

Flat No.	Floor
SD1	514

**SECTOR - III  
(AJANTA SECTOR)**

Wing	Buildg No.
A	12

*39437/-*



*9202*

**A PROJECT OF MITTAL BUILDERS**

**AGREEMENT FOR SALE**

OF

**MITTAL ENCLAVE**

AT

Naigaon Station (E), Pin - 401 201.  
Tal - Vasai, Dist - Thane, Maharashtra.  
Tel. : 912 - 200175 / 76177

**CONTACT**

**SEALINK CONSTRUCTION CO. PVT. LTD.**

MITTAL TOWER, B-WING, 16TH FLOOR, 210, NARIMAN POINT, MUMBAI-400 021.  
TEL. : 4060 7777 • FAX : 2204 6186

E-mail : sales@mittal.com • Website : www.mittal.com



Monday, November 22, 2010  
1:20:50 PM

Original  
नोंदणी 39 य.  
Rgn. 50 M

पावती

पावती क्र. : 13097

दिनांक 22/11/2010

1. दस्तावेजाचा प्रकार

गावाचे नाव पुंघर

2. सादरकर्त्याची

दस्तावेजाचा अनुक्रमांक वसई/12748/2010

3. तात्त्विक

दस्तावेजाचा प्रकार करारनामा

4. भावार्थ

सादर करणाराचे नाव: सुजीत जंगम तर्फे कु. म. नंदभूत सदाशिव दगडु जंगम

5. नगरक्षेत्र

नोंदणी फी

6. मूल्य दर

नक्कल (अ. 11(1)), पूर्वांकाची नक्कल (अ. 11(2)) :- 11400.00

7. मिळकत

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (85) :- 1700.00

8. दस्तावेज

एकूण रु. 13100.00

9. चौ. मीट

आपणास हा दस्त अंदाजे 1:44PM ह्या वेळेस मिळेल

10. कायदा

मुद्रांक निवडक

11. मज

बाजार मूल्य: 727000 रु. मोबदला: 11400000 रु.

12. बा

भरलेले मुद्रांक शुल्क: 39630 रु.

13. व

देयकाचा प्रकार : डीडी/घनाकार्यद्वारे;  
दुक्याचे नाव व पत्ता: वीक ऑफ इंडीया भाईदर;  
डीडी/घनाकार्य क्रमांक: 043131; रक्कम: 11400 रु.; दिनांक: 30/10/2010

14. ति

*[Signature]*

निव

15. निष्पत्ती केलेले राजारमूल्य :-

16. दस्तावेज द्याविलेल्या मोबदला :-

17. देय मुद्रांक शुल्क

भरलेले मुद्रांक शुल्क 39630

19. देय नोंदणी फी

लिपिक



सहायक निवडक

*[Signature]*

REGISTRAR  
15/2010  
14:53  
-P85280  
ARASHTRA

नोदणी व मुद्रांक विभाग मुद्रांकाल अहवाल सन २०१०	वसई-१ दस्ता क्रमांक १२१०४७२०१० १ / ५५
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1. दस्ताचक्रकार: करारनाम / अनुच्छेद क्रमांक:
2. सादरकार्यचि नं. श्री. सदाशिव देगडू सिंगम
3. तालुका: वसई
4. गावाचे नाव: सुपंड
5. नगरभुजापन क्रमांक/सह नं./ अंतिम शुद्ध क्रमांक
6. मूल्य दरविभाग (रुमेन) उपविभाग
7. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय/ दुकान / औद्योगिक/ प्रति चौ. मि.
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ ३७.१७ कारपेट / चिह्न अप सुपट विल्टप / चौ. मीटर / फुट / २००
9. कारपार्किंग गच्ची पोटाळा
10. मजला क्रमांक पाचवा उदवाहन सुविधा आहे/नही
11. बांधकाम वर्षे घसास
12. बांधकाम प्रकार आरसीसी/ हार पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचाना क्र. उच्चान्वये दिलेली घट/वाढ
14. लिक्व अँड लायसन्सचा दस्त निवासी/ अनिवासी
  1. प्रतिमाह भाडे रक्कम
  2. अज्ञात रक्कम/अभावू भाडे
  3. कालावधी
15. निर्धारित केलेले बाजारमूल्य :-
16. दस्तानध्ये दर्शविलेल्या गोचरता :-
17. देय नमुद्रांक शुल्क: गरलेले मूद्रांक शुल्क ३९६३०१
19. देयक नोदणी पं.

