

REGISTRATION NO.

पावती

Original/Duplicate

Friday, January 18, 2013

नोंदणी क्र. :39म

1:36 PM

Regn.:39M

पावती क्र.: 609 दिनांक: 18/01/2013

गावाचे नाव: कावेसर

दस्तऐवजाचा अनुक्रमांक: टनन2-606-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनुज - जैन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2060.00

पृष्ठांची संख्या: 103

एकूण:

रु. 32060.00

आपणास हा दस्तऐवज अंदाजे 1:56 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

सह दुय्यम नोंदणीक, रजिस्ट्रार कार्यालय, मुंबई

बाजार मूल्य: रु.5621000/-

मोवदला: रु.9080000/-

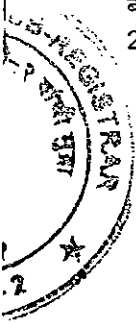
भरलेले मुद्रांक शुल्क : रु. 454000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 610835 दिनांक: 24/12/2012

बँकेचे नाव व पत्ता: HDFC Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 2060/-



Annu Jain.
मुख्य दस्त मिळाला



18/01/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

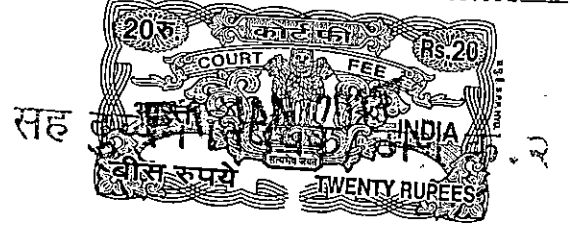
दस्त क्रमांक : 606/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	9080000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5621000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	



(5) क्षेत्रफळ	1) 107.06 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	

(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) नाव:-मे. कांसमोस लाईफ स्टायलम तर्फे भागिदार कानजी वी. रिटा व सूरज आर्. परमार यांचे कु.मु. इंद्र कांत - शर्मा वय:-49; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: अरिहंत विलिंग, ब्लॉक नं: टेंवी नाका, रोड नं: ठाणे प, . पिन कोड:-400601 पॅन नं:-AAGFC7714B
2): नाव:-मे. रिद्धीसिद्धी डेव्हलपर्स प्रा. लि. तर्फे संचालक रवी झुनझुनवाला यांचे कु.मु. इंद्र कांत - शर्मा वय:-49; पत्ता:-प्लॉट नं: 45, माळा नं: -, इमारतीचे नाव: मेकर चेंबर, ब्लॉक नं: 233 नरीमन पॉइंट, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AAACR0426N

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-अनुज - जैन वय:-33; पत्ता:-प्लॉट नं: ए/701, माळा नं: 7, इमारतीचे नाव: रुणवाल रेजेन्सी, ब्लॉक नं: माजिवडे, रोड नं: ठाणे प, . पिन कोड:-400601 पॅन नं:-AFIPJ1799N

(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2012
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2013
(11) अनुक्रमांक, खंड व पृष्ठ	606/2013
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	454000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक, ठाणे क्र. 2 THANE - 2

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Friday, January 18, 2013
12:47:57PM

विक्रमाचे वर्ष 2012
जिल्हा ठाणे
प्रमुख मुख्य विभाग 11-गावाचे नाव : कावेसर (ठाणे महानगरपालिका)
उप मुख्य विभाग 11/43 - 2क-1) रस्त्यापासून दूर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील मिळकती वगळून उर
क्षेत्राचे नांव Navi Mumbai/Thane
महर्षे नंबर इतर -

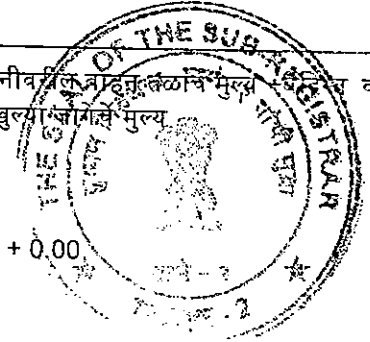
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
10600.00	50000.00	65000.00	81300.00	65000.00
मिळकतीचे क्षेत्र	107.06	बांधकामाचे वर्गीकरण	1-आर सी सी	
मिळकतीचा दप्तर	निवासी सदनिका	उद्भावहन सुविधा	आहे	
मिळकतीचा प्रकार	बांधीव	बांधकामाचा दर		
मिळकतीचे वय	0 TO 2 वर्षे	मजला	5th to 10th Floor	

$$\begin{aligned} \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} &= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार नविन दर}) * \text{मजला निहाय घट/वाढ} \\ &= (50000.00 * 100 / 100) * (105.00 / 100) \\ &= 52500.00 \end{aligned}$$

$$\begin{aligned} \text{A) मुख्य मिळकतीचे मूल्य} &= \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} * \text{मिळकतीचे क्षेत्र} \\ &= 52500.00 * 107.06 \\ &= 5620650.00 \end{aligned}$$

$$\begin{aligned} \text{एकात्रेत अंतिम मूल्य} &= \text{अंतिम मूल्य दर} + \text{तळघराचे मूल्य} + \text{पोटमाळ्याचे मूल्य} + \text{खुल्या जमिनीवरील वाहतूक करचे मूल्य} + \text{वाहन करचे मूल्य} \\ &+ \text{लगतच्या गल्लीचे मूल्य} + \text{वरील गल्लीचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जमिनीचे मूल्य} \\ &= A + B + C + D + E + F + G + H \\ &= 5,620,650.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 \\ &= 5,620,650.00 /- \end{aligned}$$



ट न न - २
दस्तावेज क्रमांक २०६/२०१३
१ / १०३



ग्राहक प्रति Customer's Copy	क्र.सं. Sr. No.	तारीख Date	25/12/2012
खाता सं. Acct. No.	37200010056	आईडीबीआई बैंक खाता स्टांप इयूटी इडी बैंक A/C stamp duty	
दस्तावेज के प्रकार Type of Document	Agreement for Sale		
स्टांप के प्रकार Type of Stamp	विशेष एडेसिव Special Adhesive		
फ्रैंकिंग मूल्य Franking Value	₹. Rs.	4,54,000/-	
सेवा प्रभार Service Charges	₹. Rs.	6/-	
कुल Total	₹. Rs.	4,54,010/-	
स्टांप इयूटी अदाकर्ता का नाम व पता Name of stamp duty paying party	Mr. Anuj Jain		
डीडी/चेक सं. DD/Check No.	10846		
बैंक का नाम/ब्रांच/ड्रायिंग बैंक Name of Bank/branch/Drawing Bank Ltd.	INDIA LTD		
क्र.सं. प्रयोगकर्ता के हस्ताक्षर/पुर्चसेर/आप्लिकेंट का नाम/आवेदक के हस्ताक्षर/Signature of Purchaser/Applicant	Anuj Jain		
क्र.सं. प्रयोगकर्ता के हस्ताक्षर/पुर्चसेर/आप्लिकेंट का नाम/आवेदक के हस्ताक्षर/Signature of Purchaser/Applicant	Anuj Jain		
डीडी सं. DD No.	10846		
फ्रैंकिंग मूल्य Franking Value	₹. Rs. 4,54,000/-		
सेवा प्रभार Service Charges	₹. Rs. 6/-		
कुल Total	₹. Rs. 4,54,010/-		
स्टांप इयूटी अदाकर्ता का नाम व पता Name of stamp duty paying party	Mr. Anuj Jain		

उमट मुद्रांक फ्रैंकिंग आल्ट्रा व्हायलेट लैम्प खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकार्याशी दुरुध्वनी करून संपर्क साधून मेळ बरोबर आदळून आला

सह/दुय्यम निबंधक, ठाणे क्र. 2
जिल्हा-ठाणे

त न न - २

दस्ता क्रमांक १०९३

2/903

क्र.सं. प्रयोगकर्ता के हस्ताक्षर/पुर्चसेर/आप्लिकेंट का नाम/आवेदक के हस्ताक्षर/Signature of Purchaser/Applicant

Authorised Signatory

AGREEMENT FOR SALE


THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 31st day of DEC. 2012 BY AND BETWEEN **COSMOS LIFESTYLES**, a partnership firm, through its partners, duly registered under the provisions of Indian Partnership Act, 1932, having its office at 201, Arihant, Agyari Lane, Tembhi Naka, Thane (W), hereinafter referred to as **"PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivor or survivors of them and the respective heirs, executors, and administrators of such last survivor, their successors and permitted assigns) of the First Part;

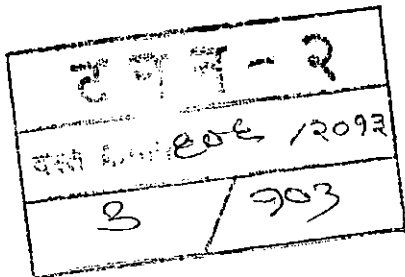
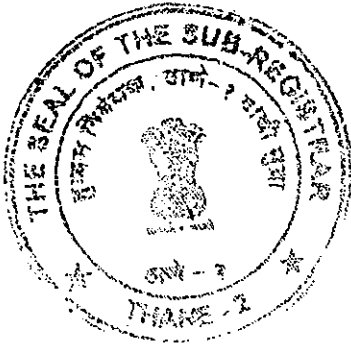


Industrial Development Bank of India Ltd.
Korambur Head Office, Swarnajayanti Road, Our Side Dadar Railway, Dadar (E), Mumbai-400 014.
D-S/STP/W/C.R. 1007/13/08/1113-16/14

शिरा 27868
160002
R. 04540001-P85319
SPECIAL ADHESIVE
DEC 26 2012
16:23

Purchaser's sign :	Promoter's sign :	Confirming Party's sign;
Anuj Jain	K.B. Patil	[Signature]

NAME OF THE DOCUMENT	AGREEMENT FOR SALE
IF REGISTRABLE NAME OF S.R.O	-----
FRANKING UNIQUE NO.	
PROPERTY DESCRIPTION IN BRIEF	G.B.ROAD, THANE (W)
CONSIDERATION AMOUNT	₹ 9080000 /-
STAMP PURCHASER NAME	MR. ANUJ JAIN. ✓
NAME OF THE OTHER PARTY	"RIDDDHI SIDDHI DEVELOPERS PVT. LTD. ✓
IF THROUGH NAME & ADDRESS	-----
STAMP DUTY AMOUNT IN WORDS	(RUPEES FOUR LAC FIFTY FOUR THOUSAND ONLY) ✓
AUTHORISED PERSON'S FULL SIGNATURE & SEAL	<i>seenuapnka</i> 



AND

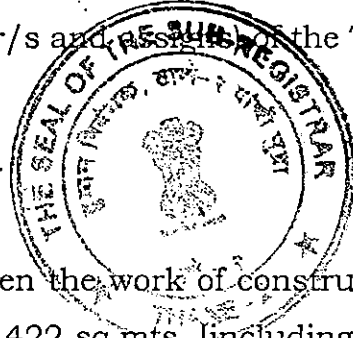
MR. ANUJ JAIN (AGE - 33 YRS) PAN CARD NO:-AFIPJ1799N adult/s and residing at **A-701, RUNWAL REGENCY, MAJIWADE, THANE(W)-400601,** hereinafter referred to as the **"PURCHASER/S"**, (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include his/her/their respective heirs, executors, administrators and assigns) of the Second PART;

AND

RIDDHI SIDDHI DEVELOPERS PVT. LTD., a Company incorporated and registered under the provisions of Companies Act, 1956, having its registered office at 45, Maker Chambers III, 223 Nariman Point, Mumbai-400 021, hereinafter referred to as the **"CONFIRMING PARTY"/"the Owners/Developers"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include it's successor/s and assigns) of the Third Part;

THE PREMISES:

WHEREAS the Promoter has undertaken the work of construction on the land admeasuring about 48106.422 sq.mts. [including area under reservations namely set back area, D.P. Road 30 mts. & 40 mts.wide), Amenities Open Space and 10% R.G., handed over to TMC] lying, being and situate at village Kavesar, Thane in the



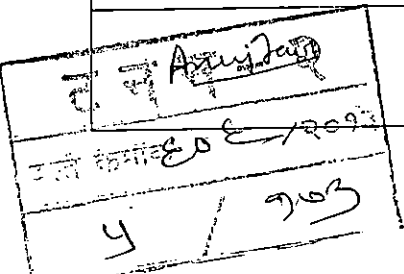
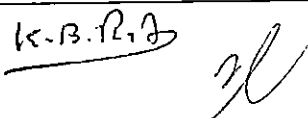

Purchaser's sign :	Promoter's sign :	Confirming Party Sign:

रजिस्ट्रार - २
दस्तावेज क्र. १०६/२०१३
४ / १०३

Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation out of the larger property more particularly described in the First Schedule hereunder written; the said land admeasuring about 48106.422 sq.mts. is hereinafter referred to as the 'said property' and more particularly described in the Second Schedule hereunder written; 7/12 extracts of the said property is annexed herewith as **ANNEXURE 'A'**;

AND WHEREAS the Purchaser/s herein was/were interested in purchasing and acquiring the premises suitable to his/her/their needs and purposes in the vicinity of the said larger property, and having come to know about the development of the said property by the Promoters, approached the Promoters and showed his/her/their willingness to purchase and acquire on ownership basis, the premises to be situated in the building being erected on the said property;

AND WHEREAS the Purchaser being interested in purchasing and acquiring one flat/shop/office being **FLAT /shop/office NO. 8A** of an area admeasuring about **960 SQ. FEET (CARPET)** on **8TH** floor including balcony area, in the building no. 1/2/3/4/5/6/7/8 to be known as **Solitaire-A Wing/SOLITAIRE-B WING, Sapphire-1, Sapphire-2, Sapphire-3, Opal-1, Opal-2, Ruby-1, Ruby-2** (hereinafter referred to as the 'said Building') in **PHASE-1, PHASE-II, & PHASE-III** the project known as **COSMOS JEWELS** being developed on the said property and as shown in the floor plan annexed herewith and marked as **ANNEXURE 'B'** by hatched lines; which flat is hereinafter referred to as '**SAID PREMISES**' and more particularly described in the Third Schedule hereunder written, requested to the Promoters to sell and allot the said premises to him/her/them and the parties then after negotiations finalized the sale


Purchaser's sign :	Promoter's sign :	Confirming Party Sign:
		

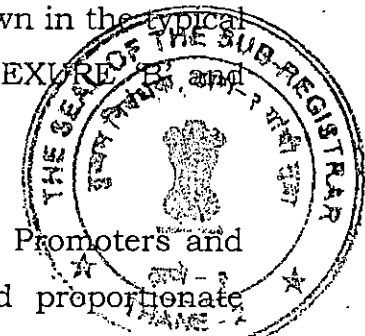
price/consideration, which is **Rs.9080000/- (RUPEES NINETY LACS EIGHTY THOUSAND ONLY)** (which includes Share Application amount Rs. 511/- , Advance of Maintenance Charges for one year Rs. 50,880/-, M.S.E.B. & S.L.C. Charges, Development Charges, and proportionate price of common areas and facilities, society formation charges and along with common amenities) and to be paid in the manner mentioned below in the Price and Payment Schedule of this Agreement;

WHEREAS being satisfied about the entire development scheme with the knowledge of all the facts and about the rights of the Promoters hereinbelow mentioned; and after inspection of the plans and amenities to be provided to the respective flats, the Purchaser has agreed to purchase and the Promoters along with the Confirming Party have agreed to sell the said premises subject to the terms and conditions mentioned herein, shown in the typical floor plan annexed herewith and marked as ANNEXURE B and shown by red colour boundary line;

AND WHEREAS along with the said premises the Promoters and Confirming Party have also provisionally allotted proportionate parking facility in the ~~open area / stilt area / stack area /~~ **PODIUM AREA** for the sake of convenience and the same shall be subject to confirmation by Society / Limited Company / Apex Body as the case may be in future; however the Promoter shall allot provisional parking number of the allotted parking area to the Purchaser at the time of handing over the possession of the said premises to the Purchaser;

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

Purchaser's sign :	Promoter's sign :	Confirming Party Sign:
<u>Anuj Jain</u>	<u>K.B.R.J</u>	

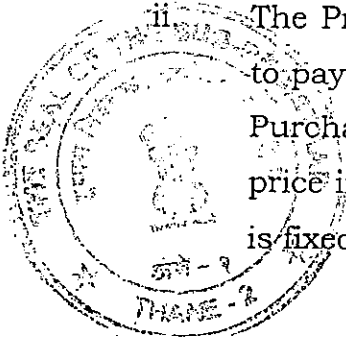


र न न - २
दस्ता ब्रमांक ६० ६ / २०१३
६ / १०३

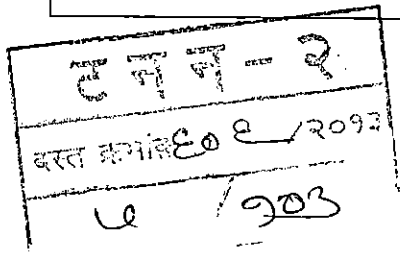
1) **PRICE AND PAYMENT SCHEDULE:**

- i. The Purchaser/s hereby agree/s to purchase from the Promoters and Confirming Party and the Promoters and Confirming Party hereby agree to sell to the Purchaser/s the said premises i.e. one **FLAT BEING NO.8A** of an area admeasuring **960 SQ. FEET (CARPET)**, to be situated on **8TH** floor in the building (Tower) to be known as **SOLITAIRE 'B' WING - PHASE - I** in the project known as "**COSMOS JEWELS**", to be erected/being constructed on the said property, and as shown in the floor plan annexed herewith and marked as mentioned herein above as **ANNEXURE 'B'**, for the lumpsum consideration (which includes proportionate price of common area and facilities) of **Rs.9080000/- (RUPEES NINETY LACS EIGHTY THOUSAND ONLY)** together with the fittings, fixtures and amenities, more particularly listed and specified in the List of internal Amenities and Specifications marked as **ANNEXURE 'C'** annexed herewith; the list of external amenities are specified in the list marked as **ANNEXURE 'D'**; the list of common areas and facilities are specified in the list marked as **ANNEXURE 'E'**;

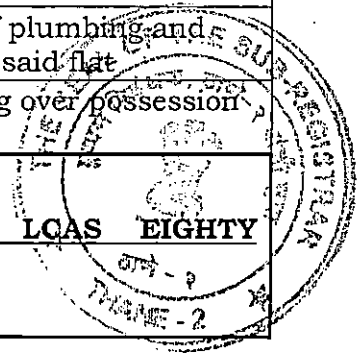
- ii. The Promoters have placed proposal before the Purchaser/s to pay purchase price as per the details given below and the Purchaser/s has/have agreed to pay the aforesaid purchase price in time; and, accordingly, the abovesaid purchase price is fixed and finalized.



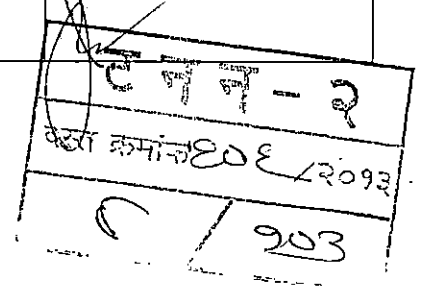
Purchaser's sign :	Promoter's sign :	Confirming Party Sign:
<u>Amey Jain</u>	<u>K.B.R.A</u>	<u>[Signature]</u>



SR. NO.	AMOUNT	%	DESCRIPTION
A]	Rs. 1362000/-	15%	paid on or before execution hereof.
B]	Rs. 454000/-	5%	on completion of plinth.
C]	Rs. 272400/-	3%	on casting 2nd slab.
D]	Rs. 272400/-	3%	on casting 4th slab.
E]	Rs. 272400/-	3%	on casting 6th slab.
F]	Rs. 272400/-	3%	on casting 8th slab.
G]	Rs. 272400/-	3%	on casting 10th slab.
H]	Rs. 272400/-	3%	on casting 12th slab.
I]	Rs. 272400/-	3%	on casting 14th slab.
J]	Rs. 272400/-	3%	on casting 16th slab.
K]	Rs. 272400/-	3%	on casting 18th slab.
L]	Rs. 272400/-	3%	on casting 20th slab.
M]	Rs. 272400/-	3%	on casting 22nd slab.
N]	Rs. 272400/-	3%	on casting 24th slab.
O]	Rs. 272400/-	3%	on casting 26th slab.
P]	Rs. 272400/-	3%	on casting 28th slab.
Q]	Rs. 272400/-	3%	on casting 30th slab.
R]	Rs. 544800/-	6%	on completion of Brick work of the said flat.
S]	Rs. 544800/-	6%	on completion of internal and plaster of the said flat.
T]	Rs. 544800/-	6%	on completion of external plaster of the said flat.
U]	Rs. 635600/-	7%	on commencement of Tiling & Flooring work of the said flat.
V]	Rs. 635600/-	7%	on commencement of plumbing and electrical work of the said flat.
W]	Rs. 272400/-	3%	at the time of handing over possession of the said flat.
TOTAL	Rs. 9080000/-	100%	[RUPEES NINETY LACS EIGHTY THOUSAND ONLY]

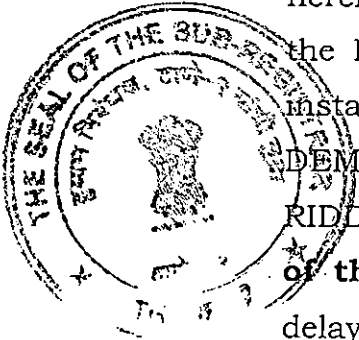


Purchaser's sign :	Promoter's sign :	Confirming Party Sign:
<i>Anny Jais</i>	<i>K.B. Raj</i>	

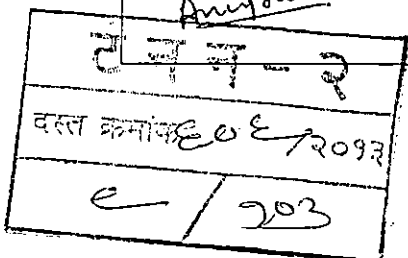


iii. As per the Joint Development Agreement entered into between the Promoters and the Confirming Party the sale proceeds are required to be deposited in a designated account. Accordingly Promoters and the Confirming Party have opened a designated account "Cosmos Riddhi Siddhi Developers". The purchasers shall pay the entire consideration by issuing A/c Payee Cheque or Demand Draft drawn in favour of "Cosmos Riddhi Siddhi Developers" only. All the payments made by the purchasers by issuing cheque in favour of the said account "Cosmos Riddhi Siddhi Developers" will discharge the purchasers of their obligations to pay the purchase consideration as aforesaid.

iv. The Promoters and Confirming Party doth hereby admit and acknowledge the receipt of the amount as mentioned in clause (a) above and doth hereby release and discharge the Purchaser from the payment thereof and or every part thereof. The balance consideration amounting to **Rs.72,64,000/- (RUPEES SEVENTY TWO LACS SIXTY FOUR THOUSAND ONLY)** shall be payable by the Purchaser/s to the Promoters in the manner contended hereinabove. The Purchaser/s has/have been informed by the Promoters that all payment payable as per above said installments, shall be paid by A/C PAYEE CHEQUE or DEMAND DRAFT, PAYABLE IN THE NAME OF "COSMOS RIDDHI SIDDHI DEVELOPERS". **Time shall be the essence of this contract.** The Purchaser/s shall not commit any delay and/or default in the payment of any of the installments hereinabove. After completion of plinth and/or respective slab and/or maturing of respective installment in the manner mentioned hereinabove, the Promoters shall issue a letter/notice to that effect at the address of the



Purchaser's sign :	Promoter's sign :	Confirming Party Sign:
<i>Amjain</i>	<i>K-B-Rid</i> <i>al</i>	<i>[Signature]</i>

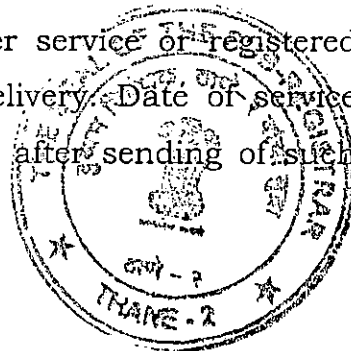


Purchaser/s mentioned hereinabove. The aforesaid payments shall be made by the Purchaser within [7] days of letter/notice in writing by the Promoter to be given as hereinafter mentioned.

