. 50/- (Rupees Fifty Only)** each, distinctive numbers from **3021 to 3030**, both inclusive, in **THE SPRINGS CO-OPERATIVE HOUSING SOCIETY LTD.,** subject to the bye-laws of the said Society. Given under the common seal of the said society at **Roadpali** on this **04th** day of **August, 2018**


Chairman


Secretary


Authorised MC Member