लिपिक



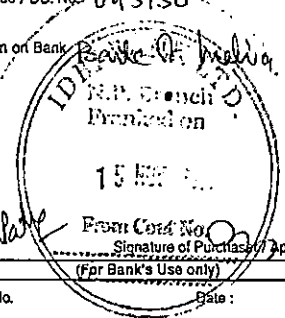
सहायक लिपिक

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 15/2010  
 -PB280  
 PABSTH





Customer's Copy	Sr. No.
Deposit Br.	Date 15/11/10
Pay to: Acct. No. 00437200010056-Idbi bank A/C stamp duty	
Type of Document	Revenue
Type of Stamp	Special Adhesive
Franking Value	Rs. 34630 + 100
Service Charges	Rs. 20
Total	Rs. 34750
Name of stamp duty paying party	
Sujit Tanwar	
B/E Normada Tower Kharwar (Bhayandur)	
Cheque / DD. No. 043130	
Drawn on Bank <i>Bank of India</i>	
	
From Cont. No. _____ Signature of Purchaser / Applicant (For Bank's Use only)	
DC No.	Date:
Franking Sr. No.	
Authorised By (Sign, Name & EIN)	

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दस्त क्रमांक १५७६८/२०१०  
3 / १५

AGREEMENT FOR SALE

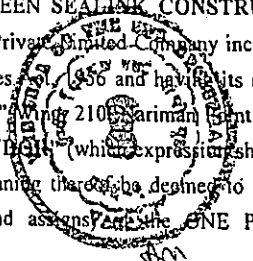
51/S. SEALINK CONST. CO. PVT. LTD. PAN NO. AAEGS / 024/7

THIS ARTICLES OF AGREEMENT made at Mumbai on this 22<sup>nd</sup> day of November, 2010 BETWEEN SEALINK CONSTRUCTION COMPANY PRIVATE LIMITED a Private Limited Company incorporated under the provisions of The Companies Act, 1956 and having its registered office at Mittal Tower, 16th Floor, "B" Wing 210, Nariman Point, Mumbai - 400 021 hereinafter called the "VENUE" which expressions shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, nominees and assigns OF THE ONE PART and

*S. J. J. J.*

सुपरीवाइजर ऑफ़ डी. डी. बैंक लि. / IDBI BANK LTD. (Debt Security Department, Bank of India, 7th Floor, Nariman Point, Mumbai-400021.)  
 15/11/10  
 अधिकृत हस्ताक्षर / Authorised Signatory: D-5-STY-VV/C. R. 1007/03/05-102H-103Z

103567  
 NOV 15 2010  
 R. 00396301-P85280  
 14:33



INDIA STAMP DUTY MAHARASHTRA

वसई-३

दस्त क्रमांक: १२५४/२०१०

०/१५

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Mr. / Mrs. / M/SS / M/S. Sujit-Jangan having their

address at B/2, Narmada Tower,  
Kharigaon, Bhayander (E),  
Dist- Thane 401105.

hereinafter called the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/its heirs, executors, administrators, successors and permitted assigns), of the Other Part.