Without prejudice to the Promoter's and Confirming Party's other rights under this Agreement and/or in law, the Purchaser agrees to pay to the Promoter and Confirming Party an interest at the rate of 18 % per annum on all the amounts which become due and payable by the Purchaser to the Promoter and Confirming Party under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoter and Confirming Party until the date such outstanding amount is received by the Promoter and Confirming Party.

LETTER/NOTICE:

Any notice to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details first set out above. Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have been properly given, if sent through registered letter, courier service, personal delivery or facsimile date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. Date of service of facsimile notice shall be the business day after sending of such facsimile.



- v. The Purchaser/s doth hereby declare and assure to pay to the Promoter, the following charges besides the purchase price consideration whenever demanded by the Promoter:

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SR. NO.	AMOUNT - ₹		DESCRIPTION
A	Rs.	2,80,572/-	For Service Tax
B	Rs.	90,800/-	For Value Added Tax (VAT)
C	Rs.	28,800/-	For Labour Welfare Cess
TOTAL	Rs.	4,00,172/-	(RUPEES FOUR LACS ONE HUNDRED SEVENTY TWO ONLY)

The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser/s as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or a Company or apex body or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

Until the Society/Limited Company/apex body is formed and the said property and the said building transferred to it, the Purchaser/s shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters.

The Purchaser/s further agrees that till the Purchaser/s share is so determined, after one year from the date of handing over the possession of the said premises to the Purchaser/s and till the formation of Society/Limited Company/apex body, the Purchaser shall pay to the Promoters provisional monthly contribution of Rs. 5/- per sq. ft. (on carpet area) per month towards the outgoings.



- vi. The Purchaser/s hereby agree/s that he/she/they shall not be entitled to question either the quantum of such amount nor claim any interest thereon. In addition to above

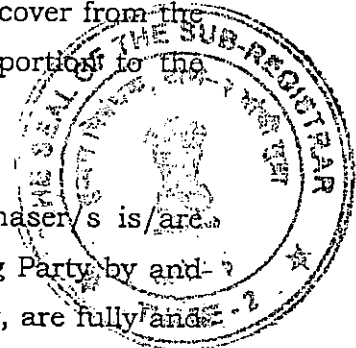
Purchaser's sign :	Promoter's sign :	Confirming Party Sign:
<i>Anny Jain</i>	<i>K.B. Raj</i>	<i>[Signature]</i>

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mentioned charges the Purchaser/s are/is also liable to pay service tax, vat and/or any other taxes as may be applicable or made applicable to the transaction arrived at by this Agreement by and between the Purchaser/s, Promoters and the Promoters shall always be entitled to recover from the Purchaser/s such taxes and charged in proportion to the area of the said premises.

vii. The Purchaser/s further undertake/s to pay any additional charges if at all actually incurred by the Promoters in respect of abovementioned heads in proportion to the area of the said flat. In addition to above mentioned charges the Purchaser/s is/are also liable to pay service tax, cess, vat and/or any other taxes as may be applicable or made applicable to the transaction arrived at by this Agreement by and between the Purchaser/s hereunder written and Promoters and Confirming Party and the promoters and confirming party shall always be entitled to recover from the Purchaser/s such taxes and charged in proportion to the area of the said premises.

viii. Unless and until all the amounts the Purchaser/s is/are liable to pay to the Promoters and Confirming Party by and under this agreement and/or otherwise in law, are fully and completely paid, the Purchaser/s shall not be entitled to transfer/agree to transfer his/her/its/their interest in the said premises and/or the benefits of this agreement to any one else in whatsoever manner. Even after full and final payment of all such amounts, the Purchaser/s shall not be entitled to transfer/agree to transfer/assign the said premises and/or his/her/its/their interest in the said premises and/or benefits of this agreement to any one else in whatsoever manner unless the written consent of the Promoters is obtained. However, upon registration of the proposed society and the conveyance of the said property in favor of such society, it shall not be obligatory on the part of the Purchaser/s to obtain such consent. While giving



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written consent the Promoters shall be entitled to demand from the Purchaser/s by way of transfer charges and administrative and other cost, charges and expenses, such amounts as may be deemed just and proper by them in their sole discretion.

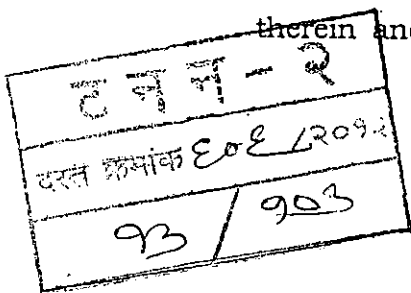
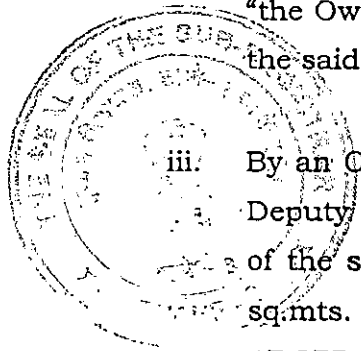
2) **TITLE:** Before purchasing the said premises from the Promoter, the Purchaser has verified the title of the Promoter and the Confirming Party to the said property.

i. Originally M/s. Surfactant Ltd. was seized and possessed of and/or otherwise well and sufficiently entitled to the land situate at village Kavesar, Thane in the Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation admeasuring 18 acres and 9.08 gunthas i.e. 73831.3 sq.mts. or thereabout as per documents and 73,379.36 sq.mts. as per revenue records, alongwith buildings and structures standing thereon (the said Larger Property) more particularly described in the First Schedule hereunder written.

ii. In the year 1972, the said Surfactant Ltd. was amalgamated with one Bombay Wire Ropes Ltd. (hereinafter referred to as "the Owners") and since then the Owners became entitled to the said larger property.

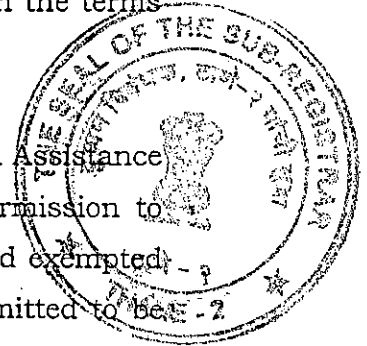
iii. By an Order dated 29.12.1984 passed u/s. 8(4) of ULC Act, Deputy Collector and Competent Authority declared that out of the said larger property an area admeasuring 25,955.49 sq.mts. or thereabout is retainable land and balance area of 47,875.87 sq.mts. is surplus vacant land.

iv. By a Development Agreement dated 26.2.1988 made between the Owners and the Confirming Party herein, the Owners granted development rights in respect of the said larger property more particularly described in the First Schedule hereunder written on the terms and conditions contained therein and retained with them the part of the said larger



property admeasuring 10884.09 sq.mts. which actually admeasured 11110.70 sq. mtrs. (hereinafter referred to as 'the said portion') more particularly described in the Fourth Schedule hereunder written alongwith the structures standing thereon having built-up area of 2454.50 sq.mts.

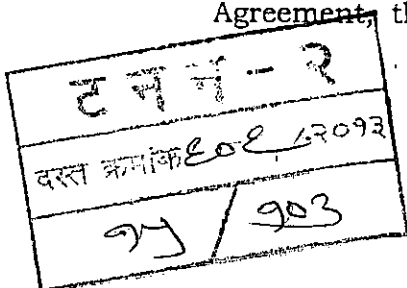
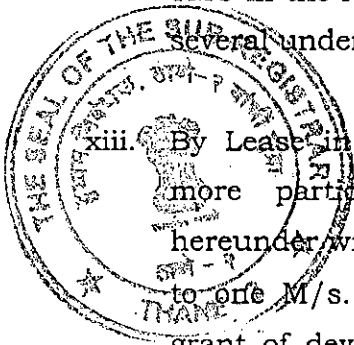
- v. By the said Supplemental Agreement dated 27.6.1990, the Owners confirmed having received entire consideration payable by the Confirming Party to the Owners in accordance with the Agreement dated 26.2.1988 and handed over quiet, vacant and peaceful possession of the said part of the entire property to the Confirming Party.
- vi. Pursuant to the said Agreement the Owners also executed three Powers of Attorney all dated 11.03.1988 in favour of the nominees of the Confirming Party.
- vii. By Order dated 16.2.1991 passed by Deputy Secretary, Housing and Special Assistant Department, the State Government exempted the surplus vacant land on the terms and conditions therein contained subject to handing over to the Government an area of 10,368.96 sq. mts. on the terms and conditions therein contained.
- viii. By an Order dated 8.3.1991 Housing and Special Assistance Department, the State Government gave the permission to undertake composite development of surplus land exempted u/s.20 (1) (a) of the ULC Act with the land permitted to be retained u/s. 8(4).
- ix. As per the draft Development Plan of Thane, certain areas were proposed to be reserved for various reservations, and therefore the State Government by its Order dated 15.3.1991 directed that in the first instance an area of 6777.46 sq.mts. (out of 10368.96 sq.mts.) may be surrendered, accordingly a portion of the said Larger Property admeasuring 6777.625



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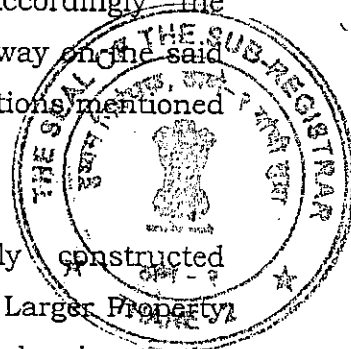
sq.mts. was surrendered to the Government vide possession receipt dated 28.9.1992.

- x. As per the sanctioned Development Plan, part of the said larger property admeasuring 3950 sq. mtrs. is reserved for 30/40 mtr. wide D. P. Road, while an area of 5465.37 sq. mtrs. is reserved for Secondary School and an area of 525.00 sq.mts. is reserved for primary school. In addition thereto, an area of 2522.50 sq. mtrs. is shown as setback for widening of Ghodbunder road.
- xi. A small triangular portion admeasuring 288.00 sq.mts. got separated from the said Larger Property by the proposed D.P. road. The Confirming Party intends to retain this triangular portion for future development. Similarly, the Confirming Party intends to retain another portion admeasuring 1106.245 sq.mts. out of the said Larger Property.
- xii. As per the prevailing D.C. rules, out of the said Larger Property, the Confirming Party have handed over to Thane Municipal Corporation an area of 3366.532 sq.mts. as 10% R.G. and an area of 3534.176 sq.mts. as Amenities Open Space. The same are yet to be transferred in the name of TMC in the revenue records. The Confirming Party has given several undertakings/declarations to TMC.
- xiii. By Lease in Perpetuity dated 26.4.1997, the said Portion more particularly described in the Fourth Schedule hereunder written was given on lease by the Original Owners to one M/s. Avinash Organics Pvt. Ltd. By Agreement for grant of development rights dated 12.7.2002, the Original Owners and the said M/s. Avinash Organics Pvt. Ltd., granted development rights to the Owners/Developers herein, in respect of the said Portion more particularly described in the Fourth Schedule hereunder written, on the terms and conditions therein contained; Pursuant to the said Agreement, the said M/s. Avinash Organics Pvt. Ltd. also



executed a Power of Attorney dated 12.07.2002 in favour of the Owners/Developers/Confirming Party herein.

- xiv. By Agreement dated 16.2.2004 read with Supplementary Agreement dated 29.6.2004, the Original Owners/Confirming Party herein granted development rights in respect of the said Portion more particularly described in the Fourth Schedule hereunder written to M/s. Riddhi Siddhi Developers, with a right to demolish existing structures and to consume FSI of 2454.50 sq.mts. already consumed therein along with right to load TDR not exceeding 727 sq.mts. thereon.
- xv. Save and except the FSI/TDR of 3084.688 sq.mts. already utilized while developing the said portion, the Promoters / Confirming Party are entitled to utilize entire balance FSI/TDR in respect of the said Property including the said portion more particularly described in the Fourth Schedule hereunder written.
- xvi. The Confirming Party have granted right of way on the 9 mts. wide internal road vide executing a Deed of Grant of Right of Way dated 25.08.2003 as modified by the Rectification Deed dated 30.01.2004. Accordingly the Grantee mentioned therein has the right of way on the said internal road subject to the terms and conditions mentioned therein.
- xvii. The Forest Department have arbitrarily constructed compound wall on some portion of the said Larger Property claiming to be the boundary of the land belonging to the Forest Department. The Confirming Party have already challenged act of the Forest Department for constructing the compound wall by filing Spl. Civil Suit no.800 of 2009 in the Civil Court at Thane which is pending.

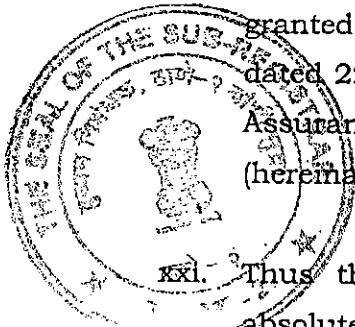


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xviii. The Confirming Party intended to develop, by constructing multi storied buildings on the remaining portion of the said Larger Property i.e. other than the said Portion i.e. an admeasuring 48106.422 sq.mts. more particularly described in the Second Schedule hereunder written (the said Property) alongwith the right to use entire FSI/TDR that may be available in respect of the setback area, D. P. Road reservation, 9 mts. wide internal road, Amenities Open Space, 10% R.G., as well as balance FSI/TDR in respect of the said portion more particularly described in the Fourth Schedule hereunder written.

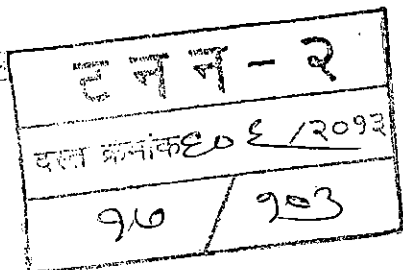
xix. Vide a Joint Development Agreement, the Confirming Party granted joint development rights of the said Property to the Promoter on the terms and conditions mutually agreed between them. The said Joint Development Agreement dated 22nd June 2010 is registered before the Sub-Registrar of Assurances, Thane under Sr. No. TNN5-07016-2010 on 28/6/2010 (hereinafter referred to as the 'said Agreement').

xx. Alongwith the said Agreement the Confirming Party also granted various powers vide executing a Power of Attorney dated 22nd June 2010 registered before the Sub-Registrar of Assurances, Thane under Sr. No. 567 on 28/6/2010 (hereinafter referred to as the 'said POA').



xxi. Thus the Promoter as well as the Confirming Party is absolutely entitled to jointly develop the said Property more particularly described in the Second Schedule hereunder written by consuming entire FSI/TDR that may be permitted to be utilized in respect thereof.

xxii. The Title of the said property is investigated and the Title Certificate dated 18th November 2010 is issued by Advocates, Purnanand & Co.



xxiii. The Promoter herein have thus become lawful Developer of the said property and has initiated further steps in terms of the said Agreements for the purpose of development of the said property and for compliance of other responsibilities to develop the said property;

3) PERMISSIONS FOR COMMENCEMENT TO WORK:

i) The Promoters have obtained the following orders/permissions from concerned authorities for the development of the said property:

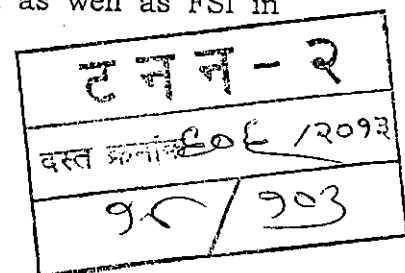
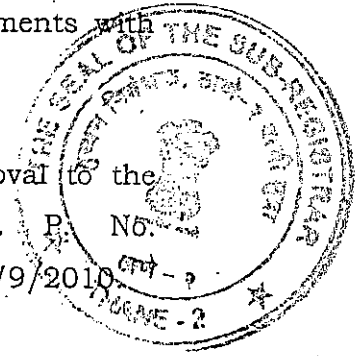
a. The Collector, Thane was pleased to grant non-agricultural permission bearing no. Mahsul/k-1/Te.1/NAP/SR-45/2004 dated 23rd September 2004 in respect of the said property.

b. The Promoter have appointed SUVARNA GHOSH, as an Architects for the said project and have appointed SHRI AJAY MAHALE AND ASSOCIATES as the Structural Engineer for the development project of the said property and entered requisite agreements with the said Architect and the said Engineer.

c. The said Corporation has accorded approval to the amended plans, submitted under V. P. No. 88/415/TMC/T.D-D.P./TPS/288 dated 13/9/2010.

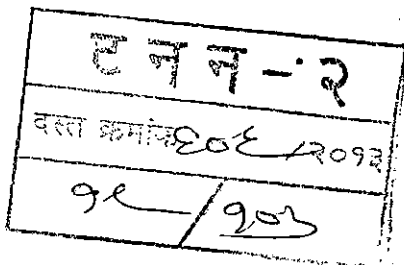
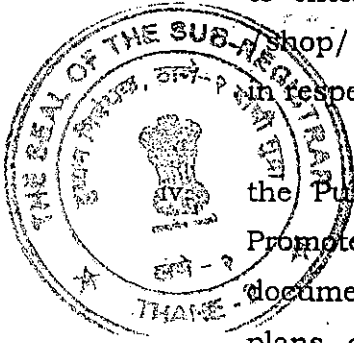
d. The said Corporation has issued amended Sanction of Development Permission/Commencement Certificate bearing V. P. No. 88/415 TMC/TDD 288 Date 13/9/10.

e. At present the building plans are submitted to the Corporation to consume basic FSI of the building as well as the FSI that may be available in respect of area under set back and/or D.P. road as well as FSI in



respect of amenity space and additional I to R conversion having total permissible built up area of 52068.98 sq. mts. which is duly approved under V. P. No. 88/415/TMC/T.D.-D.P./TPS/197 dated 15/10/2011 (hereinafter referred to as SAID APPROVED PLAN);

- f. Sanction of Development Amended permission/ Commencement Certificate bearing V. P. No. 88/415 TMC/TDD 197 dated 15/10/2011 is issued by the said corporation which is annexed herewith and marked as ANNEXURE 'F'.
- ii. pursuant to the abovementioned approvals, the Promoters have undertaken the construction work of the building/s upon the said property and the construction work thereof is in progress;
- iii. The Promoters along with the Confirming Party have sole and exclusive right to sell the flats, shops, office premises etc. in the buildings being erected on the said property and to enter into agreement/s with the Purchasers of the flat shop/ office premises etc. and to receive the consideration in respect thereof;
- iv. the Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of all the documents of title relating to the said property and the plans, designs and specifications prepared by the aforesaid Architect and of such other documents as are specified under the MOF Act and the rules made there under;
- v. the Promoters have displayed and/or kept Xerox copies of all the documents, plans and specifications referred to in clauses (a), (b) & (c) of sub section (2) of section 3 of the said Act at the site and permitted the Purchaser to take inspection thereof;



- vi. the Promoters have disclosed/shown to the Purchaser/s the entire approved plans of contemplating construction of the building and as such Purchaser/s is/are well aware of the fact that development of the said property comprises of the development project; and as such, the Promoters may make as and when required amendment to the said presently approved plans.
- vii. the Purchaser/s has/have inspected the said property and has himself/herself/themselves fully acquainted with the state thereof and is/are fully satisfied about the right, title and interest of the Promoters in, over and upon the said property and/or its development and after such satisfaction, has/have agreed to acquire the said premises from the Promoters on what is popularly known as 'OWNERSHIP BASIS' at and for the price and on the terms, conditions and covenants mutually agreed upon by and between the parties hereto and herein contained.

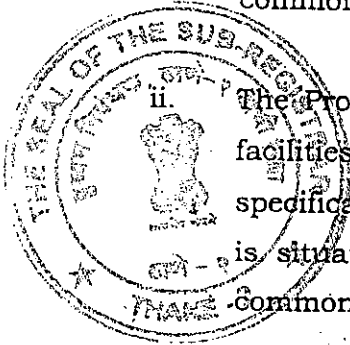
4. RIGHTS AND LIABILITIES OF THE PROMOTERS

- i. The Promoters shall construct the said buildings on the said property in accordance with the plans, designs, specifications approved by the said Corporation and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoters may consider necessary or as may be required by the said Corporation/the Government to be made in them or any of them. The Purchaser/s doth hereby give his/her/their consent for making any such variation and modification and/or additions and alterations in the plans and specifications of the said building. This consent shall be treated as the consent given by the Purchaser/s as provided under Section 7 of the said MOF Act. The Promoters shall be free and absolutely entitled to construct the said proposed new buildings upon the said property, by obtaining such other and further FSI as per the development control rules



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and regulations of the said Corporation and/or by obtaining the T.D.R. and/or FSI of any other property and/or by obtaining the FSI of the neighborhood properties and/or in any other manner whatsoever. The Promoters shall further be entitled to change other common areas, facilities, access road, etc. at any time and/or at all times till completion of the entire development project of the said property by consumption of all presently available FSI or future FSI including the TDR, etc. The completion of the building and/or obtaining Occupation Certificate of such building will not be treated or construed as completion of the development scheme of the said property and even after obtaining such Occupation Certificate, the Promoters and Confirming Party being in-charge of the development project, shall continue to have all right of relocation of layout plan and/or relocation of access road etc. till completion of entire development project, as aforesaid; of said property and/or the said total property. The Purchaser/s doth hereby give his/her/their irrevocable consent/no objection for construction of additional floors by the Promoters in the said building as well as and for making changes in the other common amenities and area etc. in the manner as aforesaid.



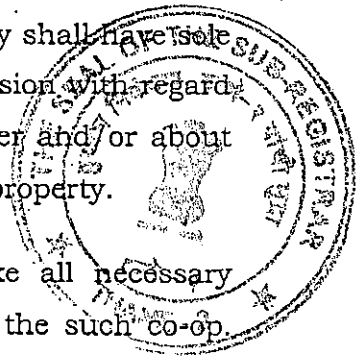
ii. The Promoters shall provide amenities, common areas and facilities to the Purchaser/s, the list whereof and the specification of the said building, in which the said premises is situated and the nature and description and extent of common areas and facilities and/or external amenities, if any, are more particularly described in annexure hereunder written.

iii. It is agreed that till all the flats and other premises are sold and/or allotted to the prospective purchaser/s, the Promoters shall be entitled to retain with them unsold flats and other premises and no maintenance charges and taxes and other outgoings would become payable by the Promoters in respect of the unsold flats and other premises and neither the Purchaser/s nor the Co-op. Housing Society or apex

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body and/or such other association to be formed shall claim/demand/charge from the Promoters any amount towards such maintenance/taxes and other outgoings in respect of the flats and other premises in respect of the period from the date of occupation certificate till the same are sold/allotted to the respective purchasers.

- iv. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said property or any part thereof. The Purchaser/s shall have no claim save and except the said premises hereby agreed to be sold to him/her/them, all open spaces, parking spaces (open/stilt/podium), lobbies, staircases, common terraces, recreation spaces etc. will remain the property of the proposed Co-operative Society/Limited Company or apex body as hereinbefore mentioned.
- v. As soon as a minimum number of persons required to form a Co-op. Society or association have taken the flats under registered agreements, the Promoters/Confirming Party shall initiate steps for the formation of the proposed co-op. society and/or association, PROVIDED ALWAYS, the charges for formation of such society as agreed in the agreement are fully paid by such flat takers. The Society shall be formed and the conveyance/perpetual lease of the said Property shall be executed in favour of such society and/or subject to terms and conditions of other relevant provisions of law. However the Promoters and Confirming Party shall have sole discretion to take any other or suitable decision with regard to formation of the organization of Flat taker and/or about the Conveyance/perpetual lease of the said property.
- vi. The Promoters/Confirming Party shall take all necessary steps to convey/lease the said property to the such co-op. housing society/association or apex body which is to be formed in the abovementioned manner, however, the Promoters shall not be liable to convey/lease the said property to such society/association or apex body unless



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and until the development of the said property by utilizing full FSI thereof, at present available and/or which shall be available in future is utilized and consumed and/or the FSI that shall become available by way of T.D.R. or due to amalgamation is utilized and consumed; and all the flats, premises, to be situated in the said building are sold and transferred and amount due from such flat Purchasers are fully and completely paid by them and/or each of them, to the Promoters/Confirming Party. Till then neither the Purchaser nor the Society/Association of the Purchaser/Apex body etc. shall be entitled to make demand for the Conveyance/lease in their favour from the Promoter/Confirming Party and/or the Owner. While executing such conveyance/lease, the Purchaser/s shall be liable alongwith the other flat takers of the said building for the payment of his/her/its/their proportionate share in the stamp duty and registration charges that shall be payable on such conveyance.

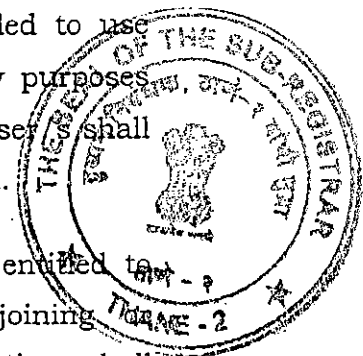
- vii. As per the said Joint Development Agreement the Promoter alone shall be responsible for construction and delivery of the premises to the Purchaser/s in time. It is further provided that any claim or demand that may be made by the Purchaser/s or any liability that may arise, on account of breach of any terms and conditions of this Agreement for Sale of premises including delay in completion and handing over possession or on account of deficiency in quality or workmanship or deficiency in service and amenities or use of sub-standard materials then the Promoters alone are liable for the same and the Confirming Party shall not be responsible for the same. The Purchaser/s herein is aware of the same and hereby confirms that if there is any such claim they will hold only the Promoters responsible for such breaches and will not make any claim against the Confirming Party. This condition is of the essence of the contract and only upon the purchasers having agreed to



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these conditions the Promoters and the Confirming Party have agreed to sell the said premises to the Purchaser/s.

- viii. Subject to the provisions of the Joint Development Agreement dated 22nd June 2010, the Promoters and Confirming Party shall be entitled to assign their rights in and over the said property to any other person/s of their choice any time. The Promoter shall also be entitled to constitute or reconstitute the Promoter firm in their sole discretion.
- ix. Any delay or indulgence by the Promoters in enforcing the terms of this agreement or any forbearance of giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Promoters nor shall the same in any manner prejudice the rights of the Promoters.
- x. The Promoters shall be entitled to allot, sell, transfer and/or agreed to allot, sell/transfer all the other premises situated or to be situated in the said buildings and/or upon any portion of the said property to anyone else in any manner whatsoever and such Purchasers shall be entitled to use their respective premises/flats/units etc. for any purposes as may be permissible under law and the Purchaser/s shall not take any objection of any nature in that regard.
- xi. The Promoters and Confirming Party shall be entitled to amalgamate the said property with the adjoining neighborhood properties and by such amalgamation, shall be entitled to make use of additional FSI for constructing additional floors on the said building and/or shall also be entitled to obtain and acquire T.D.R. of any other properties for construction of additional upper floors on the building to be constructed on the said property and for that purpose, further shall be entitled to make required amendment and/or modifications in the said approved plans and shall further be entitled to obtain approval to such amendment/modification/revision from the said Corporation



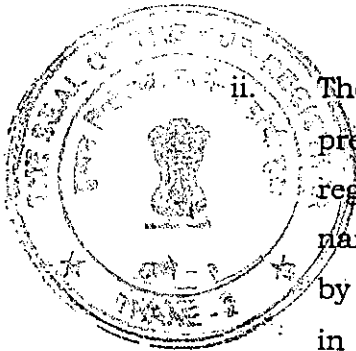
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without seeking any separate approval/consent/permission from the Purchaser/s herein; and in fact, this clause itself shall be treated and construed as such permission/consent.

- xii. In case of acquisition or requisition of the said property and/or any portion thereof, for any reason whatsoever by the said Corporation and any other competent authority; the Promoters and Confirming Party alone shall be entitled to appropriate the compensation receivable or that shall be given against such acquisition or requisition.
- xiii. Until the conveyance of the said property in the manner mentioned hereinbefore, the Promoters and Confirming Party shall be entitled at their discretion to control the management and affairs of the said building and the said property and/or to allot the right of management to such person/s of their choice in such manner as may be deem fit and proper by them.

5. RIGHTS OF THE PURCHASER/S:

- i. The Purchaser/s shall use the said premises or any part thereof or permit the same to be used only for the purpose mentioned in clause no. 1.



- ii. The Purchaser/s along with other purchasers of flat/s premises in the building/s shall join in forming and registering the Society or a Limited Company to be known by name, i.e. 'COSMOS JEWELS'. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum and or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any Competent Authority.

- iii. Commencing a week after notice in writing is given by the Promoters to the Purchaser/s that the said premises are ready for use and occupation, the Purchaser/s shall be liable

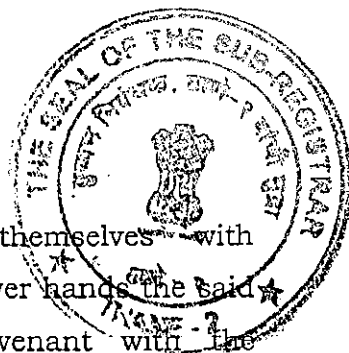
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to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of all outgoings in respect of the said property and Building namely local taxes, betterment charges or such other charges that shall be levied by the said Corporation and/or Government, water charges, insurances, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and other common amenities etc. and all other expenses necessary and incidental to the management and maintenance of the said property and the said building. The amounts so paid by the Purchaser/s to the Promoters and Confirming Party shall not carry any interest and remain with the Promoters and Confirming Party until the conveyance is executed in favour of the society or a limited company or apex body as aforesaid. Subject to the provisions of section 6 of the said MOF Act, on such conveyance/lease being executed, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Promoters to the Society or the Limited Company or apex body, as the case may be. The Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on or before the 10th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

6. LIABILITIES OF THE PURCHASER/S:

i. The Purchaser/s or himself/herself/themselves with intention to bring all persons into whosoever hands the said premises may come, doth hereby covenant with the Promoters and Confirming Party as follows:

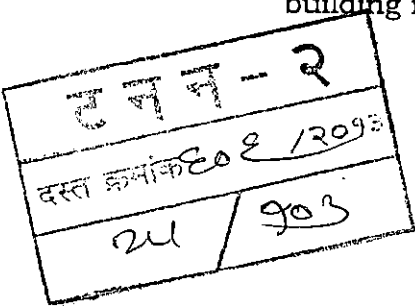
a. To maintain the said premises at the Purchaser/s's own cost in good tenantable repairable condition from the date of possession as specified in clause no. 3(ii) above of the said premises taken and shall not do or suffered to be done anything in or to the building in



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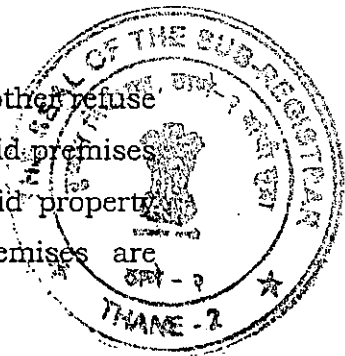
which the said premises are situated, and/or staircase or any passages which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building in which the said premises are situated and the said premises itself or any part thereof.

- b. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of building in which the said premises are 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 which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises are situated, including entrances of the building in which the said premises are situated.
- c. Not to change the elevation of the said building in any manner whatsoever.
- d. To carry at his/her/their own cost all internal repairs to the said premises and maintain the said premises in the same conditions, state and order in which it was delivered by the Promoters to the Purchaser/s and shall not do or suffered to be done anything in or to the building in which the said premises are situated or the said premises which may be against the rules and regulations and bye-laws of the said Corporation or the other public authority. 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 arising therefrom.
- e. Not to demolish or cause to be demolished the said premises or any part thereof, or any portion of the said building nor at any time make or cause to be made any



addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises situated and shall keep the portion, sewers, drains pipes in the said premises and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises are situated and shall not chisel out or in any other manner cause damage to columns, beams, walls or slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Promoters and or the Society or the Limited Company.

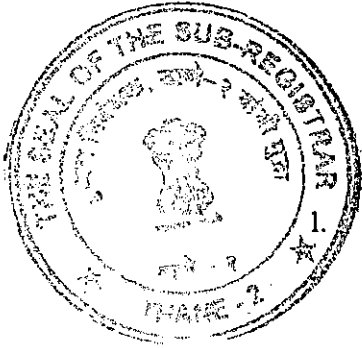
- f. Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said property and the building in which the said premises situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- g. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the building in which the said premises are situated.
- h. To bear and pay increase in local taxes, water charges, insurance and such other levy, if any, which are/shall be imposed by the said Corporation and/or Government and/or other public authority, on any account whatsoever.
- i. To bear and pay any increase in the purchase price in case of escalation or hike in the cost of the building material, cement and price of infrastructure activities.



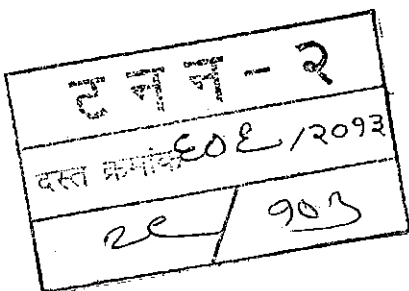
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j. The Purchaser/s shall observe and perform all the rules and regulations which the society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the Building Rules, Regulations and bye-laws for the time being in force of the said Corporation and/or Government and other Government Bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

k. Till the conveyance/lease of the said building/s and the said property in which the said premises is situated and portion of the said property beneath and surrounding thereto is executed, the Purchaser shall permit the Promoters and Confirming Party and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property and building or any part thereof to view and examine the state and condition thereof.



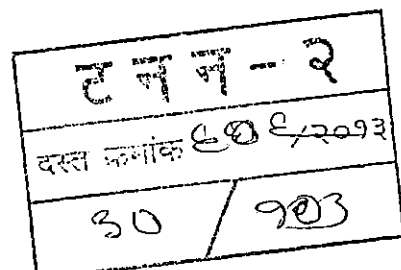
1. Until such time the possession of the said property and the said building/s is delivered to the proposed society and/or organization and/or limited company or apex body by executing conveyance, the Purchaser/s shall abide by the Rules and Regulations framed or to be framed at any time and from time to time and at all times by the Promoters and generally to do all and every reasonable act that the Promoters may call upon the Purchaser/s to do and carry out.



- m. The Purchaser/s and/or the persons to whom the said premises are transferred or to be transferred hereby agree to sign and execute all papers, documents and to do all other things as the Promoters may require of him/her/it/them to do and execute from time to time for effectively enforcing this agreement and/or for safeguarding the interest of the Promoters and all persons acquiring the remaining premises in the said building on the said property.
- n. The Purchaser/s shall not at any time demand partition of his/her/its/their interest in the said building and/or the said property, it being agreed and declared by the Purchaser/s that his/her/its/their interest in the said premises is impartable.
- o. If any extra amenities (in addition to the amenities set out in Annexure 'C' and 'D') and/or additions and/or alterations are demanded or required by the Purchaser/s to be carried out in the said premises during the process of erection of the said building, then same shall be provided/done by the Promoters however, the Purchaser/s shall be liable to pay an extra cost for the same, which extra cost shall be paid in advance by the Purchaser/s before the work as required above is carried out by the Promoters.

7. POSSESSION:

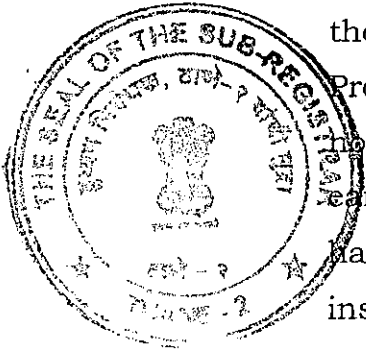
- i. The possession of the said Premises shall be delivered to the Purchaser after the said Premises is ready for use and occupation provided all the amounts due and payable by the Purchaser under this Agreement and the stamp duty and registration charges in respect of the Premises are duly paid by the Purchaser. The Promoter expects to give possession of the said Premises to the Purchaser on or before



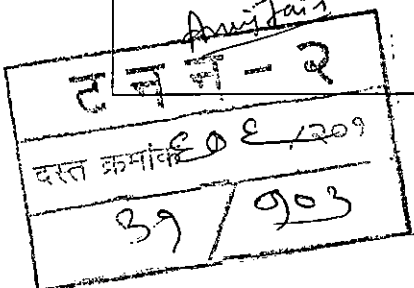
DECEMBER 2014. However, the Promoters shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of the said building in which the said premises are to be situated is delayed on account of:

- a. Force majeure
- b. Non-availability of steel, cement, other building material, water or electric supply;
- c. War, civil commotion or act of God;
- d. Any notice, order, rule, notification of the Government and or other public or Competent Authority said Corporation and/or the Court of Law.
- e. Any other circumstances beyond the control of the Promoters.

ii. If the Promoter fails or neglects to give possession of the Premises to the Purchaser on the above referred date (subject to force majeure) or within any further date or dates as may be mutually agreed between the parties hereto, then in such case the Purchaser shall be entitled to give notice to the Promoter terminating this agreement, in which event the Promoter shall within three weeks from the receipt of such notice, refund to the Purchaser the amount of deposit or earnest money and the further amounts, if any, that may have been received by the Promoters from the Purchaser as installments in part payment in respect of the said Premises along with the simple interest at the rate of 9% per annum from the date of receipt till repayment. In respect of such termination neither party shall have any further claim against the other in respect of the Premises or arising out of this agreement and the Promoters shall be at liberty to dispose off the Premises to any other person or persons at



Purchaser's sign :	Promoter's sign :	Confirming Party Sign:
<i>Anuraj</i>	<i>K. B. R. B.</i>	<i>[Signature]</i>

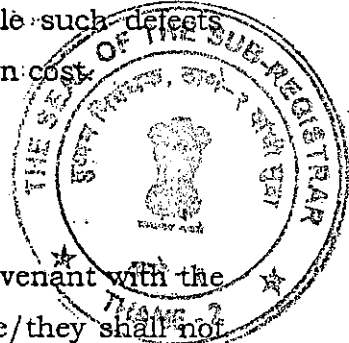


such price and upon such terms and conditions as the Promoter may deem fit.

- iii. The Purchaser/s shall take possession of the said premises within fifteen days of the Promoters giving written notice to the Purchaser/s, intimating that the said premises are ready for use and occupation. From the date of issuance of such notice, the Purchaser/s shall be liable for the payment of all outgoing charges such as maintenance charges, cesses, taxes, etc. in respect of the said premises. In case for any reason at the request of the Purchaser/s, the Purchaser/s is/are given liberty to enter into the said premises for doing furniture works, then from the date of such liberty, the Purchaser/s shall become liable for the payment of the above stated charges.
- iv. If within a period of one year from the date of handing over the said premises to the Purchaser/s, the Purchaser/s brings to the notice of the Promoters any structural defect in the said premises or the building in which the said premises are situated or the material used therein in the construction of the said building, then, wherever possible such defects shall be rectified by the Promoters at their own cost.

8. DECLARATIONS BY THE PURCHASER:

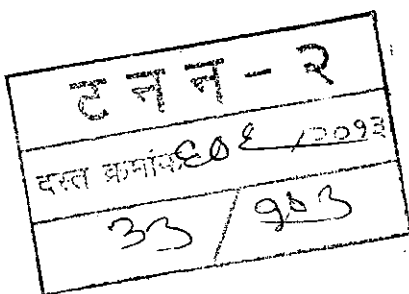
- i. The Purchaser/s doth hereby declare and covenant with the Promoters and Confirming Party that he/she/they shall not create any obstruction or objection for utilizing any additional floor space index and/or other benefits in terms of FSI and/or TDR while developing the said property and/or any time even after completion of the present development scheme in respect of the said property and as such, the Promoters/Confirming Party, shall be entitled to make use of all such additional/balance FSI and/or other benefits, exemptions, etc. in respect of the said property and by utilizing such FSI/benefits/exemption shall be entitled to carry on and construct/erect any additional upper floors in



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addition to the presently proposed upper floors and/or carry on the erection of any other structure, building in and over the said property and/or to alienate and transfer/dispose off all the premises, units, flats, etc. that shall be situated in such additional floors/structures to any person of their choice upon such terms and conditions and for such consideration as may be deem fit and proper by the Promoters in their sole discretion.

- ii. The Purchaser/s doth hereby declare and assure the Promoters and Confirming Party to perform his/her/their part of this Agreement in the agreed manner and that he/she/they shall not commit any default and/or delay in the performance thereof and in case of such delay shall be liable to pay the reasonable compensation to the Promoters and Confirming Party.
- iii. The Purchaser/s doth hereby assure and declare that before executing the present agreement, he/she/it/they has/have investigated the title to the said property and has/have got himself/herself/itself/themselves satisfied about the same and as such has/have no grievances in respect thereof and/or in respect of the right of the Promoters of developing the said property. The purchaser/s doth hereby undertake not to raise any grievances in respect thereof any time hereafter.
- iv. The Purchaser/s doth hereby declare and admit that the Promoters and the Confirming Party have made full and true disclosure of the nature of title to the said property and/or have disclosed all the information within their knowledge and as required under section 3 of the said MOF Act and as such, the Purchaser/s has/have no grievances in respect thereof of any nature and/or about the compliance of the provisions of section 3 of the said MOF Act by the Promoters and Confirming Party.



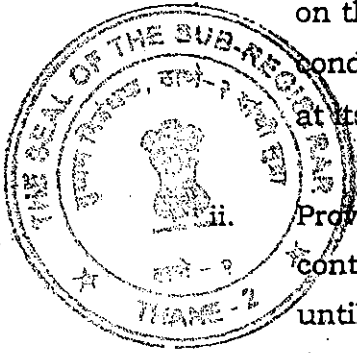
- v. The Purchaser/s specifically declare that it shall be the sole right, choice and authority of the Promoters and Confirming Party to make alterations, relocations etc. of the RG area access road, parking space, etc. in the said layout, at any time till completion of the development project by consuming all available FSI/ TDR etc. of the said property.
- vi. The Purchaser/s shall after execution of this agreement, immediately (on intimation by the Promoters) or (on 3rd /4th day) attend the office of the Sub Registrar of Assurances at Thane and pay requisite stamp duty thereon. If the Purchaser/s fail/s to attend the office of the Sub Registrar of Assurances at Thane and pay requisite stamp duty thereon, the Promoters and Confirming Party shall not be in any way responsible for the non-registration of the said agreement and the consequences arising therefrom. The responsibility of paying the stamp duty and registration charges and other incidental charges payable in respect of this agreement shall be that of the Purchaser/s.
- vii. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the rules made there under.
- viii. The Purchaser/s are fully aware that area of 48166.42 sq. mts. more particularly described in the Second Schedule hereunder written is inclusive of the area under reservations viz. set back area, D.P. road (30 mts. and 40 mts. Wide road), amenity space and 10% R.G. required to be handed over to Thane Municipal Corporation. The Promoter have handed over/will hand over the said area to Thane Municipal Corporation in due course of time so that ultimate Conveyance/lease will be of the area excluding the set back area, D.P. Road (30 mts. and 40 mts. Wide road), amenity space and 10% R.G. and the ultimate Lease to be executed will be in respect of the remaining area only.

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- ix. Purchaser/s are further aware that the said area also includes 9 mts. wide internal road of which all the owners/occupants of the Larger Property are entitled to use by way of access. The Confirming Party has also granted right of way to the owners of the adjoining property by Deed of Grant of right of way dated 25.08.2003 as modified by Deed of Rectification dated 30.01.2004 and as such even after the Conveyance/Lease, the Purchasers/Society shall keep the same open and make available to the owners/occupants of the Larger Property as well to the beneficiary under the Deed of Grant of right of way dated 25.08.2003.

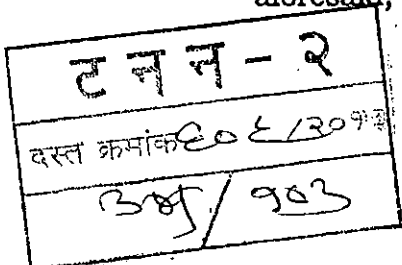
9. DEFAULT BY THE PURCHASER AND THE CONSEQUENCES:

- i. On the Purchaser committing default in payment on due date (time being the essence of contract) of any amount due and payable by the Purchaser/s to the Promoters under this Agreement (including the Purchaser's proportionate share of taxes levied by the [Corporation] and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoters shall be entitled at its own option to terminate this Agreement.



ii. Provided always that the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser fifteen days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches (including the breach in respect of payment of installments) of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a 15 (fifteen) days after giving of such notice.

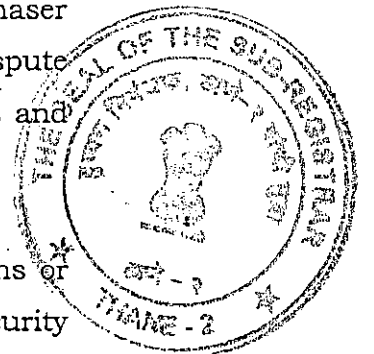
- iii. Provided further that upon termination of this Agreement as aforesaid, the amount of 5% of the total consideration of the



Premises will stand ipso facto forfeited without any reference or recourse to the Purchaser and the Promoters and Confirming Party shall refund to the Purchaser the remaining amount of sale price of the said Premises which may till then have been paid by the Purchaser to the Promoters and Confirming Party within six months of the date of termination of this Agreement by the Promoters but the Promoters and Confirming Party shall not be liable to

pay to the Purchaser any interest on the amount so refunded and upon termination of this Agreement and upon offer of refund of the aforesaid amount (after taking into account the forfeited amount) by the Promoters and Confirming Party, (whether acceptable and realized by the Purchaser or not) the Promoters shall be at liberty to dispose of and sell the said Premises to such person and at such price as the Promoters may in its absolute discretion think fit and proper. On termination of this Agreement, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoters and Confirming Party or against the said Premises.