WHEREAS :

- (a) (i) By an Indenture of Conveyance dated 26.09.1995 and made between BHAU SAKHARAM PATIL as the Vendor, SMT. ANUBAI BHAU PATIL and three others as the FIRST Confirming Parties, MR. ANTHONY JOHN PEREIRA and MRS. SHAKUNDA A. PEREIRA (hereinafter referred to as the said Pereira) as the SECOND Confirming Parties and Mr. Ignatius Miles Francis and two others Chief Promoters of Citizen Co-operative Housing Society (Proposed) (hereinafter referred to as the said Citizen) as the THIRD Confirming Parties and M/s. Sealink Construction Company Pvt. Ltd. as the Purchaser, the Vendors and the Confirming Parties therein did thereby granted, conveyed, transferred and assured the property bearing Survey No. 248, Hissa No. 7 (part) admeasuring 1770 sq.mtrs., of Village Juchandra, Taluka Vasai, District Thane, for the consideration and on the terms and conditions therein mentioned to the Vendor herein (therein referred to as the Purchaser). The said Deed of Conveyance is registered on 01.06.2001 under no. VASAI-1/1131/2001 with Sub-Registrar of Assurances at Vasai-1 (earlier lodging no. was 3830/95). The old Survey No. 248 Hissa No. 7 part is given new Survey No. 269 Hissa No. 7B. Out of the said Survey No. only 92.70 sq. mtrs. area is considered.
- (ii) By an Indenture of Conveyance dated 26.04.1996 and made between the said Citizen as the VENDORS and M/s. Sealink Construction Company Pvt. Ltd. as the Purchaser, the Vendors therein did thereby granted, conveyed, transferred and assured the property bearing Survey No. 254, Hissa No. 1/2 admeasuring 3890 sq.mtrs., Survey No. 254, Hissa No. 1/2 admeasuring 840 sq.mtrs., Survey No. 255, Hissa No. 5 admeasuring 50 sq.mtrs., Survey No. 255, Hissa No. 5/1 admeasuring 50 sq.mtrs., Survey No. 254, Hissa No. 1/1 admeasuring 3732.50 sq.mtrs., Survey No. 268, Hissa No. 5, admeasuring 1260 sq.mtrs., Survey No. 268, Hissa No. 5, admeasuring 2980 sq.mtrs., and Survey No. 271, Hissa No. 8 (pt), admeasuring 1250 sq.mtrs. all of Village Juchandra, Taluka Vasai, District Thane for the consideration and upon the terms and conditions therein

*Sujit-Jangan*

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mentioned to the Vendor herein. The said Deed of Conveyance is registered on 07-11-2001 under no. VASAI-1 3368/2001 with Sub-Registrar of Assurances at Vasai-1 (earlier lodged under no. 585/96). Out of the said Survey Nos. Survey No. 254 Hissa No. 1/1 pt. admeasuring 518.16 sq. mtrs. is taken for this Agreement and its new Survey No. 279 Hissa No. 1A (pt).

- (iii) By an Indenture of Conveyance dated 19.05.1997 made between Anthony J. Pereira and Shakunda Anthony Pereira as the Vendors of the First Part, the said Citizen as the Confirming parties of the Second Part and Sealink Construction Co. Pvt. Ltd. as the Purchaser of the Third Part, the Vendors and the Confirming Parties therein did thereby granted, conveyed, transferred and assured property bearing S.No. 248 Hissa No. 1 admeasuring 50 sq.mtrs. S.No. 248 Hissa No. 9 admeasuring 1090 sq.mtrs. S.No. 253 Hissa No. 2 admeasuring 230 sq.mtrs., S.No. 254 Hissa No.3 admeasuring 1587 sq.mtrs., S.No. 268 Hissa No. 2 admeasuring 2220 sq.mtrs., S.No. 268 Hissa No. 6(pt) admeasuring 560 sq.mtrs., S.No. 255 Hissa No. 6 admeasuring 2120 sq.mtrs., S. No. 268 Hissa No. 3 admeasuring 1520 sq.mtrs., S.No. 250 Hissa No. 1(part) admeasuring 910 sq.mtrs. S.No. 252 Hissa No. 4 admeasuring 309.63 sq.mtrs. all of Village Juchandra, Taluka Vasai, District Thane to the Vendor herein (therein referred to as the Purchaser) for the consideration and on the terms and conditions therein mentioned. Out of the said property only S. No. 248 Hissa No. 9 (pt) now having new Survey No. 269 Hissa No. 9A admeasuring 776 sq. mtrs. (out of 1090 sq.mtrs). The said Deed of Conveyance is registered on 18.06.2001 under no. VASAI-1/1242/2001 (earlier lodged for registration under no. PHOTO/1010/97).
- (iv) By an Indenture of Conveyance dated 20.05.2005 and made between Prakash Padmakar Patil as the Vendor of the First Part, Oscar Construction Pvt. Ltd. as the First Confirming Party, the said Pereira as the Second Confirming Party, the said Citizen as the Third Confirming Party and Sealink Construction Co. Pvt. Ltd. as the Purchaser, the Vendors and the Confirming Parties therein did thereby granted, conveyed, transferred and assured the property bearing old Survey No. 248, New Survey No. 269 Hissa No. 6 admeasuring 1820 sq.mtrs. of Village Juchandra, Taluka Vasai, District Thane to the Vendor herein (therein referred to as the Purchaser) for the consideration and on terms and conditions therein mentioned. The said Deed of Conveyance is registered on 21.05.2005 under no. Vasai-1/169/2005. Out of the said area of 1820 sq.mtrs. only 484.65 sq.mtrs. area is considered.
- (v) By an Indenture of Conveyance dated 28.06.2005 and made between Ravindra Laxman Bhoir and 29 others as the Vendors, the said Pereira as the First Confirming Party, the said Citizen as the Second Confirming Party and Sealink Construction