- iv. If the Purchaser seeks a loan from financial institutions or banks or any other lender (the "Lender") against the security of the said Premises subject to the consent and approval of the Promoters, then in the event of (a) the Purchaser committing a default of the payment of the installments of the consideration amount and (b) the Promoters exercising its right to terminate this Agreement, the Purchaser shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser shall obtain the necessary letter from the Lender stating that the Purchaser has cleared the mortgage debt. On receipt of such letter from the Lender, the Purchaser shall be (subject to what is stated in Clause 5.3 regarding the forfeiture) entitled to the refund of the amount so paid by him to the Promoters and Confirming Party towards the said Premises. Notwithstanding the above, the



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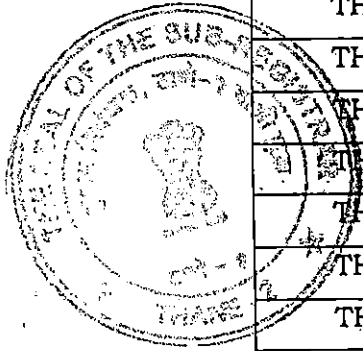
Purchaser's obligation to make the payment of the installments under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The said larger property)

All those pieces or parcels of land situate at village Kavesar, Thane in the Registration District and Sub-District of Thane bearing Survey Nos. and Hissa Nos. within the limits of Thane Municipal Corporation.

TALUKA & DISTRICT	VILLAGE	SURVEY NO.	AREA IN ACRES & GUNTHAS
THANE	KAVESAR	162/3	2.24.04
THANE	KAVESAR	163/9(pt)	1.08.12
THANE	KAVESAR	164/1	0.28.00
THANE	KAVESAR	164/2	1.04.00
THANE	KAVESAR	165/1(pt)	0.01.08
THANE	KAVESAR	165/2(pt)	0.29.04
THANE	KAVESAR	165/3	0.11.04
THANE	KAVESAR	165/4	0.03.08
THANE	KAVESAR	165/5	0.08.00
THANE	KAVESAR	165/6	0.16.04
THANE	KAVESAR	165/7	0.09.00
THANE	KAVESAR	166/10(p)	0.10.12
THANE	KAVESAR	163/10	0.19.08
THANE	KAVESAR	166/11(p)	0.15.00
THANE	KAVESAR	166/12 (p)	0.02.08
THANE	KAVESAR	166/13 (p)	0.04.00
THANE	KAVESAR	166/14 (p)	0.08.00
THANE	KAVESAR	166/15(p)	0.35.00
THANE	KAVESAR	166/16(p)	2.16.00
THANE	KAVESAR	166/17	0.10.00
THANE	KAVESAR	166/18	0.04.00
THANE	KAVESAR	166/19	0.12.00



दस्तावेज क्रमांक २०६/२०१३
३०/१०३

THANE	KAVESAR	166/20	0.11.00
THANE	KAVESAR	166/21	0.04.00
THANE	KAVESAR	166/22(p)	0.01.08
THANE	KAVESAR	166/23	0.10.00
THANE	KAVESAR	166/24(p)	0.08.00
THANE	KAVESAR	166/25	0.26.00
THANE	KAVESAR	166/26	0.18.00
THANE	KAVESAR	166/27	0.30.00
THANE	KAVESAR	166/28	0.18.00
THANE	KAVESAR	166/30(p)	1.17.08
THANE	KAVESAR	166/32	0.06.00
THANE	KAVESAR	166/33	0.05.00
THANE	KAVESAR	166/34	0.14.00
TOTAL			18.09.08

On or towards the North by the property belonging to Aniline Dye-stuffs and Pharmaceuticals Ltd.

On or towards the South by the property belonging to Forests Department

On or towards the East by Ghodbunder Road and

On or towards the West by the property belonging to Abdul Kadir Sheikh Mohammed Warekar



THE SECOND SCHEDULE ABOVE REFERRED TO

(The said property)

All those pieces or parcels of land situate at village Kavesar, Thane in the Registration District and Sub-District of Thane being part of the said Larger Property more particularly described in the First Schedule here above written admeasuring about 48106.422 sq.mts. including area under reservations namely Set back area,

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दस्त क्रमांक १०६ / २०१३
३८ / १०३

D.P. Road (30 mts. & 40 mts.wide), Amenities Open Space and 10% R.G., handed over to TMC.

THE THIRD SCHEDULE ABOVE REFERRED TO

(The said premises)

FLAT BEING NO. 8A, to be situated on **8TH** floor, of carpet area admeasuring **960 SQ. FEET (CARPET)**, in the building no. **1/2/3/4/5/6/7/8** to be known as **SOLITAIRE 'B' WING - PHASE - I** in the complex known as **COSMOS JEWELS** being constructed/constructed on the said property.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(The said portion)

All those pieces or parcels of land situate at village Kavesar, Thane in the Registration District and Sub-District of Thane bearing Survey Nos. and Hissa Nos. within the limits of Thane Municipal Corporation.

TALUKA & DISTRICT	VILLAGE	SURVEY NO.	AREA IN SQ. MTS.
THANE	KAVESAR	162/3	3.254
THANE	KAVESAR	163/9(pt)	518.565
THANE	KAVESAR	164/1(PT), 164/2(PT)	6100.604
THANE	KAVESAR	165/1(pt), 165/2(pt), 165/3(pt), 165/4(pt) & 165/5(pt)	3432.592
THANE	KAVESAR	166/11(pt), 166/13(pt) & 166/14(pt)	1055.685
TOTAL			11110.700

Purchaser's sign :	Promoter's sign :	Confirming Party Sign:
<i>Anny Jain</i>	<i>K.B. Rish</i>	

८११-२
दस्तावेज क्रमांक १०२/२०१३
३२/१०३

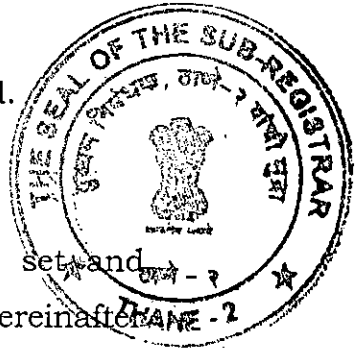
On or towards the East by: Land of M/s.Bombay Wire Rope Ltd.

On or towards the West by : Land of M/s.Bombay Wire Rope Ltd.

On or towards the South by: Land of M/s.Bombay Wire Rope Ltd.

On or towards the North by : Land of M/s.Aniline Dyestuffs &

Pharmaceuticals Pvt. Ltd.



IN WITNESS WHEREOF the Parties hereto have set and subscribed their hands and seal in the manner hereinafter provided on the day and year first hereinabove written.

SIGNED AND DELIVERED by the

Within named: The Promoter
M/s. Cosmos Lifestyles
Through all its Partners

- I) Mr. Kanji B. Rita
- II) Mr. Suraj Ramesh Parmar

in the presence of

- 1)
- 2)



of COSMOS LIFESTYLES
K-B. Rita
PART



COSMOS LIFESTYLES

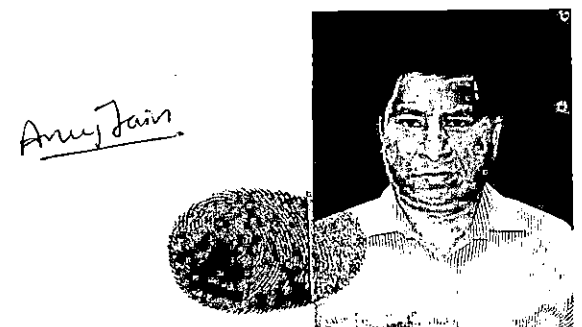
PARTNER

SIGNED AND DELIVERED

by the within named Purchaser
MR. ANUJ JAIN

in the presence of ...

- 1.
- 2.



Anuj Jain

रजज-२
दस्तावेज क्रमांक ६०९/२०१३
२० / १००

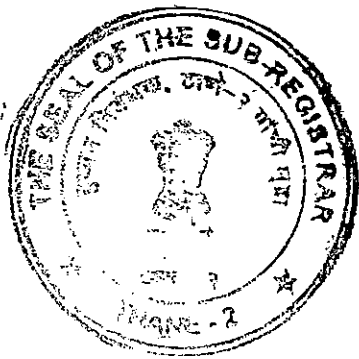
SIGNED AND DELIVERED by the
Within named: The Confirming Party
RIDDHI SIDDHI DEVELOPERS PVT. LTD.
Through its Director
Mr. Ravi Jhunjunwala
Vide Resolution dated



Riddhi Siddhi Developers Pvt. Ltd.
Ravi Jhunjunwala
Director

in the presence of

- 1] *[Signature]*
- 2] *[Signature]*



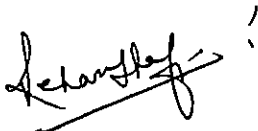

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४७ / १०३

RECEIPT

RECEIVED of and from the within named Purchaser, a sum of **Rs.1816000/- (RUPEES EIGHTEEN LACS SIXTEEN THOUSAND ONLY)** by **CHEQUE NO. ----- DATED -----** drawn on **AS PER STATEMENT ATTACHED** being part/full payment payable by the Purchaser to us.

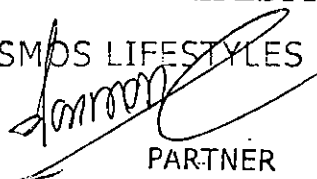
(Subject to realization of Cheque)

Rs. 18,16,000/-

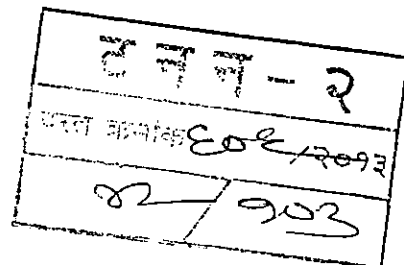
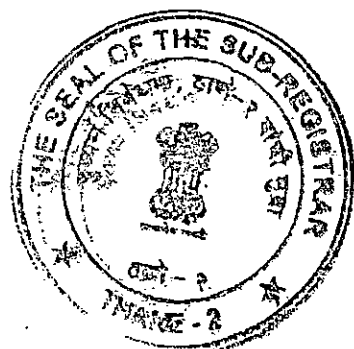
- 1. 
- 2. 

WE SAY RECEIVED
FOR M/S. COSMOS LIFESTYLES

For COSMOS LIFESTYLES

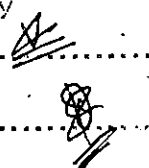

PARTNER

K.B. R.A



Prepared By

Verified By



MR.ANUJ JAIN

A-701, RUNWAL REGENCY,

MAJIWADE, THANE(W)-400601,

Date:- 27/12/2012

To,

COSMOS JEWELS PHASE - I

Sub.:- Payment of Capitation fees.

Dear Sir/Madam,

I / We purchased a **Flat No. 8A** in the bldg. **"SOLITAIRE B WING"** in the project **"Cosmos Jewels Phase - I"** I/ We know that vide resolution no. 4650/16 dated 25/02/2011 passed in the meeting of standing committee of the Thane Municipal Corporation, the capitation fees has been raised. I/We shall pay the excess capitation fees as per your demand.

I/We hereby request you that my /our agreement for sale of the said flat/shop be ledged for registration.

Kindly do the needful.



MR.ANUJ JAIN

Anuj Jain

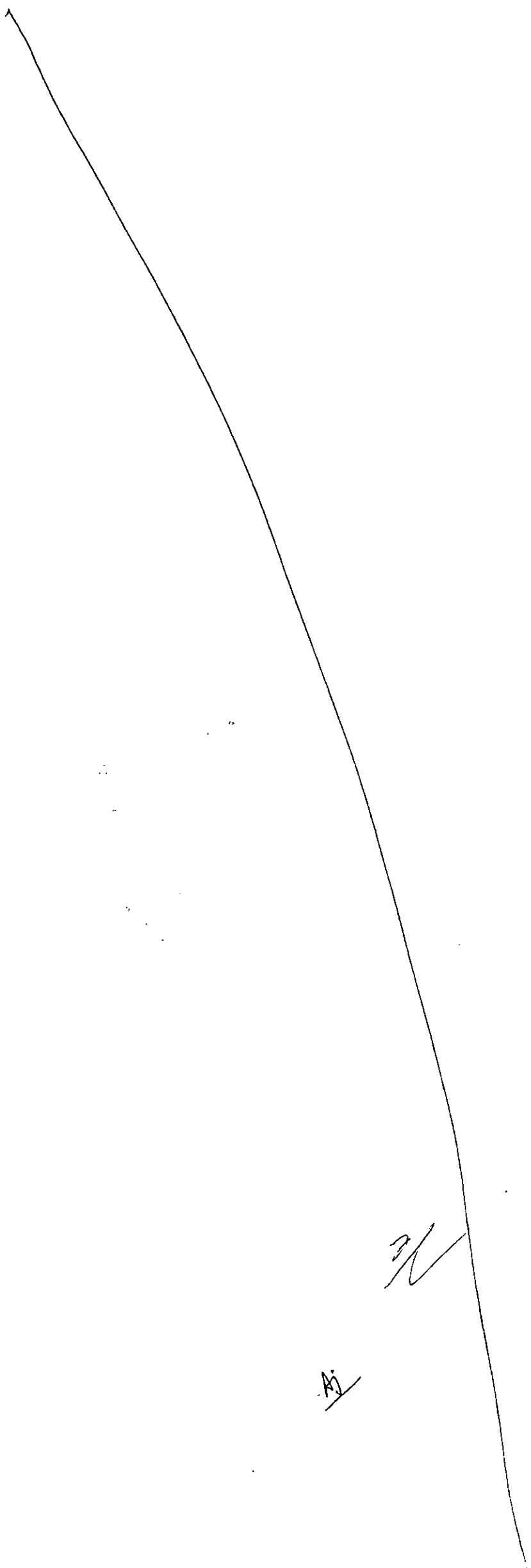
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दस्त क्रमांक २०६ / २०१३
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१६०८ / ७ ७८५५५५५ ५५५
२-५५२

Annu Jain



भारत सरकार
GOVT. OF INDIA
भारतीय राजस्व विभाग
INCOME TAX DEPARTMENT
ANNU JAIN
BALESH KUMAR JAIN
PAN Number
07121979
AFIP179N
Signature



3/

Aj

Cosmos Lifestyles - (From 1-Apr-2012)A

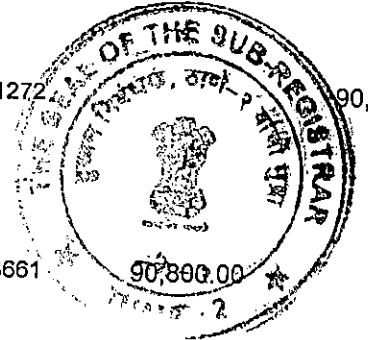
201, Arihant Bldg, Opp. Agyari Lane
Tembhi Naka, Thane(W)

ST B-08A 1 MR. ANUJ JAIN

Ledger Account

1-Apr-2012 to 31-Mar-2013

Date	Particulars	Vch Type	Vch No.	Debit	Credit	Page
25-5-2012	By Concorde Developers 654235 Dt. 24.05.12 Drawn on HDFC Bank LTd Lower Parel Branch deposited on 24.05.12 (M)	Journal	410		2,51,000.00	
	By Concorde Developers 654236 Dt. 24.05.12 Drawn on HDFC Bank LTd Lower Parel Branch deposited on 24.05.12 (ser tax on 251000/- @3.09%)	Journal	411		7,756.00	
	To S. Tax Collected From Customer (Solitaire B) 654236 Dt. 24.05.12 Drawn on HDFC Bank LTd Lower Parel Branch deposited on 24.05.12 (ser tax on 251000/- @3.09%)	Journal	412	7,756.00		
13-7-2012	By Axis Bank Riddhi Siddhi Escrow No. 910020041274255 Cheque/DD 654237 Dt. 07.07.12 Drawn on HDFC Bank Ltd Lower parel Branch Depoisted on 12.07.12	Receipt	313	15,65,000.00 Dr	15,65,000.00	
	By Axis Bank Riddhi Siddhi Escrow No. 910020041274255 Cheque/DD 654238 Dt. 07.07.12 Drawn on HDFC Bank Ltd Lower parel Branch Depoisted on 12.07.12 (ser tax on 1565000/-)	Receipt	316	48,358.00 Dr	48,358.00	
	To S. Tax Collected From Customer (Solitaire B) 654238 Dt. 07.07.12 Drawn on HDFC Bank Ltd Lower parel Branch Depoisted on 12.07.12 (ser tax on 1565000/-)	Journal	1157	48,358.00		
29-12-2012	By Axis Bank Riddhi Siddhi Escrow No. 910020041274255 Cheque/DD 076014 ch.no. 076014 dt. 24.12.12 drawn on Hdfc Bank Ltd.Mumbai Branch deposited On 26.12.12 (Vat @ 1 % on Basic Cost of Rs. 9080000/-)	Receipt	1272	90,800.00 Dr	90,800.00	
	To Vat Recd @1% on Sales ch.no. 076014 dt. 24.12.12 drawn on Hdfc Bank Ltd.Mumbai Branch deposited On 26.12.12 (Vat @ 1 % on Basic Cost of Rs. 9080000/-)	Journal	3661			
31-3-2013	To Allotment Value(Solitatre 1- B Wing) SOLITARE A Allotment Date : 20.05.2012 (As per booking form.)	Journal	3895	90,80,000.00		
	By Closing Balance			92,26,914.00	19,62,914.00	
					72,64,000.00	
				92,26,914.00	92,26,914.00	



For COSMOS LIFESTYLES

K.B. Jain

[Signature]

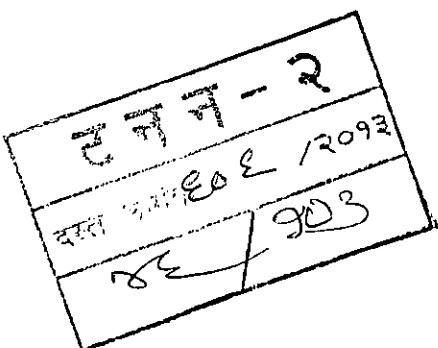
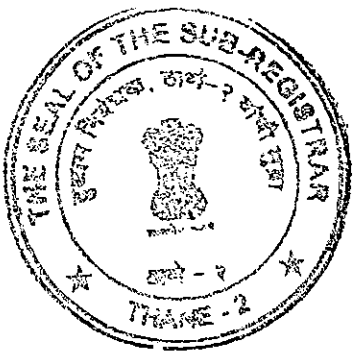
PARTNER

Anuj Jain

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दस्ता क्रमांक ८०६/२०१३	
४५	१०३

LIST OF ANNEXURE-S

- A- 7/12 Extracts
- B- Floor plan
- C- List of Internal Amenities
- D- List of External Amenities
- E- List of Common area and facilities
- F- Development Permission/Commencement Certificate

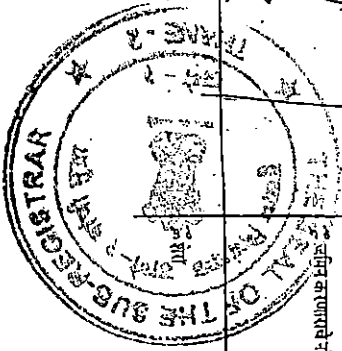


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21 APR 2010

पंजीय

आपका पत्रक पढ़ने के बाद प्रतिक्रिया दी जायेगी।



पंजीय	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०
पंजीय	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०
पंजीय	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०
पंजीय	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०
पंजीय	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०

पंजीय संख्या (पंजीय संख्या)

पंजीय संख्या	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०
पंजीय संख्या	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०
पंजीय संख्या	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०
पंजीय संख्या	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०
पंजीय संख्या	पंजीय संख्या	१७०२ / २०१३
	पंजीय तिथि	२१/०४/२०१०

पंजीय संख्या (पंजीय संख्या)

पंजीय संख्या

पंजीय संख्या
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 २१/०४/२०१०

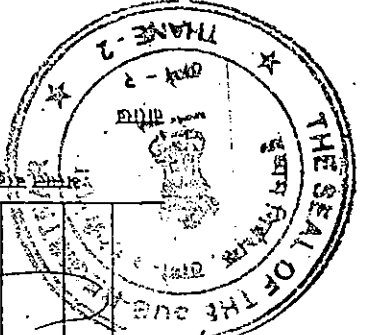
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पंजीय संख्या

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21 APR 2010

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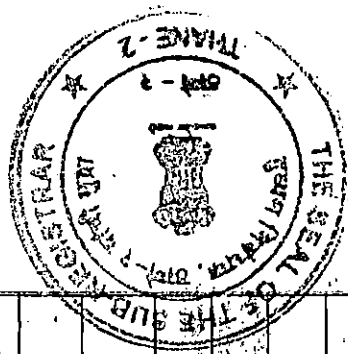
गांव मय्या दात (पुणे नंद वडी)

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गांव मय्या दात (पुणे नंद वडी)

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 603/2003
 2003



~~REGISTERED~~
 Date
 2003

21. APR 2010
 THE SEAL OF THE SUB-REGISTRAR, BANGALORE

2003/2003

गणना

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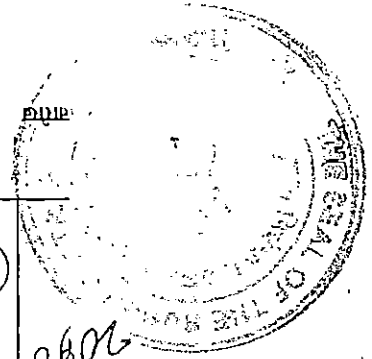
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29/01/20
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21 APR 2010



क्र. सं.	विवरण	प्रकार													
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१	पिकावे मंड														
२	५ वार मंड														
३	५ वार मंड														
४	५ वार मंड														
५	५ वार मंड														
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७	५ वार मंड														
८	५ वार मंड														
९	५ वार मंड														
१०	५ वार मंड														

2092
 2093

गाव म्युनिसिपालीटी (पिकावे मंड)

क्र. सं.	विवरण	एकरी	दर	एकरी	दर	एकरी	दर	एकरी	दर	एकरी	दर	एकरी	दर
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४	५ वार मंड												
५	५ वार मंड												
६	५ वार मंड												
७	५ वार मंड												
८	५ वार मंड												
९	५ वार मंड												
१०	५ वार मंड												

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गाव म्युनिसिपालीटी (पिकावे मंड)

गाव म्युनिसिपालीटी (पिकावे मंड)

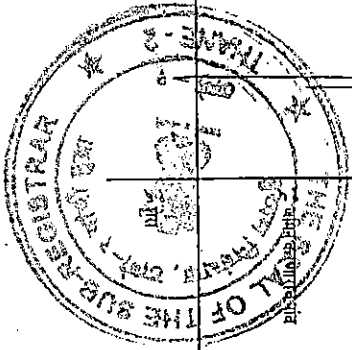
908 / 6A
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2-112

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21 APR 2010

Handwritten text at the top of the main table

2009/04/03



Main table with columns for 'व्य. क्र.', 'व्य. नाम', 'पिता/पति का नाम', 'पता', 'प्रमाण पत्र', 'पंजीयन क्र.', 'पंजीयन तिथि', 'पंजीयन स्थान', 'पंजीयन प्रकार', 'पंजीयन प्राप्ति तिथि', 'पंजीयन प्राप्ति स्थान', 'पंजीयन प्राप्ति प्रकार', 'पंजीयन प्राप्ति स्थान', 'पंजीयन प्राप्ति प्रकार', 'पंजीयन प्राप्ति स्थान'.

पता प्रमाण पत्र (पंजीयन फॉर्म)

Table with columns for 'पंजीयन प्राप्ति तिथि', 'पंजीयन प्राप्ति स्थान', 'पंजीयन प्राप्ति प्रकार', 'पंजीयन प्राप्ति स्थान', 'पंजीयन प्राप्ति प्रकार', 'पंजीयन प्राप्ति स्थान', 'पंजीयन प्राप्ति प्रकार', 'पंजीयन प्राप्ति स्थान'. Includes handwritten notes and signatures.

Handwritten notes and signatures at the bottom left.

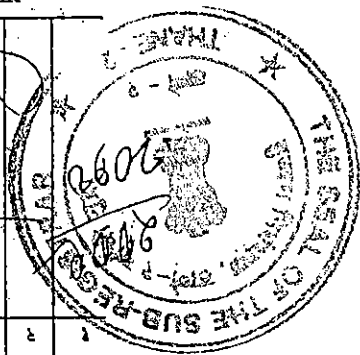
पता प्रमाण पत्र (पंजीयन फॉर्म)

2096/08
 2096/35
 2-442

2096/08
 2096/35
 2-442

21 APR 2010

2096/35



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ಗೌರವ ಸಮಗಾ ಸಂಗ್ರಾ (ನಿಕಾಬಿ ಸೇರಿದೆ)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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2096/35

ಗೌರವ ಸಮಗಾ ಸಂಗ್ರಾ (ನಿಕಾಬಿ ಸೇರಿದೆ)

2112

2

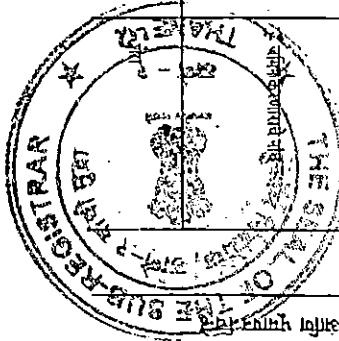
277-2
 49/903
 49/903

29/12/10
 2008
 2008

2-1-APR 2010

प्राप्त दिनांक एवं पंजीयन क्रमांक

1	पंजीयन क्रमांक	2	पंजीयन तिथि	3	पंजीयन स्थान	4	पंजीयन प्रकार	5	पंजीयन मूल्य	6	पंजीयन शुल्क	7	पंजीयन कर	8	पंजीयन चार्ज	9	पंजीयन टैक्स	10	पंजीयन फी
	पंजीयन क्रमांक		पंजीयन तिथि		पंजीयन स्थान		पंजीयन प्रकार		पंजीयन मूल्य		पंजीयन शुल्क		पंजीयन कर		पंजीयन चार्ज		पंजीयन टैक्स		पंजीयन फी



प्राप्त दिनांक (पंजीयन तिथि)

पंजीयन क्रमांक	पंजीयन तिथि	पंजीयन स्थान	पंजीयन प्रकार	पंजीयन मूल्य	पंजीयन शुल्क	पंजीयन कर	पंजीयन चार्ज	पंजीयन टैक्स	पंजीयन फी

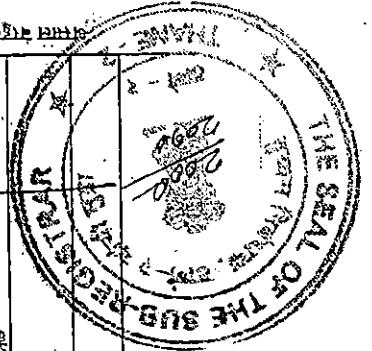
प्राप्त दिनांक (पंजीयन तिथि)
 प्राप्त दिनांक

१४६/१५
 २-५६२
 २०१७-२०१८

17 JUN 2018

लेखी कोशिका
 ७६/१५

संस्था का नाम व पता



क्र. सं.	विवरण	दिनांक	स्थिति	अन्य	टिप्पणी
1	पिकअप सेवा	०१-११-२०१७	पिकअप सेवा	...	...
2	सूचना सेवा	०१-११-२०१७	सूचना सेवा	...	...
3	...	...	...	...	...

गांधी सेवा (निर्वाह सेवा)

क्र. सं.	विवरण	दिनांक	स्थिति	अन्य	टिप्पणी
1	पिकअप सेवा	0-99-2	पिकअप सेवा	...	...
2	सूचना सेवा	0-60-2	सूचना सेवा	...	...
3	...	...	...	...	...

गुजरात सेवा
 १३६२
 १३६३
 १३६४
 १३६५
 १३६६
 १३६७
 १३६८
 १३६९
 १३७०
 १३७१
 १३७२
 १३७३
 १३७४
 १३७५
 १३७६
 १३७७
 १३७८
 १३७९
 १३८०

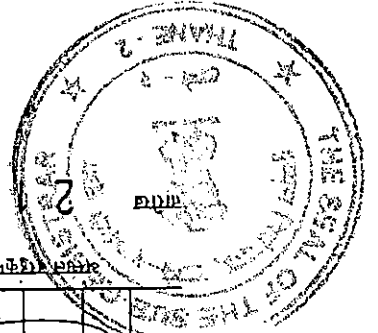
गुजरात सेवा
 १३६१

गांधी सेवा (निर्वाह सेवा)

449 900
2007/2008
2-1-12

2007/2008
 2008/2009
 2009/2010

APR 2010



अनुदान विवरण एवं प्रस्ताव फॉर्म नं. 1

क्र. सं.	वर्ग	विवरण	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०	
			अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण

मार्ग सूची (प्रस्ताव नं. 1)

क्र. सं.	वर्ग	विवरण	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०	
			अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण	अनुदान कोड	वर्ग	विवरण

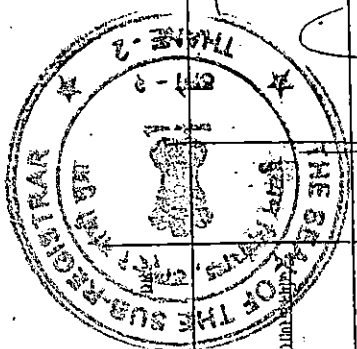
2007/2008
 2008/2009

मार्ग सूची (प्रस्ताव नं. 1)

2009/58
2009
2-442

2.1 APR 2010

આવક નો નકલ આ રજીસ્ટ્રાર પાસે રાખવામાં આવી છે.



૧	વધેલી	૧. વે. આર. જે. આર.	૨. વે. આર. જે. આર.	૩. વે. આર. જે. આર.	૪. વે. આર. જે. આર.	૫. વે. આર. જે. આર.	૬. વે. આર. જે. આર.	૭. વે. આર. જે. આર.	૮. વે. આર. જે. આર.	૯. વે. આર. જે. આર.	૧૦. વે. આર. જે. આર.	૧૧. વે. આર. જે. આર.	૧૨. વે. આર. જે. આર.	૧૩. વે. આર. જે. આર.	૧૪. વે. આર. જે. આર.	૧૫. વે. આર. જે. આર.	૧૬. વે. આર. જે. આર.	૧૭. વે. આર. જે. આર.	૧૮. વે. આર. જે. આર.	૧૯. વે. આર. જે. આર.	૨૦. વે. આર. જે. આર.	૨૧. વે. આર. જે. આર.	૨૨. વે. આર. જે. આર.	૨૩. વે. આર. જે. આર.	૨૪. વે. આર. જે. આર.	૨૫. વે. આર. જે. આર.
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2009
2009

ગણતરીની કોમ્પાનીઝના ધર્મણી (વિકાસી ધેર વર્ગ)

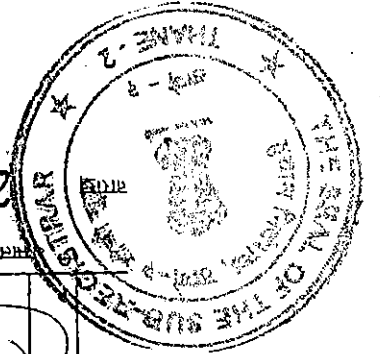
ધર્મણી કમ્પાનીઝ	ધર્મણી કમ્પાનીઝ	૧. ૧૧. ૨૦૦૭	૨. ૩૧. ૨૦૦૭	૩. ૩૧. ૨૦૦૭	૪. ૩૧. ૨૦૦૭	૫. ૩૧. ૨૦૦૭	૬. ૩૧. ૨૦૦૭	૭. ૩૧. ૨૦૦૭	૮. ૩૧. ૨૦૦૭	૯. ૩૧. ૨૦૦૭	૧૦. ૩૧. ૨૦૦૭	૧૧. ૩૧. ૨૦૦૭	૧૨. ૩૧. ૨૦૦૭	૧૩. ૩૧. ૨૦૦૭	૧૪. ૩૧. ૨૦૦૭	૧૫. ૩૧. ૨૦૦૭	૧૬. ૩૧. ૨૦૦૭	૧૭. ૩૧. ૨૦૦૭	૧૮. ૩૧. ૨૦૦૭	૧૯. ૩૧. ૨૦૦૭	૨૦. ૩૧. ૨૦૦૭	૨૧. ૩૧. ૨૦૦૭	૨૨. ૩૧. ૨૦૦૭	૨૩. ૩૧. ૨૦૦૭	૨૪. ૩૧. ૨૦૦૭	૨૫. ૩૧. ૨૦૦૭
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ધર્મણી
ધર્મણી

ગણતરીની કોમ્પાનીઝના ધર્મણી (વિકાસી ધેર વર્ગ)

Handwritten signature and stamp, partially legible.

21 APR 2010



Handwritten note: एकल विवरण दर्शाए जा सकता है।

क्र. सं.	विवरण	की.आर.	की.आर.	की.आर.	की.आर.	की.आर.	की.आर.	की.आर.
१	भू-अधिकार							
२	भू-अधिकार							
३	भू-अधिकार							
४	भू-अधिकार							
५	भू-अधिकार							
६	भू-अधिकार							
७	भू-अधिकार							
८	भू-अधिकार							
९	भू-अधिकार							
१०	भू-अधिकार							
११	भू-अधिकार							
१२	भू-अधिकार							

Handwritten annotations: ००००, ००००, ००००, ००००

ग्राहक नाम और पता (अधिकारी के द्वारा)

शुद्धी		००-००		००-००		००-००		००-००	
शुद्धी		००-००		००-००		००-००		००-००	
शुद्धी		००-००		००-००		००-००		००-००	
शुद्धी		००-००		००-००		००-००		००-००	

Handwritten signatures and stamps: कृ. अ. अ. अ. अ., कृ. अ. अ. अ. अ., कृ. अ. अ. अ. अ., कृ. अ. अ. अ. अ.

ग्राहक नाम और पता (अधिकारी के द्वारा)

Handwritten signature and initials at the bottom left.

506/5B
 2009-30B
 2-112

26/01/5
 2009



21 APR 2010

ಇದರ ವಿಷಯ ಉತ್ತರಿಸಿ ಇಲ್ಲ

ನಗರಪಾಲಿಕೆ		ನಗರ ಪಂಚಾಯತ್		ಗ್ರಾಮ ಪಂಚಾಯತ್		ಇತರೆ	
1	ವಿದ್ಯಾರಣ್ಯ	2	ವಿದ್ಯಾರಣ್ಯ	3	ವಿದ್ಯಾರಣ್ಯ	4	ವಿದ್ಯಾರಣ್ಯ
5	ವಿದ್ಯಾರಣ್ಯ	6	ವಿದ್ಯಾರಣ್ಯ	7	ವಿದ್ಯಾರಣ್ಯ	8	ವಿದ್ಯಾರಣ್ಯ
9	ವಿದ್ಯಾರಣ್ಯ	10	ವಿದ್ಯಾರಣ್ಯ	11	ವಿದ್ಯಾರಣ್ಯ	12	ವಿದ್ಯಾರಣ್ಯ

ಗಾಂ. ಸಂಖ್ಯೆ 21 (ನಗರಪಾಲಿಕೆ)

ಪ್ರಾ. ಸಂಖ್ಯೆ	ಪ್ರಾ. ಸಂಖ್ಯೆ	ಪ್ರಾ. ಸಂಖ್ಯೆ	ಪ್ರಾ. ಸಂಖ್ಯೆ	ಪ್ರಾ. ಸಂಖ್ಯೆ	ಪ್ರಾ. ಸಂಖ್ಯೆ
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18

26/01/5
 2009

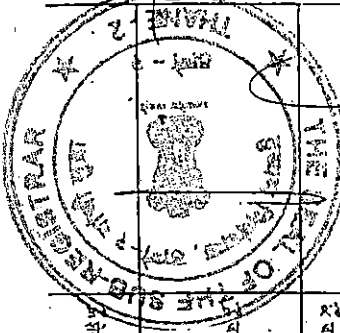
ಗಾಂ. ಸಂಖ್ಯೆ 21 (ನಗರಪಾಲಿಕೆ)

59 / 903
2093
2 - 112

26/01/2010
 2093

2.1 APR 2010

2093



वर्ष	वे. मी. म.	अनुदान संख्या	वे. मी. म.	वे. मी. म.	वे. मी. म.	वे. मी. म.	वे. मी. म.	वे. मी. म.	वे. मी. म.
२०१०	१०	१०००	१०	१०	१०	१०	१०	१०	१०

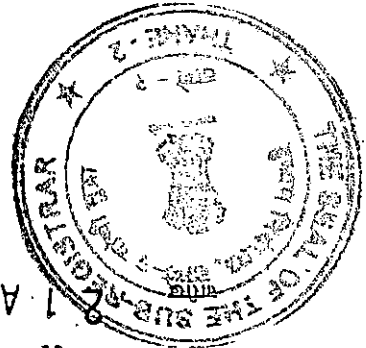
गाव प्रशासनाच्या (विकास) मंत्रालय

वर्ष	वे. मी. म.	अनुदान संख्या	वे. मी. म.	वे. मी. म.	वे. मी. म.	वे. मी. म.	वे. मी. म.	वे. मी. म.
२०१०	१०	१०००	१०	१०	१०	१०	१०	१०

२०१०
 १०००

गाव प्रशासनाच्या (विकास) मंत्रालय

505/63
 8600788
 2-112



1 APR 2010

Handwritten signature and scribbles

आता मंडळ वरील प्रत्येक दिनेस किती आहे.

क्र.	वर्ग	प्रकार	दिनांक	किंमत
1	पिकवणी	पिकवणी	2009	0.00
2	पिकवणी	पिकवणी	2009	0.00
3	पिकवणी	पिकवणी	2009	0.00
4	पिकवणी	पिकवणी	2009	0.00
5	पिकवणी	पिकवणी	2009	0.00
6	पिकवणी	पिकवणी	2009	0.00
7	पिकवणी	पिकवणी	2009	0.00
8	पिकवणी	पिकवणी	2009	0.00
9	पिकवणी	पिकवणी	2009	0.00
10	पिकवणी	पिकवणी	2009	0.00
11	पिकवणी	पिकवणी	2009	0.00
12	पिकवणी	पिकवणी	2009	0.00
13	पिकवणी	पिकवणी	2009	0.00
14	पिकवणी	पिकवणी	2009	0.00
15	पिकवणी	पिकवणी	2009	0.00
16	पिकवणी	पिकवणी	2009	0.00
17	पिकवणी	पिकवणी	2009	0.00
18	पिकवणी	पिकवणी	2009	0.00
19	पिकवणी	पिकवणी	2009	0.00
20	पिकवणी	पिकवणी	2009	0.00

2009
 2009

मात्र मूल्या वारी (पिकाय वीर वरी)

क्र.	वर्ग	प्रकार	दिनांक	किंमत
1	पिकवणी	पिकवणी	2009	0.00
2	पिकवणी	पिकवणी	2009	0.00
3	पिकवणी	पिकवणी	2009	0.00
4	पिकवणी	पिकवणी	2009	0.00
5	पिकवणी	पिकवणी	2009	0.00
6	पिकवणी	पिकवणी	2009	0.00
7	पिकवणी	पिकवणी	2009	0.00
8	पिकवणी	पिकवणी	2009	0.00
9	पिकवणी	पिकवणी	2009	0.00
10	पिकवणी	पिकवणी	2009	0.00
11	पिकवणी	पिकवणी	2009	0.00
12	पिकवणी	पिकवणी	2009	0.00
13	पिकवणी	पिकवणी	2009	0.00
14	पिकवणी	पिकवणी	2009	0.00
15	पिकवणी	पिकवणी	2009	0.00
16	पिकवणी	पिकवणी	2009	0.00
17	पिकवणी	पिकवणी	2009	0.00
18	पिकवणी	पिकवणी	2009	0.00
19	पिकवणी	पिकवणी	2009	0.00
20	पिकवणी	पिकवणी	2009	0.00

Handwritten notes and scribbles

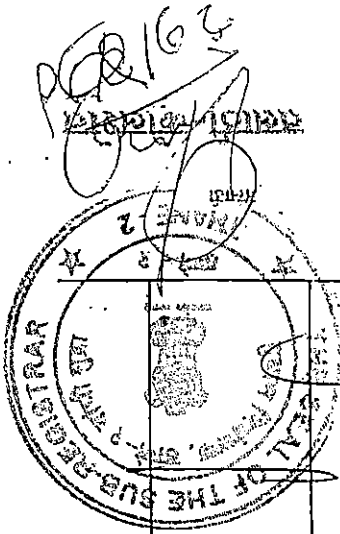
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Handwritten notes

मात्र मूल्या वारी (पिकाय वीर वरी)

277-2
 2009/358
 27/53

21 APR 2010



क्र. सं.	वर्ग	प्लान नंबर	प्लान क्षेत्र	प्लान दिनांक	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र
1	प्लान क्षेत्र									
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4	प्लान क्षेत्र									
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6	प्लान क्षेत्र									
7	प्लान क्षेत्र									
8	प्लान क्षेत्र									
9	प्लान क्षेत्र									
10	प्लान क्षेत्र									
11	प्लान क्षेत्र									
12	प्लान क्षेत्र									

2009/358

प्लान नंबर (प्लान क्षेत्र)

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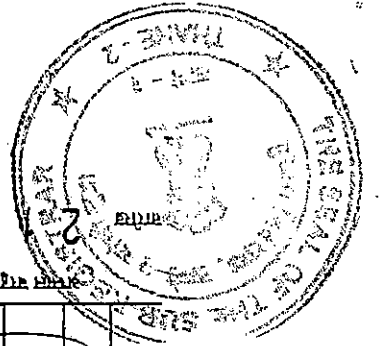
क्र. सं.	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र	प्लान क्षेत्र
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5006/2003
 402/30/2004
 2-442

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 2009

APR 2010



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2009
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गणित मूल्यांकन (प्रश्न 1 से 10 तक)

प्रश्न संख्या	प्रश्न	उत्तर	अंक	कुल अंक
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4
5
6
7
8
9
10
कुल				

(Handwritten notes and scribbles)
 2009

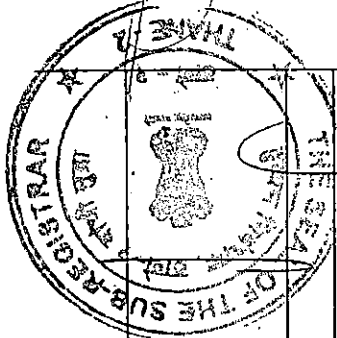
गणित मूल्यांकन (प्रश्न 1 से 10 तक)

(Handwritten notes)
 2009

2-112
 3092/2092
 3092/2092

21 APR 2010

अमान्य वस्तुएं एवं मकान दिवंगत अर्थात्



क्र. सं.	विवरण	दिनांक	व्यक्ति
1	प्राथमिक	20.04.10	श्री. अ. अ. अ.
2	द्वितीय	20.04.10	श्री. अ. अ. अ.
3	तृतीय	20.04.10	श्री. अ. अ. अ.
4	चतुर्थ	20.04.10	श्री. अ. अ. अ.
5	पंचम	20.04.10	श्री. अ. अ. अ.
6	षष्ठ	20.04.10	श्री. अ. अ. अ.
7	सप्तम	20.04.10	श्री. अ. अ. अ.
8	अष्टम	20.04.10	श्री. अ. अ. अ.
9	नवम	20.04.10	श्री. अ. अ. अ.
10	दशम	20.04.10	श्री. अ. अ. अ.

3092/2092

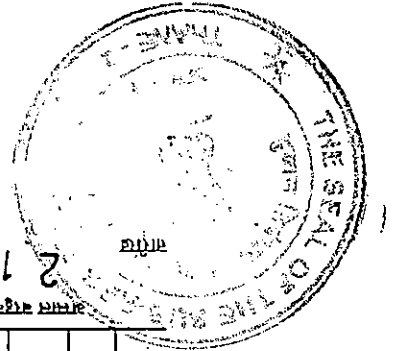
गांव मयगा बाग (पिकानी थर वरी)

क्र. सं.	विवरण	दिनांक	व्यक्ति
1	प्राथमिक	20.04.10	श्री. अ. अ. अ.
2	द्वितीय	20.04.10	श्री. अ. अ. अ.
3	तृतीय	20.04.10	श्री. अ. अ. अ.
4	चतुर्थ	20.04.10	श्री. अ. अ. अ.
5	पंचम	20.04.10	श्री. अ. अ. अ.
6	षष्ठ	20.04.10	श्री. अ. अ. अ.
7	सप्तम	20.04.10	श्री. अ. अ. अ.
8	अष्टम	20.04.10	श्री. अ. अ. अ.
9	नवम	20.04.10	श्री. अ. अ. अ.
10	दशम	20.04.10	श्री. अ. अ. अ.

श्री. अ. अ. अ.
 श्री. अ. अ. अ.

गांव मयगा बाग (अधिकार अधिनियम 1956)

2008/2009
 2008/2009
 2-1-2008



21 APR 2010

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2008/2009

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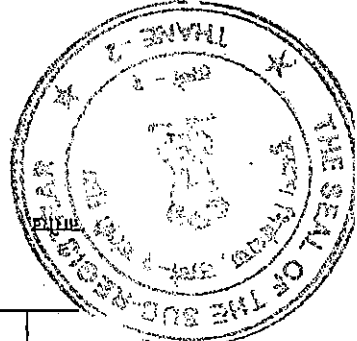
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2008/2009

Handwritten notes and signatures

ಗೌರವ ಸಿಬ್ಬಂದಿ (ಪ್ರಕಾರ) (ಪ್ರಕಾರ) (ಪ್ರಕಾರ)

2-1-12
 3/309
 95/08



27 APR 2010

[Handwritten signature/initials]
 न. नं. 1/2010

अपने अड्डे पर ही रहने की नोंद

क्र. सं.	व. नं.	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र		पिकावलीन क्षेत्र में पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र
				पिकावलीन क्षेत्र में पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र				
1		पिकावलीन क्षेत्र	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र				
2		पिकावलीन क्षेत्र	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र				

9000
 2000

N. N. 1/2010

गांव नुमा बा. (पिकावलीन क्षेत्र में)

क्र. सं.	व. नं.	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र		पिकावलीन क्षेत्र में पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र
				पिकावलीन क्षेत्र में पिकावलीन क्षेत्र	पिकावलीन क्षेत्र में पिकावलीन क्षेत्र		
1		पिकावलीन क्षेत्र	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र		
2		पिकावलीन क्षेत्र	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र	पिकावलीन क्षेत्र		

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 न. नं. 1/2010
 7568

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 न. नं. 1/2010
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न. नं. 1/2010
 7568

गांव नुमा बा. (पिकावलीन क्षेत्र में)

२७७ - २
२०१३/२०१४
०१/१०५

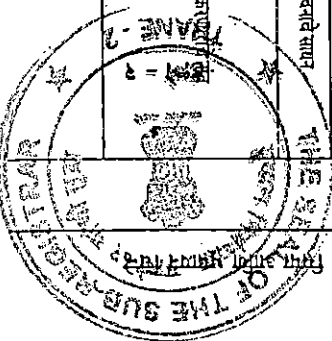
[Handwritten signature]
२९/४/२०१०

दिनांक 21 APR 2010

असम संसद की सचिवालय दिल्ली असे.