*S. J. J.*

*tm*

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Co. Pvt. Ltd. as the Purchaser, the Vendors and the Confirming Parties did thereby granted, conveyed, transferred and assured, the property bearing old S.No. 246, new Survey No. 278 H.No. 1, admeasuring 1465 sq.mtrs. old Survey No. 252, new Survey No. 267 Hissa No. 7 admeasuring 5369.87 sq.mtrs. of village Juchandra, Taluka Vasai, District Thane for the consideration and on the terms and conditions therein mentioned to the Vendor herein (therein referred to as the Purchaser). The said Deed of Conveyance is registered under no. VASAI-1/4036/2005 on 29-06-2005. Out of New Survey No. 278 Hissa No. 1 having area 1465 sq.mtrs. only 157.90 sq.mtrs. area is considered.

- (vi) By an Indenture of Conveyance dated 13.10.1995 and made between Louis Phillip Ghosal and 6 others as Vendors, Jephin Simon Ghosal and 9 others as the First Confirming Party, the said Pereira as the Second Confirming Party, the said Citizen as the Third Confirming Party and Sealink Construction Co. Pvt. Ltd. as the Purchaser, the Vendors and the Confirming Parties did thereby granted, conveyed, transferred and assured the property bearing S.No. 246, H.No. 2 pt., admeasuring 401.75 sq.mtrs., S.No. 248 Hissa No. 8 admeasuring 1620 sq.mtrs., S.No. 250 Hissa No. 2 (pt) admeasuring 1420 sq.mtrs. of Village Juchandra, Taluka Vasai, District Thane to the Vendor herein (therein referred to as the Purchaser) for the consideration and on the terms and conditions therein mentioned. The said Deed of Conveyance is registered under No. VASAI-1/1746/1999 on 19-8-1999 (earlier lodged for registration under no. Photo/4005/1995). Out of Survey No. 246 Hissa No. 2 (pt) admeasuring 1420 sq.mtrs., only 9.08 sq. mtrs. area AND out of S. No. 248 Hissa No. 8 admeasuring 1420 sq.mtrs., only 776.45 sq.mtrs. area is considered for this Agreement. The new S.No. is 278 Hissa No. 2 (for 246/2) and S. No. 269 Hissa No. 8 (for 248/8 pt) is given.