२००२
२०१०

विवरण		परिधि		क्षेत्र		चौक		उपखण्ड		नगरपालिका	
१	कुल क्षेत्रफल	०.९६५	३४	३४	३४	३४	३४	३४	३४	३४	३४
२	सूचना	०.९६५	३४	३४	३४	३४	३४	३४	३४	३४	३४
३	सूचना	०.९६५	३४	३४	३४	३४	३४	३४	३४	३४	३४
४	सूचना	०.९६५	३४	३४	३४	३४	३४	३४	३४	३४	३४



गांव भूमि बंधन (प्रधान मंत्री भूदान)

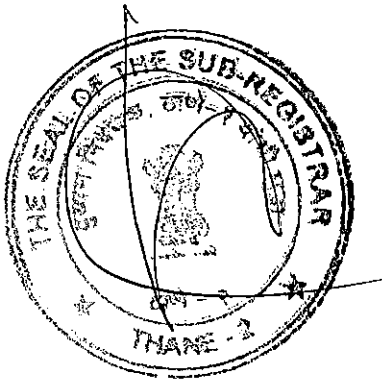
(अधिकार अभिलेख प्रक)

क्र.सं.	व.सं.	क्षेत्रफल	चौक	परिधि	नगरपालिका	उपखण्ड	भूमि	नगरपालिका	उपखण्ड	भूमि
३४	३४	३४	३४	३४	३४	३४	३४	३४	३४	३४

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०९६५

(Handwritten signature)

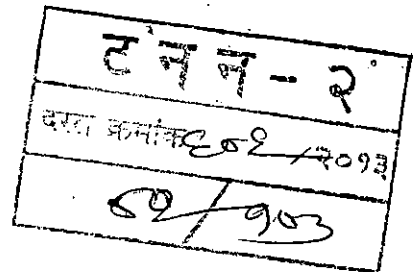
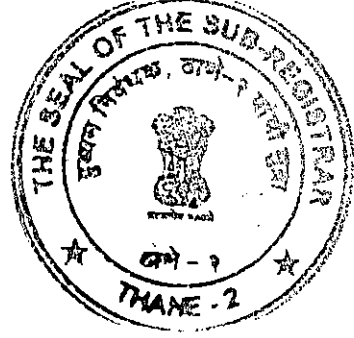
M



ANNEXURE - E

LIST OF COMMON AREAS AND FACILITIES

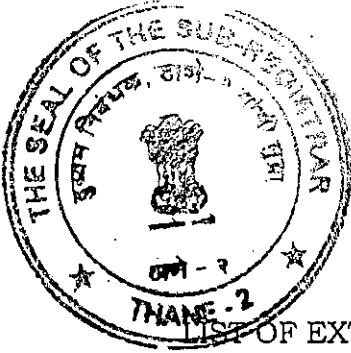
1. Lush Green / Landscape garden
2. Children play area
3. Parking (Open/stilt/stack/podium)
4. Club house.
5. Swimming Pool with fully equipped Modern Gym
6. Drivers waiting area
7. State of Art Gymnasium
10. Fitness area
11. Meditation corner
12. Pergola & leisure sitting areas
13. Old folk's corner



ANNEXURE - C

LIST OF INTERNAL AMENITIES AND FACILITIES

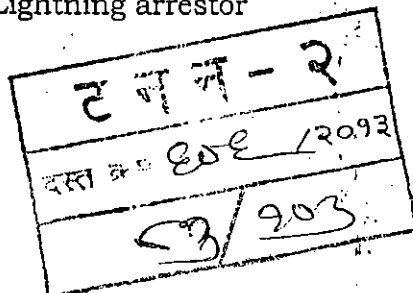
1. Colored anodized / powder Coating French style windows with tinted glass.
2. External windows of living & bedrooms as per Architects designs.
3. Vitrified floorings in all rooms.
4. Telephone points in the living room & all bedrooms.
5. Provision for internet & Cable connections.
6. CC TV in entrance lobby.
7. Intercom facility connecting each flat & security.
8. Concealed copper wiring with modular switches.
9. Designer bathrooms with A+ quality fixture.
10. Granite platform with stainless steel sinks/Service platform
11. 4ft. height dado tiles above platform



ANNEXURE -- D

LIST OF EXTERNAL AMENITIES AND FACILITIES

1. Earth quake resistance designs.
2. Elegant entrance foyer.
3. Parking facility
4. High-speed elevators
5. Well laid jogging track on R.G.
6. OBD paints in all rooms.
7. Solar water heaters.
8. 24X7 Security
9. Generators facility for common Amenities.
10. Sewage Treatment Plant.
11. Mini Fire extinguishers.
12. Lightning arrestor



C.C.

Certificate No. 000380



सी. सी. केवळ :- इमारत क्र. १ व २
-- वेसंगेट + तळ + १ मजला + २ मजला +
३ व ४ मजला पोडीयम + २० मजले कवीता

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

AMENDED

परवानगी केवळ :- इमारत क्र. १ व २ - वेसंगेट + तळ + १ मजला + २ मजला + ३ व ४ मजला पोडीयम + २३ मजले, इमारत क्र. ३ व
६ - २ वर पार्किंग मजले + २७ मजले, इमारत क्र. ४ - ३ वर पार्किंग मजले + १७ मजले, इमारत क्र. ५,
७ व ८ - ३ वर पार्किंग मजले + १ मजले, क्लब हाऊस :- तळ + पहील मजला, स्वामींग पुल, S.T.P. कॅरीता

V. P. NO. 88/415 TMC / TDD 288 Date: 13/03/2010

To, Shri/Smt. सुवर्णा घोष (Architect)

Shri. मे. बाबू बायर सेपा ली (Owners)

मे. कौसर्मोस लाईफस्टाईल सोल्यूशन्स प्रा. लि. सुरज आर. परमार (विकासकर्ते)

With reference to your application No. dated for development
permission / grant of Commencement certificate under 3368/13/2008 & 69 of the
Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to
erect building No. As Above in village कवीता Sector No. 5 situated at Road / Street

६० मी. घोडबंदर रोड S.No. / C.T.S. No. / F.P. No. As below

३० व ४० मी. डी. पी. रोड

the development permission / the commencement certificate is granted subject to the following
conditions.

- 1) The land vacated in consequence of the enforcement of the setback line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

सर्वे नं. १६२ हिस्सा नं. ३, सर्वे नं. १६३ हिस्सा नं. ३, सर्वे नं. १६४, धियागानं. १, २, सर्वे नं. १६५ हिस्सा नं. १अ,
२ब, ३, ४, ५, ६, ७, सर्वे नं. १६६ हिस्सा नं. १, २, ३, ४, ५, ६, ७, ८, ९, १०, ११, १२, १३, १४, १५, १६, १७, १८, १९,
२०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४.

- ५) सुधारित परवानगी / सी. सी. - ठा. म. प. / श. वि. वि. / ३२७२ दिनांक १७/११/२००३ या मधील उर्वरित अटी बंधकारक राहतील.
- ६) प्रस्तावित भूखंडामधील शाळा आ. क्र. ७, म्युनिसीपल प्राथमिक शाळा क्र. १९, ३० मी. रुंद व ४० मी. रुंद रस्ता प्रस्तावित ६० मी. रुंद घोडबंदर रस्त्याचे रुंदीकरण तसेच सुविधा भूखंड याखालील क्षेत्र ठा. म. पा. चे नावे केलेला ७/१२ उतारा जोत्यापुर्वी सादर करणे आवश्यक.
- ७) सी. एन. पुर्वी प्रस्तावाधीन इमारतीत बाधीत होणाऱ्या वृक्षांबाबत वृक्ष विभागाकडील ना हरकत वाखला सादर

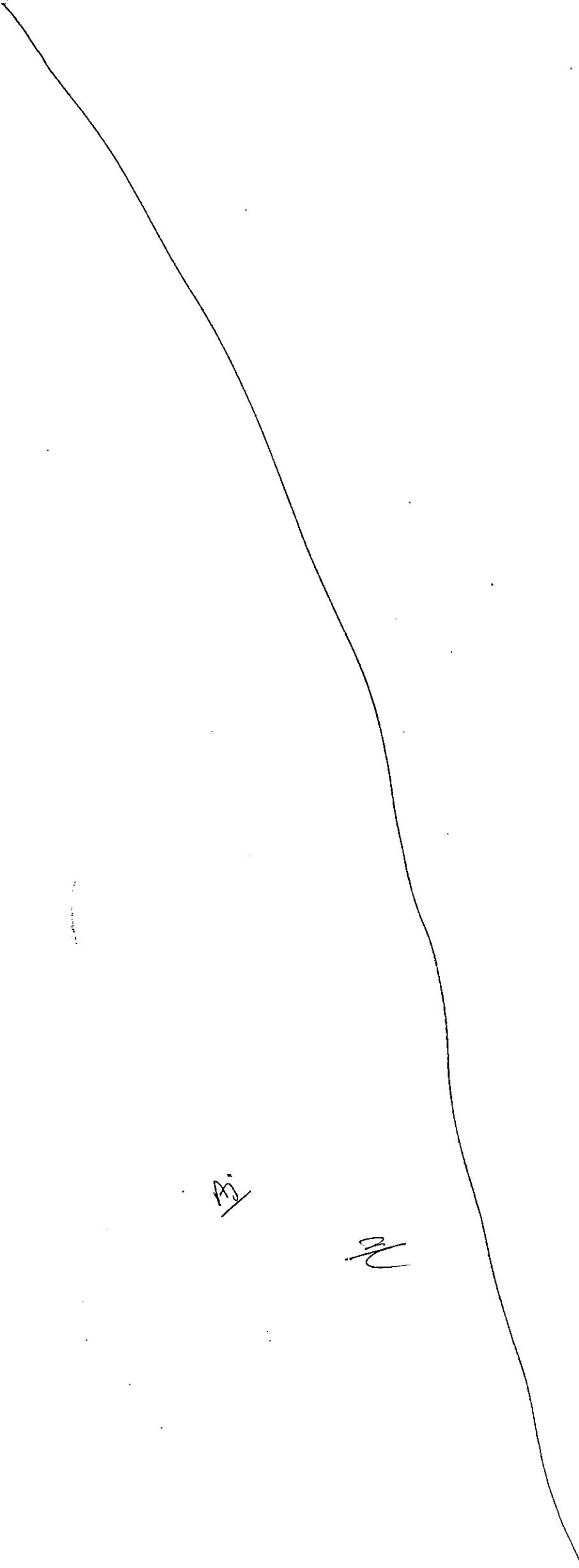
WARNING : CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

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Issued

ट न न - २
दिनांक १३/०३/२०१३
७/१३

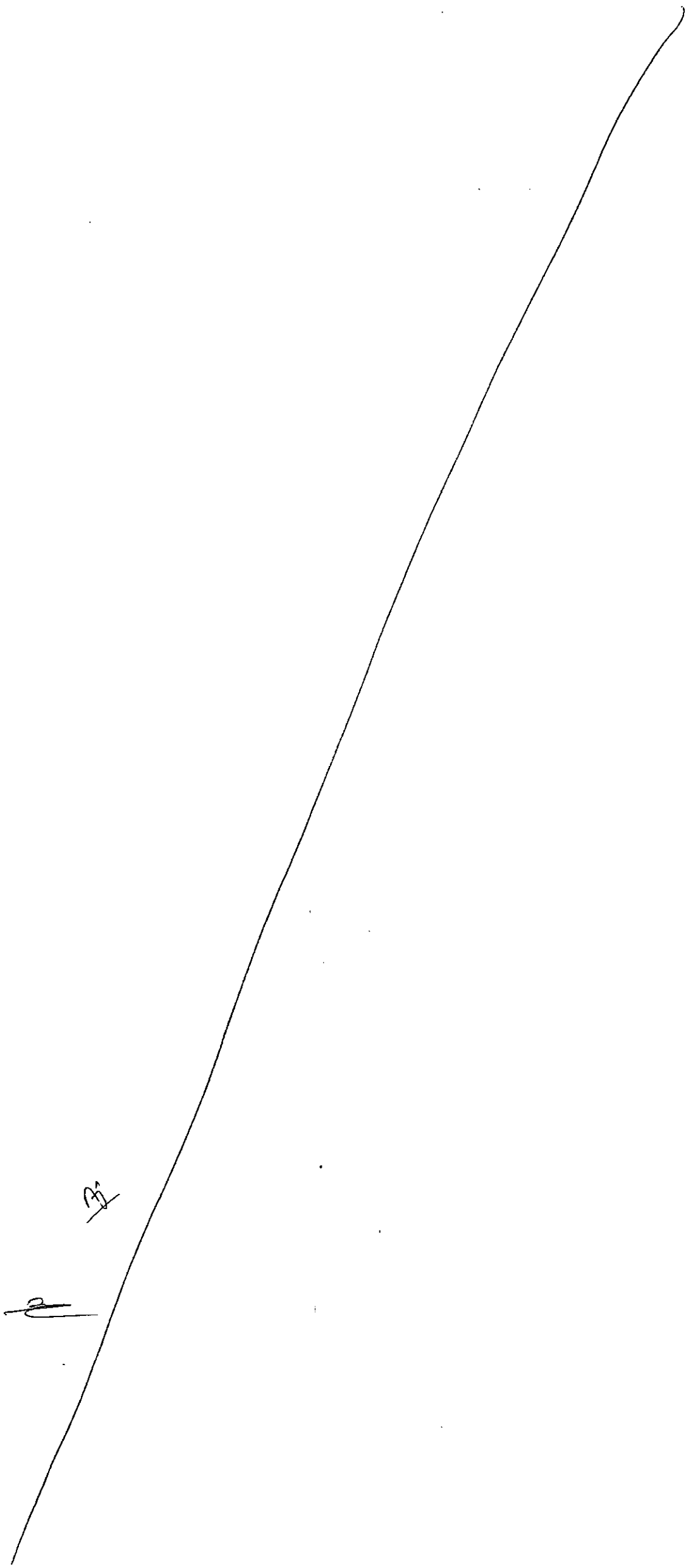
Municipal Corporation of the City of Thane.

P. T. O.



13

12



Handwritten mark resembling a horizontal line or the letter 'p'.

Handwritten mark resembling the number '3'.



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

अंशांक. १ (ताप्रीवरी) - अंशांक. १ + अंशांक. २ + अंशांक. ३ + अंशांक. ४ + अंशांक. ५ + अंशांक. ६ + अंशांक. ७ + अंशांक. ८ + अंशांक. ९ + अंशांक. १० + अंशांक. ११ + अंशांक. १२ + अंशांक. १३ + अंशांक. १४ + अंशांक. १५ + अंशांक. १६ + अंशांक. १७ + अंशांक. १८ + अंशांक. १९ + अंशांक. २० + अंशांक. २१ + अंशांक. २२ + अंशांक. २३ + अंशांक. २४ + अंशांक. २५ + अंशांक. २६ + अंशांक. २७ + अंशांक. २८ + अंशांक. २९ + अंशांक. ३० + अंशांक. ३१ + अंशांक. ३२ + अंशांक. ३३ + अंशांक. ३४ + अंशांक. ३५ + अंशांक. ३६ + अंशांक. ३७ + अंशांक. ३८ + अंशांक. ३९ + अंशांक. ४० + अंशांक. ४१ + अंशांक. ४२ + अंशांक. ४३ + अंशांक. ४४ + अंशांक. ४५ + अंशांक. ४६ + अंशांक. ४७ + अंशांक. ४८ + अंशांक. ४९ + अंशांक. ५० + अंशांक. ५१ + अंशांक. ५२ + अंशांक. ५३ + अंशांक. ५४ + अंशांक. ५५ + अंशांक. ५६ + अंशांक. ५७ + अंशांक. ५८ + अंशांक. ५९ + अंशांक. ६० + अंशांक. ६१ + अंशांक. ६२ + अंशांक. ६३ + अंशांक. ६४ + अंशांक. ६५ + अंशांक. ६६ + अंशांक. ६७ + अंशांक. ६८ + अंशांक. ६९ + अंशांक. ७० + अंशांक. ७१ + अंशांक. ७२ + अंशांक. ७३ + अंशांक. ७४ + अंशांक. ७५ + अंशांक. ७६ + अंशांक. ७७ + अंशांक. ७८ + अंशांक. ७९ + अंशांक. ८० + अंशांक. ८१ + अंशांक. ८२ + अंशांक. ८३ + अंशांक. ८४ + अंशांक. ८५ + अंशांक. ८६ + अंशांक. ८७ + अंशांक. ८८ + अंशांक. ८९ + अंशांक. ९० + अंशांक. ९१ + अंशांक. ९२ + अंशांक. ९३ + अंशांक. ९४ + अंशांक. ९५ + अंशांक. ९६ + अंशांक. ९७ + अंशांक. ९८ + अंशांक. ९९ + अंशांक. १००

To, Shri/Smt. _____ (Architect) Date: 15/10/2011

Shri. _____ (Owners)

With reference to your application No. _____ dated _____ for development permission / grant of commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. _____ As above village _____ Section No. _____ Situated at Road/Street _____ As below _____ C.T.S. No. / F.P. No. / _____ 30 x 60 ft. etc.

the development permission / the commencement certificate is granted subject to the following conditions. 1) The land vacated in consequence of the enforcement of the scheme shall be returned to the State. 2) No New building or part thereof shall be occupied or allowed to be occupied. 3) The development permission / commencement certificate shall remain valid for a period of one year Commencing from the date of its issue. 4) This permission does not entitle you to develop the land which does not exist in you.

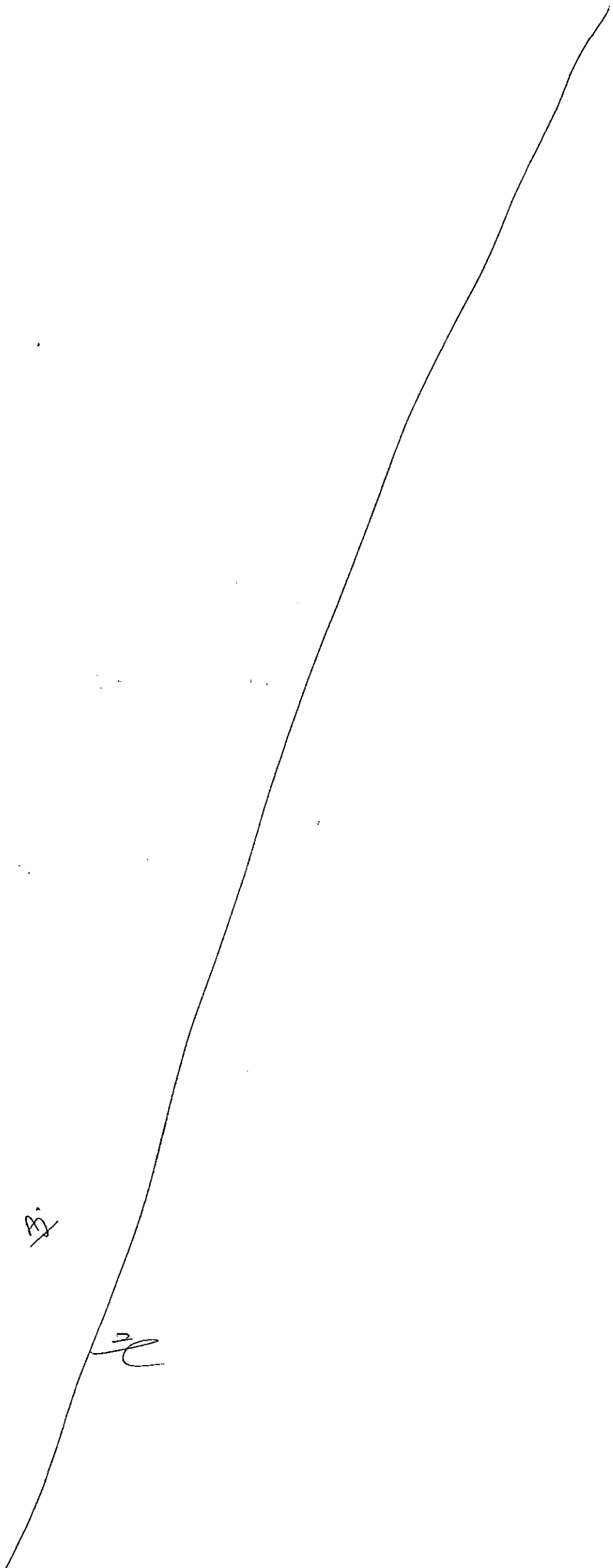
अंशांक. १ + अंशांक. २ + अंशांक. ३ + अंशांक. ४ + अंशांक. ५ + अंशांक. ६ + अंशांक. ७ + अंशांक. ८ + अंशांक. ९ + अंशांक. १० + अंशांक. ११ + अंशांक. १२ + अंशांक. १३ + अंशांक. १४ + अंशांक. १५ + अंशांक. १६ + अंशांक. १७ + अंशांक. १८ + अंशांक. १९ + अंशांक. २० + अंशांक. २१ + अंशांक. २२ + अंशांक. २३ + अंशांक. २४ + अंशांक. २५ + अंशांक. २६ + अंशांक. २७ + अंशांक. २८ + अंशांक. २९ + अंशांक. ३० + अंशांक. ३१ + अंशांक. ३२ + अंशांक. ३३ + अंशांक. ३४ + अंशांक. ३५ + अंशांक. ३६ + अंशांक. ३७ + अंशांक. ३८ + अंशांक. ३९ + अंशांक. ४० + अंशांक. ४१ + अंशांक. ४२ + अंशांक. ४३ + अंशांक. ४४ + अंशांक. ४५ + अंशांक. ४६ + अंशांक. ४७ + अंशांक. ४८ + अंशांक. ४९ + अंशांक. ५० + अंशांक. ५१ + अंशांक. ५२ + अंशांक. ५३ + अंशांक. ५४ + अंशांक. ५५ + अंशांक. ५६ + अंशांक. ५७ + अंशांक. ५८ + अंशांक. ५९ + अंशांक. ६० + अंशांक. ६१ + अंशांक. ६२ + अंशांक. ६३ + अंशांक. ६४ + अंशांक. ६५ + अंशांक. ६६ + अंशांक. ६७ + अंशांक. ६८ + अंशांक. ६९ + अंशांक. ७० + अंशांक. ७१ + अंशांक. ७२ + अंशांक. ७३ + अंशांक. ७४ + अंशांक. ७५ + अंशांक. ७६ + अंशांक. ७७ + अंशांक. ७८ + अंशांक. ७९ + अंशांक. ८० + अंशांक. ८१ + अंशांक. ८२ + अंशांक. ८३ + अंशांक. ८४ + अंशांक. ८५ + अंशांक. ८६ + अंशांक. ८७ + अंशांक. ८८ + अंशांक. ८९ + अंशांक. ९० + अंशांक. ९१ + अंशांक. ९२ + अंशांक. ९३ + अंशांक. ९४ + अंशांक. ९५ + अंशांक. ९६ + अंशांक. ९७ + अंशांक. ९८ + अंशांक. ९९ + अंशांक. १००

५) स्थानित परवर्गी / सी. सी. - अ. म. गा. / सी. वि. वि. / २८८ क्रिका १३/०१/२०१० या मधील उर्वरित अटी व शर्तीक पाठवा. ६) प्रस्तावित भूखंडातील शाळा आ. क्र. ७, ज्युनिरीयल प्राथमिक शाळा क्र. ११, ३० मी. रुंद व ४० मी. रुंद रस्ता प्रस्तावित ३० मी. रुंद चौकदार रस्त्याचे रुकीकरण तसेच सुविधा भूखंड याखालील क्षेत्र अ. म. गा. वी. चाई कॅवेली ७/१२ उलास पुरविल जाण्याची सादर करणे आवश्यक.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.

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२०१३

Office No. _____
Office Stamp _____
Date _____
Issued _____

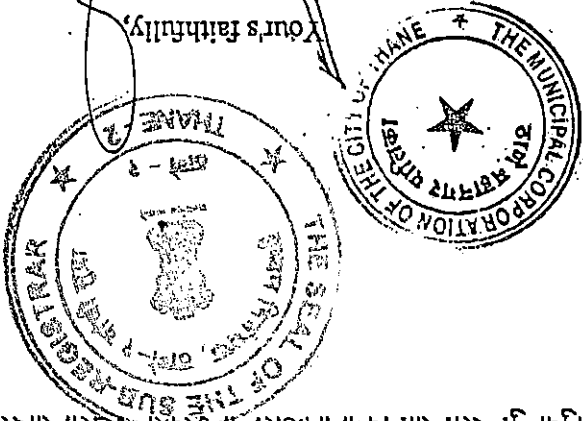


०६/१०३
१०३/०६
२ - १ - २

- Copy to:-
1. Dy. Municipal Commissioner - Zone:
 2. E.E. (Encroachment)
 3. Competent Authority (U.L.C.)
 - For Sec. 20, 21 & 22 if required
 4. TILR for necessary correction in record of Land is affected by Road, Widening / reservation.

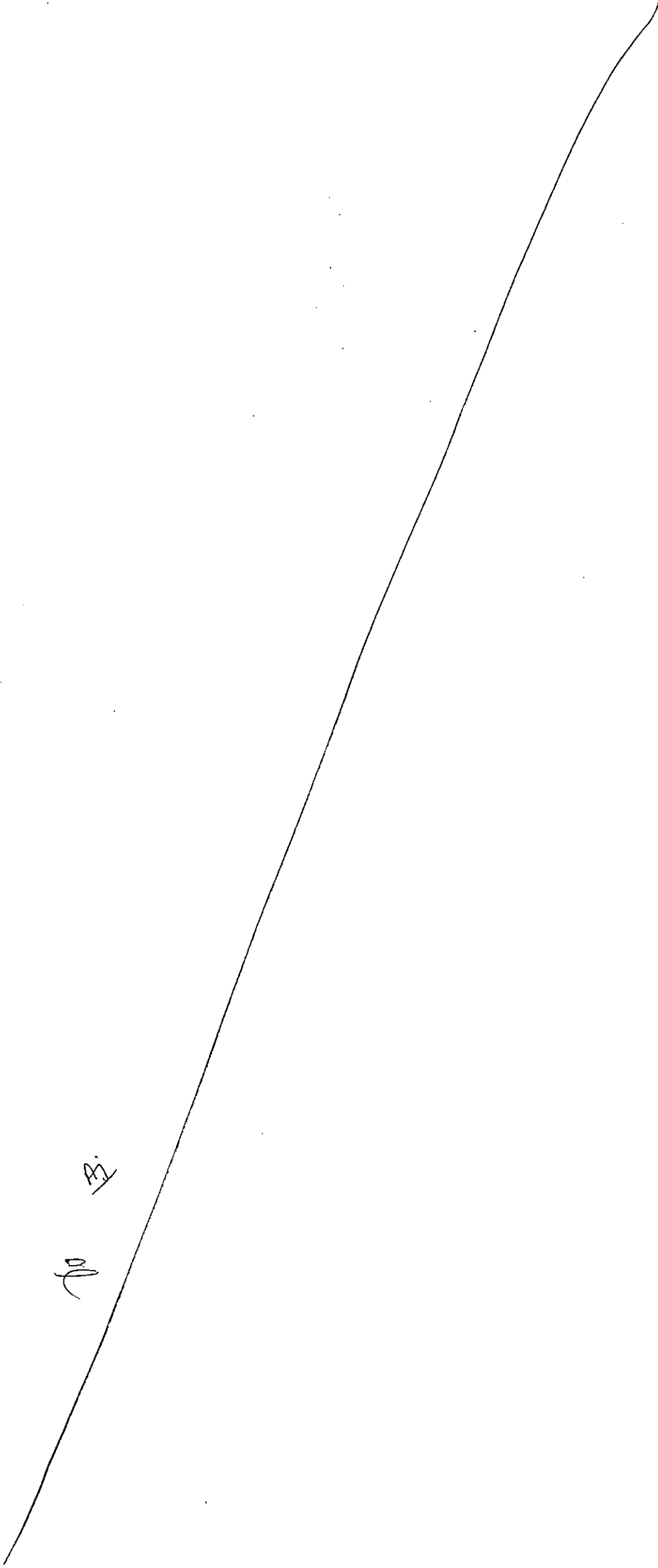
EXECUTIVE ENGINEER,
Town Planning Department,
Municipal Corporation the City of Thane

Your's faithfully,



संख्या १०३/०६ दिनांक १०/०६/१९५७
 Office No. 103/06 dated 10/06/57
 Office Stamp
 Date 10/06/57
 Issued 10/06/57

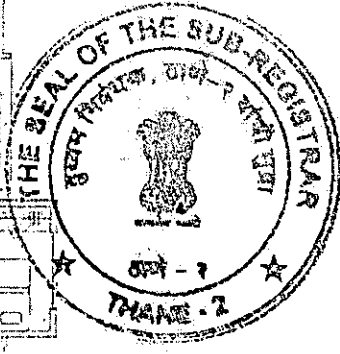
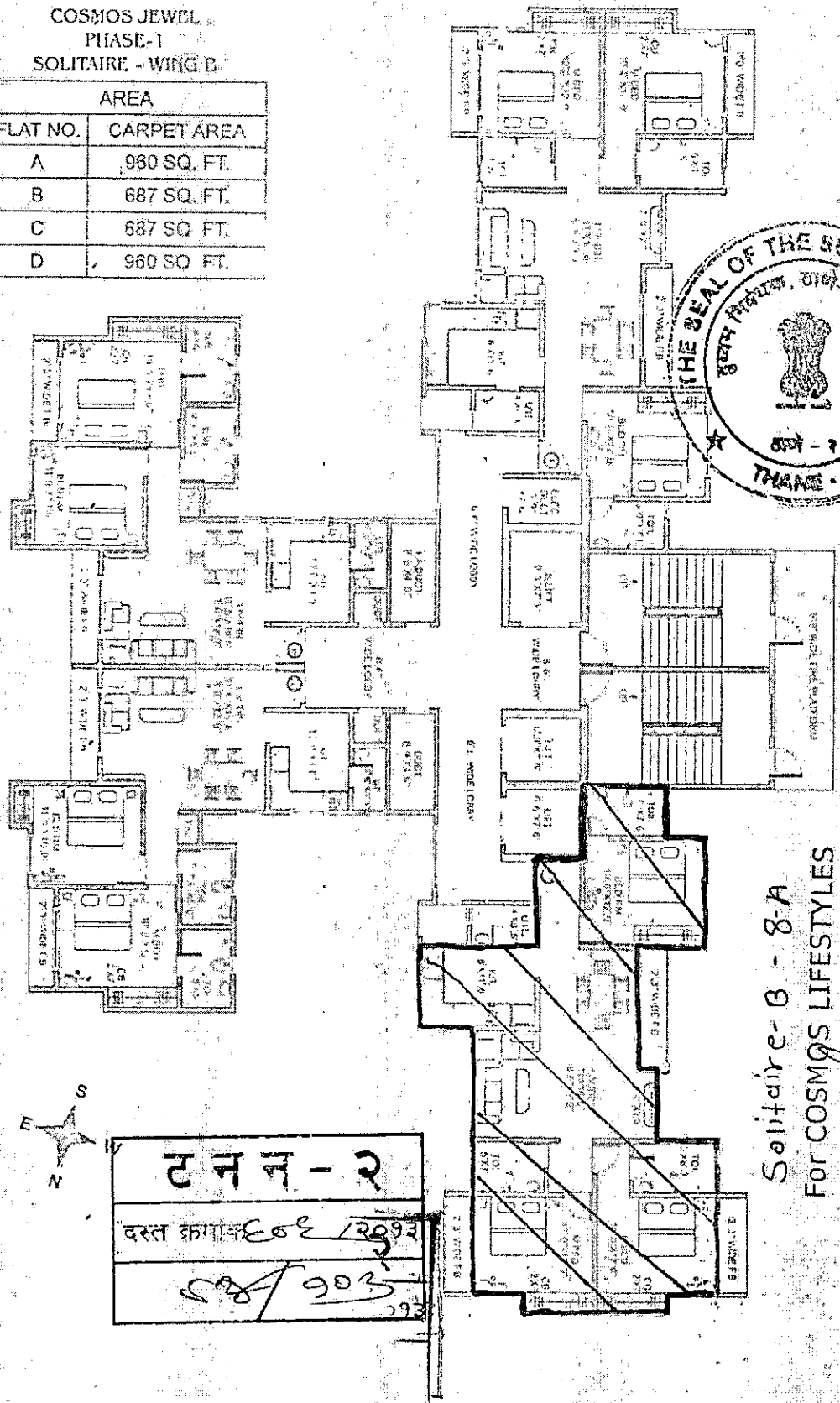
- १) पुढील जात्यापुर्वी ता.नि.भू.अ. कडील नकाशा नुसार कुंपणीभूत बांधणे आवश्यक राहिल.
- २) प्रस्तावित भूखंडापूर्वी काही भूखंड पूर्वी असाव्याने वास्तुका निरीक्षक भूमि अभियंते कायद्यालाकडून प्रस्तावित भूखंडाचा इष्ट कायम मोजणी करून घ्यावा नकाशा पुढील जात्यापुर्वी या कायद्यालाकडे दाखल करणे आवश्यक राहिल. व मोजणी नुसार क्षेत्रात बदल झाल्यास त्याप्रमाणे सुधारित नकाशा मजूर करून घेणे आवश्यक राहिल.
- ३) जागा प्रमाणपत्रापूर्वी व वापरपरवासापूर्वी आर. सी. सी. तबाचे स्विचिंग प्रमाणपत्र सादर करणे आवश्यक.
- ४) वापर परवान्यापूर्वी रेन वाटर टाव्हलिंग व सोलर वाटर हीटिंग यंत्रणा कायदात करणे आवश्यक.
- ५) जागेवर विहीत नमुन्यातील माहितीफलक दर्शनी बाजूस लावणे आवश्यक. व ती अंतीम वापर परवान्यापूर्वीत कायम ठेवणे आवश्यक.
- ६) वृक्ष, पाणी व इतर विभागांचे नोडरकत दाखले वापर परवान्यापूर्वी दाखल करणे आवश्यक.
- ७) भूखंडाचे मालकी हक्काबाबत, हद्दीबाबत काही वाद निर्माण झाल्यास त्यास विकासकर्ते पूर्णपणे जबाबदार राहिल. व त्याचे निराकरण करण्याची जबाबदारी विकासक यांचेवर राहिल त्यास ठीक महानगरपालिका जबाबदार राहणार नाही.
- ८) हद्दीवर उभारण्यात आलेल्या कुंपणीची बाबत व निविदा नुसार वास्तु अभियंताच्या न्यायालयीन जाबाबत न्यायालयाचे निर्णय बंधनकारक राहिल.
- ९) अस्तित्वातील खोदवरील कर भरणा केल्याच्या अद्यावत पावत्या खोड तोडण्यापूर्वी सादर करणे आवश्यक.
- १०) पुरवठा व अडिखलवनेद्वारे शासनाचे प्राप्त मार्गदर्शन / आदेश बंधनकारक राहिल.
- ११) वापर परवान्यापूर्वी सेवा कर व कामगार कल्याणकारी उपकर अधिनियम १९९६ नुसार कर भरणे बंधनकारक राहिल.
- १२) प्रस्तावासाठी वापर परवाना देण्यापूर्वी यु. एल. सी. विभागाकडील नोडरकत दाखला सादर करणे आवश्यक राहिल.



to B.

COSMOS JEWEL
PHASE-1
SOLITAIRE - WING B

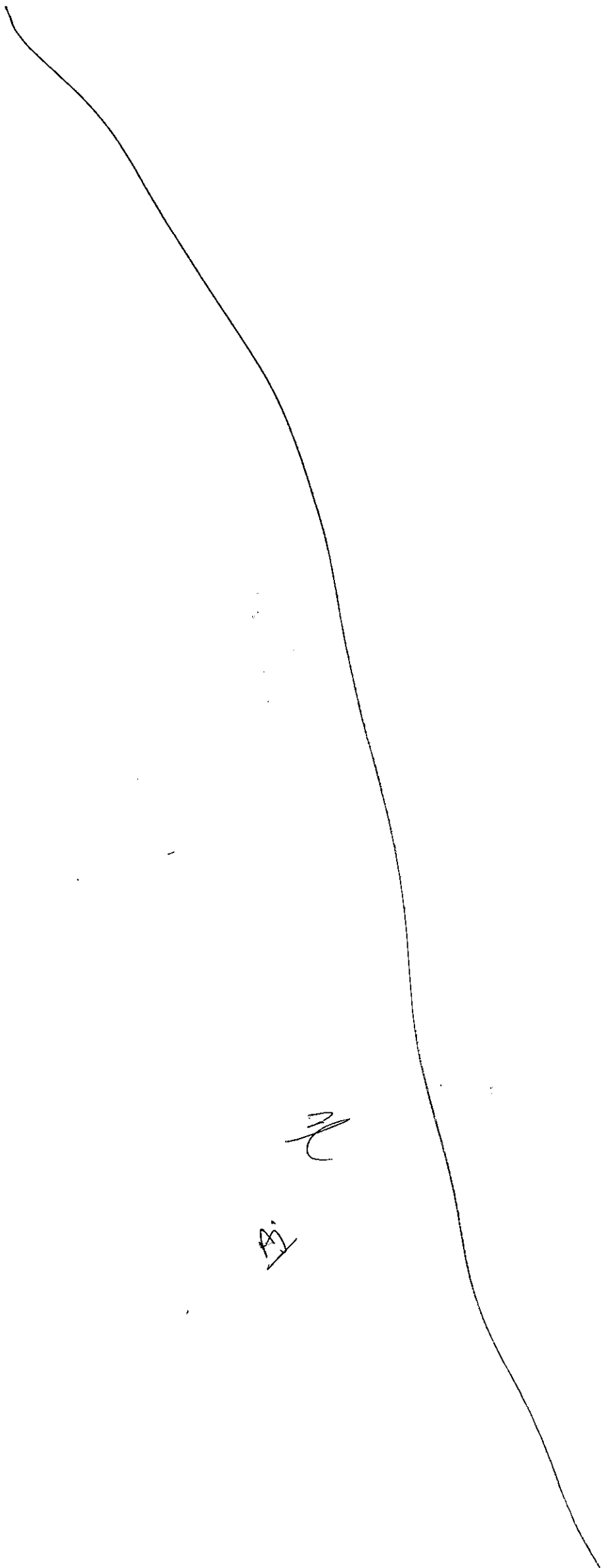
AREA	
FLAT NO.	CARPET AREA
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B	687 SQ. FT.
C	687 SQ. FT.
D	960 SQ. FT.



टनल - २
दस्ता क्रमांक ६०६/१३७९३
६०६/१३७९३

Solitaire - B - 8-A
FOR COSMOS LIFESTYLES
K.B. Raut
PARTNER

Amal



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2



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For HDFC BANK LTD.

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MUMBAI - 400013

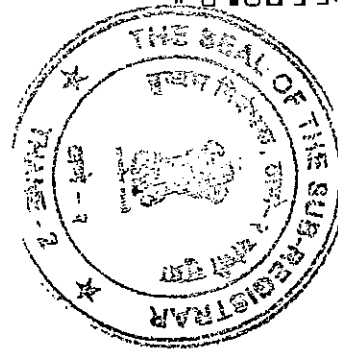
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Kedung
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AUTHORISED SIGNATORIES

Please sign above

⑈610835⑈ 400240002⑈ 99999⑈ 12



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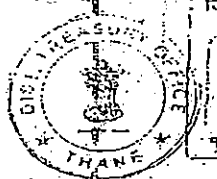
पावती
 पावती क्र.: 5831
 दिनांक 07/08/2012

पावते नाम कुमारा
 दातएवजाचा अनुक्रमांक टनन5 - 06761 - 2012
 दाता (एवजाचा वक्रा) पुळगाणा

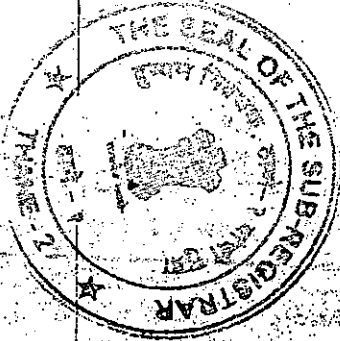
दादा कल्याणराजे नाम: कल्याण साईकरदाईलसेचे अंबोराईज सिमेंटरी & पाणीदार मुल्क अज
 वरपाय
 नॉटली की 100.00
 नकलत (अ. 11(1)), वृदांकनादी नकलत (अ. 11(2)), 300.00
 नकलत (अ. 12) & छायाचित्रण (अ. 13) -> एकत्रित की (15) एकूण रु. 400.00

महाराष्ट्र MAHARASHTRA
 जिल्हा कोषागार कार्यालय
 ठाणे.
 30 JUL 2012
 मुद्रांक एवजाचा नॉटली
 307/112

विक्रम टिकोण: जय भगवती टायपींग सेन्टर 238938
 भोपा हॉटेल रोड, टिकोण, ठाणे. मो: 9323288888
 अनुक्रमांक 018848
 दाता: Sargi R. Parmar
 वक्रा: more
 दिनांक: 07 AUG 2012
 मुद्रांक क्र. 829/2012



टनन - 4
 वक्रा 8069 12012
 9 19E



आपणना हा दात अंदाजे 5:38PM हा वेळस निकल
 मजूर मुल्क: 1 रु.
 भरलेले मुद्रांक मुल्क: 500 रु.
 पोवदता: 1 रु.
 दस्त बिलक

दाता - 2
 608/2012
 80/903

टनन - 4
 वक्रा 8069 12012
 9 19E

SPECIFIC POWER OF ATTORNEY

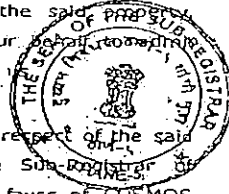
TO ALL TO WHOM THESE PRESENTS SHALL COME I
 SHRI. SURAJ R. PARMAR, Age: 60 years, Indian Inhabitant
 Occupation - Business, of COSMOS LIFESTYLES,
 A Partnership Firm, constituted and registered under the Indian
 Partnership Act, 1932 and having its office at 201, Anand, A/2,
 Lane, Tembhur, Thane, District Thane, State of Maharashtra, do hereby
 AUTHORISE and empower SHRI RAMESH BHURMAL
 PARMAR, Age: 60 years, Indian Inhabitant, Occupation - Business



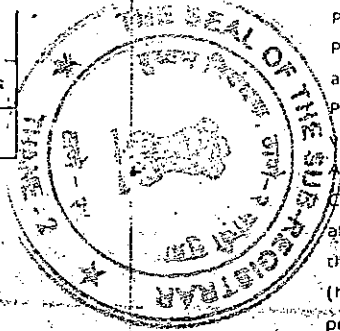
operative Housing Society, Thane (W) and 2. SHRI. VIJAY VITTHAL SHIRKE, Adult, Indian Inhabitant, having address at B/301, Devashri Garden, Near Ritu Park, Majiwade, Thane (W) as our true and lawful Attorney for the purpose of only registration of such documents.

NOW KNOW by these present, we, SHRI. SURAJ R. PARMAR, SHRI. RAMESH BHURMAL PARMAR, SHRI RAVI JHUNJHUNWALA and SHRI KANJI B. RITA do hereby appoint, nominate, and constitute 1. SHRI INDRAKANT SHARMA and 2. SHRI. VIJAY VITTHAL SHIRKE as our true and lawful attorney to do the following acts, deeds and things.

1. To appear before the Sub- Registrar of Assurances, Thane in respect of any documents regarding the said property executed by us and for us and on our behalf and for the execution of such documents executed by us.
2. To present and lodge the documents in respect of the said property for registration in the office Sub-Registrar of Assurances, Thane executed by us in favor of COSMOS LIFESTYLE.
3. To do all acts, deeds and things necessary and incidental for effective registration of the said documents in respect of the said property.



3 19E



We further state and declare that any one from us at his own option and without intimating any of the other Executants from above can revoke the said Power at any time.

AND we ourselves agree to be bound by and whatever our said Attorney shall do or cause to be done by virtue of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO
(The said larger property)

All those pieces or parcels of land situate at village Kavesar, Thane in the Registration District and Sub-District of Thane bearing Survey Nos. and Hissa Nos. within the limits of Thane Municipal Corporation.

having office at: 201, Arihant Building, above Sam Electronics, opp. HDFC Bank, Agyari lane, Tembhi Naka, Thane (West) - 400 60 1
3. SHRI. RAVI JHUNJHUNWALA, Adult, Indian Inhabitant, Occupation- Business, Director of M/s Riddhi Siddhi Developers Pvt. Ltd, a Company incorporated and registered under the provisions of Companies Act, 1956 having its registered office at 45, Maker Chambers III, 223 Nariman Point, Mumbai-400 021 and 4. SHRI KANJI B. RITA, Adult, Indian Inhabitant, Occupation- Business, Director of M/s Krushmi Developers Pvt. Ltd, a Company incorporated and registered under the provisions of Companies Act, 1956 who is one of the Partner of M/s Cosmos Lifestyles having its registered office at 201, Arihant, Agyari Lane, Tembhi Naka, Thane (W); do hereby SEND GREETINGS:

2 19E

WHEREAS we no. 1 is a Partner and authorized signatory of COSMOS LIFESTYLES, we no. 2 is constituted attorney of we no. 1, Shri Suraj Ramesh Parmar, vide a Power of Attorney dated 22/1/2010; we no. 3 is the Director of M/s Riddhi Siddhi Developers Pvt. Ltd and we No. 4 is the Director of M/s Krushmi Developers Pvt. Ltd who is one of the partner of M/s Cosmos Lifestyles. We No. 1 and No. 2 are the subject of all the partners of M/s Cosmos Lifestyles viz; 1) M/s Cosmos Project Ltd. 2) M/s. Krushmi Developers Pvt. Ltd. 3) M/s. Suraj Ramesh Parmar and 4) M/s. Cosmos Skyline Homes Pvt. Ltd; have entered into a Joint Development Agreement with M/s Riddhi Siddhi Developers Pvt. Ltd. and in the course of our business we are required to execute various documents in the office of Sub-Registrar of Thane including Agreement for Sale of Flats/Shop/Office and Deed of Confirmation, Cancellation Deed, Rectification Deed and other agreement/s of already-executed documents signed by me individually in respect of the property mentioned in the Second Schedule hereunder written (hereinafter referred to as the 'said property') out of the said entire property more particularly described in the First Schedule hereunder written and in respect of entire FSI/TDR available in respect of the said portion more particularly described in the Third Schedule hereunder written; the Thane Municipal Corporation has sanctioned plan under V. P. No. 69/415 for the project to be known as 'COSMOS JEWELS PHASE -I, II, III'.

AND WHEREAS we are desirous to appoint 1. SHRI INDRAKANT SHARMA, Adult, Indian Inhabitant, residing at: Cosmos Nest Co-

506/60	506/60	506/60	506/60
506/60	506/60	506/60	506/60
506/60	506/60	506/60	506/60
506/60	506/60	506/60	506/60

Handwritten signatures and initials at the bottom of the document, including 'K.B.R.' and others.

166/33	0.05.00
166/34	0.14.00
TOTAL	18.09.08

On or towards the North by the property belonging to Aniline Dye-stuffs and Pharmaceuticals Ltd.

On or towards the South by the property belonging to Forest Department

On or towards the East by Ghodbunder Road and

On or towards the West by the property belonging to Kadir Sheikh Mohammed Warekar

THE SECOND SCHEDULE ABOVE REFERRED TO
(The said property)

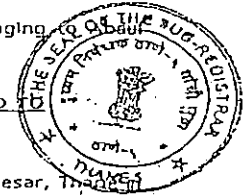
All those pieces or parcels of land situate at village Kavesar, Thane in the Registration District and Sub-District of Thane being part of the said Larger Property more particularly described in the First-Schedule here above written admeasuring about 48106.422 sq.mts. including an area under reservations namely Set back area, D. Road (30 mts. & 40 mts.wide), Amenities Open Space and 10% R. handed over to TMC.

THE THIRD SCHEDULE ABOVE REFERRED TO
(The said portion)

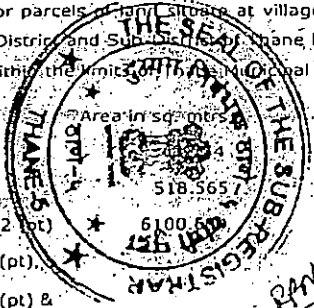
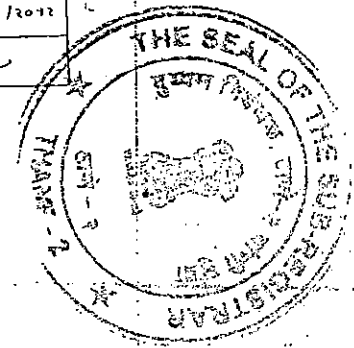
All those pieces or parcels of land situate at village Kavesar, Thane in the Registration District and Sub-District of Thane bearing Survey Nos. and Hissa Nos. within the limits of the said Municipal Corporation.

Survey No.	Area in Sq.meters
162/3	518.5657
163/9 (pt)	6100.56
164/1(pt) & 164/2 (pt)	3432.592
165/1(pt), 165/2(pt), 165/3(pt), 165/4(pt) & 165/5(pt)	
166/11(pt), 166/13(pt) &	

SR.NO	AREA IN ACRES & GUNTHAS
162/3	2.24.04
163/9 (pt)	1.08.12
164/1	0.28.00
164/2	1.04.00
165/1(pt)	0.01.08
165/2(pt)	0.29.04
165/3	0.11.04
165/4	0.03.08
165/5	0.08.00
165/6	0.16.04
165/7	0.09.00
166/10(p)	0.10.12
163/10	0.19.08
166/11(p)	0.15.00
166/12 (p)	0.02.08
166/13 (p)	0.04.00.
166/14 (p)	0.08.00
166/15(p)	0.35.00
166/15(p)	2.16.00
166/17	0.10.00
166/18	0.04.00
166/19	0.12.00
166/20	0.11.00
166/21	0.04.00
166/22(p)	0.01.08.
166/23	0.10.00
166/24(p)	0.08.00
166/25	0.26.00
166/26	0.18.00
166/27	0.30.00
166/28	0.18.00
166/30(p)	1.17.08
166/32	0.06.00



त न व - ५
५०९९ / २०१२
४ / १९



त न व - ५
५०९५ / २०१२
६९ / १०५
६९ / १०३

Handwritten signatures and initials: 'RAM', '1-13-12', and other illegible marks.

Handwritten signature: 'Joshi'.

Handwritten signature: 'Ramesh'.

Handwritten signatures and initials: 'Ramesh', 'Joshi', and 'K.B.R.'.

155/14(pt)

1055.685

TOTAL 11110.700

On or towards the East by: Land of M/s. Bombay Wire Rope Ltd.

On or towards the West by: Land of M/s. Bombay Wire Rope Ltd.

On or towards the South by: Land of M/s. Bombay Wire Rope Ltd.

On or towards the North by: Land of M/s. Aniline Dyes & Pharmaceuticals Pvt. Ltd.

तन - ५
एवम्
१९

In the presence of witnesses

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-

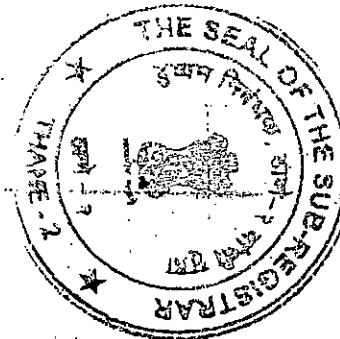
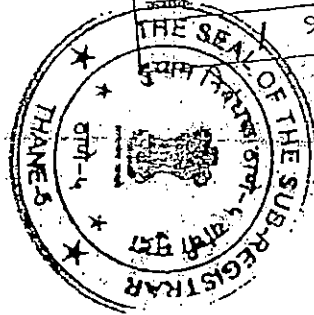
WE ACCEPT.

1. SHRI. INDRAKANT SHARMA

2. SHRI. VIJAY VITTHAL SHIRKE



तन - ५
एवम्
१९



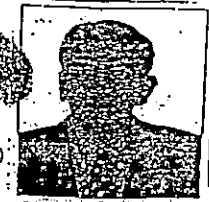
IN WITNESS WHEREOF we, SHRI. SURAJ R. PARMAR authorized signatory of COSMOS LIFESTYLES, SHRI RAMESH BHURMAL PARMAR, SHRI RAVI JHUNJHUNWALA, Director of M/s Riddhi Siddhi Developers Pvt. Ltd. and SHRI KANJI B. RITA, Director of M/s Krushmi Developers Pvt. Ltd. have put our hands on this 07th day of August, 2012 at Thane.



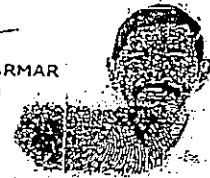
SIGNED, SEALED AND DELIVERED

The withinnamed EXECUTANTS

1. SHRI. SURAJ R. PARMAR
(Authorized signatory & Partner of Cosmos Lifestyles)



2. SHRI. RAMESH BHURMAL PARMAR
(C.A of Shri Suraj R. Parmar)



3. SHRI. RAVI JHUNJHUNWALA
(Director of M/s Riddhi Siddhi Developers Pvt. Ltd.)



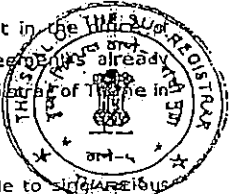
4. SHRI. KANJI B. RITA
(Director of M/s Krushmi Developers Pvt. Ltd)



506/65
303
2-11-12

506/1904
2012
2-11-12

including Agreement For Sale, etc. and to execute it in the office of Sub- Registrar of Thane and to present other agreements already signed by me for registration in the office of Sub- Registrar of Thane in respect of the property situated in the Thane District;



AND WHEREAS due to my busy schedule I am unable to sign documents and also to attend the office of the Sub-Registrar, Thane to execute the various documents;

AND WHEREAS I am desirous to appoint my father SHRI. RAMESH BHURMAL PARMAR, adult, Hindu, Independent, Having address at Parmar Bhavan, Agyari Lane, Tembhi Naka, Thane (W) - 400601 as my true and lawful Attorney.

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अर्थात
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ए.ए.ए.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that I, SHRI. SURAJ R. PARMAR, do hereby appoint, nominate, and constitute SHRI. RAMESH BHURMAL PARMAR as my true and lawful attorney to do the following acts, deeds and things.

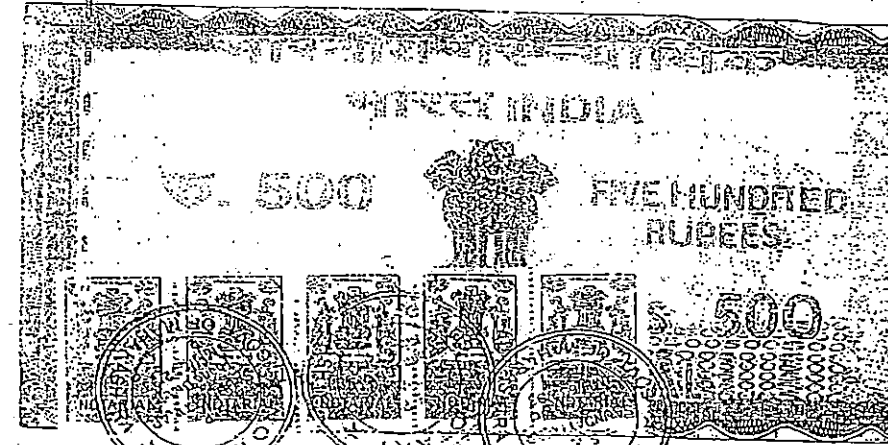
1. To sign on for me and on my behalf any Agreements, all No Objection Certificates, Possession Letters, Allotment Letters and to present it for registration if required before concerned Sub-Registrar of Assurances, in the Thane District.

2. To present and lodge in any office of Sub-Registrar in Thane District and to attend execution of the Agreements, Deed and Documents executed by me to do all acts and things necessary for effective registration and also to appoint or substitute in their stead or revoke such appointment.

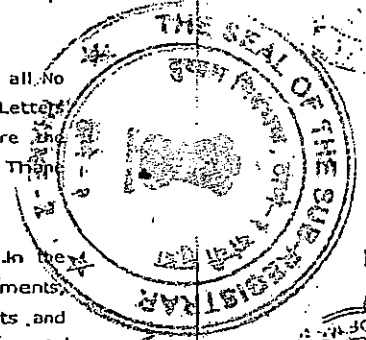
AND I myself agree to and confirm all and whatsoever my said Attorney shall put in effect or do to be done by virtue of these presents.

IN WITNESS WHEREOF SHRI. SURAJ R. PARMAR, has put my hands on this 22nd day of January, 2010 at Thane.

SIGNED, SEALED AND DELIVERED by



MAHARASHTRA
 राज्यपालकी कार्यालय, अमरावती, अमरावती महानगरपालिका, अमरावती, महाराष्ट्र, भारत
 22 JAN 2010



22 JAN 2010
 SPECIFIC POWER OF ATTORNEY
 तनन-५
 ए.ए.ए. १०१२
 ए.ए.ए.

TO ALL TO WHOM THESE PRESENTS SHALL COME I, SHRI. SURAJ R. PARMAR, age 39 years, occupation - Business, having office at 2017401, Arihant Buildings, Above Sam Electronics, Opp. HDFC Bank, Agyari lane, Tembhi Naka, Thane (West) - 400 601, do hereby SEND GREETINGS:

WHEREAS, I am a partner, director and authorized signatory of various partnership firms/companies/proprietary firms and in the course of business we are required to sign various documents

ए.ए.ए.
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Handwritten signature or mark.

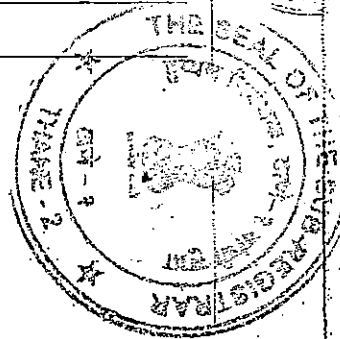
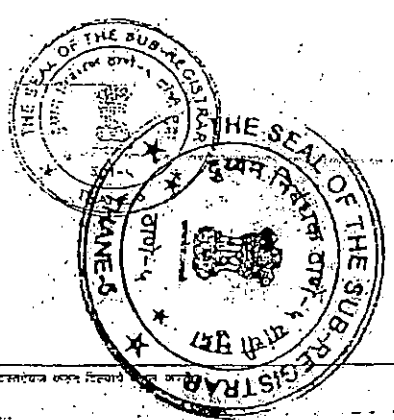
02/01/2012 दुय्यम निबंधक: 6761/2012
 5:24:22 am गृह वि. दाने 5
 दस्त गोधवारा भाग-1
 दस्त क्रमांक : 6761/2012
 दस्तावा प्रकार : पुण्यारवाण

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाम: कातापत तडकरदाईलक्ष्म प्रजापतीज गान्धर्व 3 पत्ता: पुणे 44, अरिसेन प्रजापती तप टी. बाबा दाने पत्नी/सहकाय: - ईश्वरीचे नाव: - ईश्वरीचे पत्ता: - ईश्वरीचे पत्ता: - पत्नी/सहकाय: - पत्नी/सहकाय: - पत्नी/सहकाय: - पत्नी/सहकाय: - पत्नी/सहकाय: -	तित्त्व टेंपार		
2	नाम: शिवाजी शिवाजी देवदारवरी व ति व संयतलक्ष्म त्ति पत्ता: पुणे 44, अरिसेन प्रजापती तप टी. बाबा दाने पत्नी/सहकाय: - ईश्वरीचे नाव: - ईश्वरीचे पत्ता: - ईश्वरीचे पत्ता: - पत्नी/सहकाय: - पत्नी/सहकाय: - पत्नी/सहकाय: - पत्नी/सहकाय: - पत्नी/सहकाय: -	तित्त्व टेंपार		
3	नाम: शिवाजी शिवाजी देवदारवरी व ति व संयतलक्ष्म त्ति पत्ता: पुणे 44, अरिसेन प्रजापती तप टी. बाबा दाने पत्नी/सहकाय: - ईश्वरीचे नाव: - ईश्वरीचे पत्ता: - ईश्वरीचे पत्ता: - पत्नी/सहकाय: - पत्नी/सहकाय: - पत्नी/सहकाय: - पत्नी/सहकाय: - पत्नी/सहकाय: -	तित्त्व टेंपार		

खालील 3 पक्षकारांची कमुती उपलब्ध नाही.
 अनु क्र. पक्षकाराचे नाव
 1. पुणे 44, अरिसेन प्रजापती तप टी. बाबा
 2. पुणे 44, अरिसेन प्रजापती तप टी. बाबा

दस्तावेज क्रमांक: 6761/2012
 दस्तावेज क्रमांक: 6761/2012
 दस्तावेज क्रमांक: 6761/2012

दस्तावेज क्रमांक: 6761/2012
 दस्तावेज क्रमांक: 6761/2012
 दस्तावेज क्रमांक: 6761/2012



BEFORE ME

NOTARY
 S. P. SAUNDATTAR B.A., LL.B.
 ADVOCATE HIGHER COURT
 B. No. 4, Kisan Mandi,
 M.G. Road, Nandgaon, Thane-400 607
 Ph.: 2542 2303

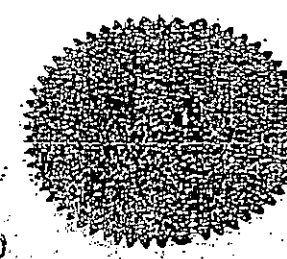
22 JAN 2012 22 JAN 2012
 NOTARY & REGISTRY
 S. P. SAUNDATTAR

दस्तावेज क्रमांक: 6761/2012
 दस्तावेज क्रमांक: 6761/2012

The withinnamed - EXECUTANT
 SHRI. SURAJ R. PARMAR

In the presence of witnesses
 1. देवदास शिवाजी देवदारवरी
 2. शिवाजी देवदारवरी

I ACCEPT,
 SHRI. RAMESH BHURMAL PARMAR



८११६
 ८११६/२०१२
 ६७६१/२०१२

८११६/२०१२

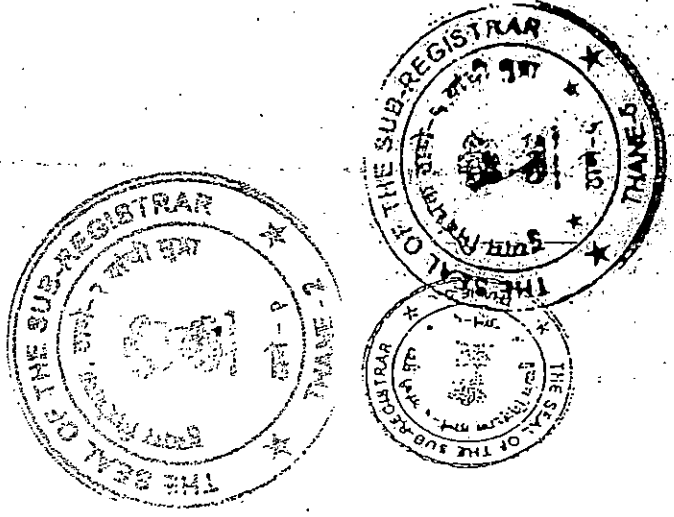
०७/०६/२०१२
 ५:३९:०३ PM
 ५७६१/२०१२

८११६/२०१२
 ५७६१/२०१२

१. नाम : श्री ५७६१/२०१२
 २. पता : श्री ५७६१/२०१२
 ३. पता : श्री ५७६१/२०१२

४. पता : श्री ५७६१/२०१२
 ५. पता : श्री ५७६१/२०१२

६. पता : श्री ५७६१/२०१२



५
 ५७६१/२०१२
 ५७६१/२०१२
 ५७६१/२०१२
 ५७६१/२०१२

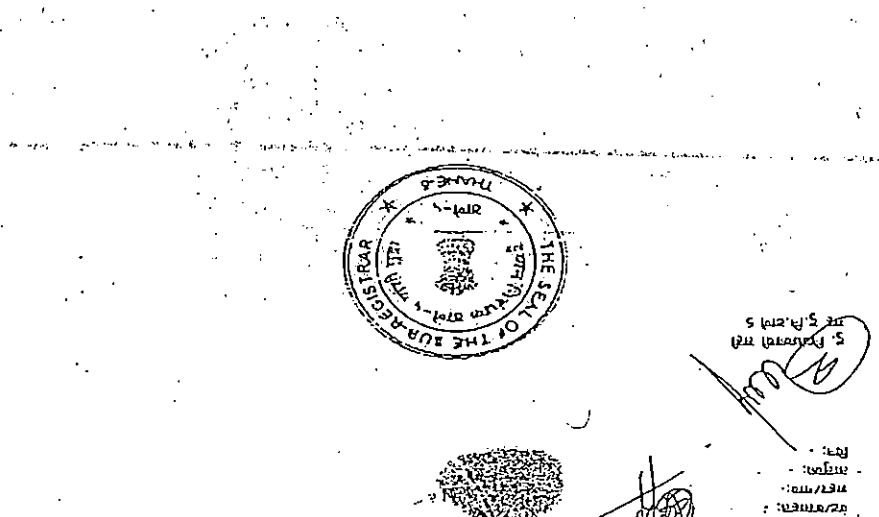
०७/०६/२०१२
 ५:३९:०३ PM
 ५७६१/२०१२

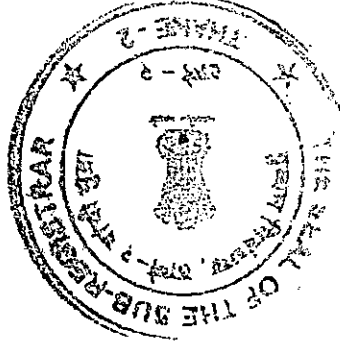
८११६/२०१२
 ५७६१/२०१२

१. नाम : श्री ५७६१/२०१२
 २. पता : श्री ५७६१/२०१२
 ३. पता : श्री ५७६१/२०१२

४. पता : श्री ५७६१/२०१२
 ५. पता : श्री ५७६१/२०१२

६. पता : श्री ५७६१/२०१२





वस्ताचा प्रकार: करारनामा
 मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दान) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात
 लिफ्टा क्र. 1 18/01/2013 01:35:41 PM ची वेळ: (सादरीकरण)
 लिफ्टा क्र. 2 18/01/2013 01:36:49 PM ची वेळ: (फी)

Joint Sub Registrar Thane 2
 Joint Sub Registrar Thane 2

दस्तऐवज करणाऱ्याची सही:
 नोंदणी फी रु. 30000.00
 दस्तऐवजाळणी फी रु. 2060.00
 पुढाची सख्या: 103
 एकूण: 32060.00

दु. नि. सह. दु. नि. टनर 2 यांचे कार्यालय
 अ. क्र. 606 बर दि. 18-01-2013
 रोली 1:36 म. नं. वा. हजर केला.
 पावती: 609
 सादरकारांचे नाव: अतुल - वैन
 पावती दिनांक: 18/01/2013

दस्तऐवजाचा क्रमांक: टनर 2 /606/2013
 बाजार मूल्य: रु. 56,21,000/-
 मोबदला: रु. 90,80,000/-
 भरलेले मुद्रांक शुल्क: रु. 4,54,000/-

शुक्रवार, 18 जानेवारी 2013 1:36 म. नं.
 दस्तऐवजाचा क्रमांक: टनर 2 /606/2013
 दस्तऐवजाचा क्रमांक: टनर 2 /606/2013

Summary-2(दस्त गोपवारा भांग - २)

18/01/2013 1 42:09 PM

दस्त गोपवारा भांग-2

टनन2

903/903

दस्त क्रमांक:606/2013

दस्त क्रमांक :टनन2/606/2013

दस्तांचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनुज - जैन पत्ता:प्लॉट नं: ए/701, माळा नं: 7, इमारतीचे नाव: रुंगवाल रेजेन्सी, ब्लॉक नं: माजिवडे, रोड नं: ठाणे प, . . पॅन नंबर:AFIPJ1799N	लिहून देणार वय :-33 स्वाक्षरी:- <i>Anuj Jain's</i>		
2	नाव:मे. कौसमोस लाईफ स्टाईल्स तर्फे भागिदार कानजी वी. रिटा व सूरज आर. परमार यांचे कु.मु. इंद्र कांत - शर्मा पत्ता:प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: अरिहंत विल्डिंग, ब्लॉक नं: टेंवी नाका, रोड नं: ठाणे प, . . पॅन नंबर:AAGFC7714B	लिहून देणार वय :-49 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:मे. रिद्धीसिद्धी डेव्हलपर्स प्रा. लि. तर्फे संचालक रवी शुनशुनवाला यांचे कु.मु. इंद्र कांत - शर्मा पत्ता:प्लॉट नं: 45, माळा नं: -, इमारतीचे नाव: मेकर चेंबर, ब्लॉक नं: 233 नरीमन पॉइंट, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACR0426N	मान्यता देणार वय :-49 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:18 / 01 / 2013 01 : 40 : 38 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रेहान - साफी वय:34 पत्ता:रामनगर, लोहिया नगर मुंबई पिन कोड:400070	स्वाक्षरी <i>Rehansaf</i>	
2	नाव:जय प्रकाश - यादव वय:24 पत्ता:प्रेम नगर, गोरगाव प.मुंबई पिन कोड:400062	स्वाक्षरी <i>Prakash</i>	

शिक्का क्र.4 ची वेळ:18 / 01 / 2013 01 : 41 : 26 PM

शिक्का क्र.5 ची वेळ:18 / 01 / 2013 01 : 41 : 37 PM नोंदणी पुस्तक 1 मध्ये

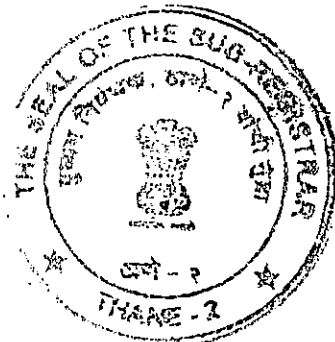
Joint Sub Registrar Thane 2

पुस्तक क्रमांक.....
क्रमांकावर नोंद

606 / 2013

नमणित करणेत येते की या दस्तामध्ये
एकूण..... पाने आहेत

iSarita v1.0
सह. दुय्यम निबंधक, ठाणे क्र.२
तारीख..... महि.सन २०१३



सह. दुय्यम निबंधक, ठाणे क्र.२