- (vii) By an Indenture of Conveyance dated 30-05-1997 and made between Smt. Manjula Rohidas Bhoir and 51 others as the Vendors, the said Pereira as the First Confirming Party, the said Citizen as the Second Confirming Party and the said Sealink as the Purchaser, the Vendors and the Confirming Parties did thereby granted conveyed, transferred assured property bearing Survey No. 248 Hissa No. 5 admeasuring 1390 sq. mtrs., Survey No. 248 Hissa No. 11 admeasuring 1129.75 sq.mtrs. of Village Juchandra, Taluka Vasai, District Thane for the consideration and on the terms and conditions therein mentioned to the Vendor herein (therein referred to as the Purchaser). The said Deed of Conveyance is registered under Deed of Confirmation dated 21-12-2000 duly executed by the parties (for to and registered under no. VASAI-1/138/2000 (earlier lodged under no. Photo/4005/1995)). Out of S. No. 248/5 admeasuring 1390 sq.mtrs. only area admeasuring 410.47 sq.mtrs. and out of S. No.

*S.D. Juy*



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248/11 pt. admeasuring 1129.75 sq.mtrs., the same is taken for this Agreement. The new S. No. given is S. No. 269 Hissa No. 5 and S.No. 269 Hissa No. 11B respectively.

- (viii) By Indenture of Conveyance dated 30-05-1997 and made between Dr. Gopinath Ramchandra Bhoir and 6 others as the Vendors, Vijay Sakharchand Bohra as the First Confirming Party, Sarita Nihalchand Kothari as the Second Confirming Party, the said Pereira as the Third confirming party and the Citizen as the Fourth confirming party and the said Sealink as the Purchaser. the said Vendors and the confirming parties did thereby granted, conveyed, transferred and assured property bearing Survey No. 253 Hissa No. 6 admeasuring 9770 sq. mtrs. of Village Juchandra, Taluka Vasai District Thane to the Vendor herein (therein referred to as the Purchaser) for the consideration and on the terms and conditions therein mentioned. The said Deed of Conveyance is registered under Deed of Confirmation dated 09-01-2001 executed by the parties thereto and registered under no. VASAI-1/98/2001 on 23-02-2001. Out of the said area 9770 sq. mtrs. only 607.94 sq.mtrs. is considered for this Agreement. The new Survey No. given is S. No. 269 Hissa No. 6.
- (ix) By virtue of all the above mentioned Deeds of Conveyance executed in favour of the Vendor herein, the Vendor herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all the above referred properties under various Survey Nos. and Hissa Nos. and all are situated at Village Juchandra, Taluka Vasai, District Thane in the registration Sub-District Vasai-1, District Thane.
- (b) The original developers Citizen Co-operative Housing Society (Proposed) (hereinafter for brevity sake referred to as the said CITIZEN), got the layout plans of the entire properties sanctioned and approved consisting of several properties including properties bearing old S.Nos. 209B, 246 to 249, 255 to 270, 251 to 253 and their respective Hissa Nos. of Village Juchandra, Taluka Vasai, District Thane from City Industrial Development Corporation (hereinafter referred to as the said CIDCO) and other concerned authorities. The revenue authorities have changed the old Survey Nos. to New Survey Nos. which are also shown in the First Schedule hereunder written.
- (c) The said CIDCO approved and sanctioned from time to time plans and other specifications of the entire layout which was sanctioned on 21.08.1998 under no. CIDCO/WSR/BP-92/E/178. The vendor decided to construct Two (2) buildings Nos. 11 and 12 each consisting of stilt / plinth (upper floors for residential purpose being part of SECTOR - III known as AJAI SECTOR obtained sanctioned from CIDCO under No. CIDCO/VVSR/CC/BP-92/E/870 and obtained commencement certificate dated 27.02.2008. A copy of Commencement certificate dated 27-2-2008 collectively

Ann.A annexed hereto and marked as Annexure A (Colly).

*S.P. Bhoir*

*JM*

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दस्त क्रमांक: १२०४८२०१०

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- (d) In view of the aforesaid Deeds of Conveyance the Vendor herein became absolute owner of the respective properties as described therein and the Vendor herein has full and exclusive right to develop the entire property including the property more particularly described in the First Schedule hereunder written, with full right of development and Sale of the flats and other premises to be constructed by the Vendor at their discretion.
- (e) The Vendor for the purpose of convenience divided the entire layout into various sectors. Out of the various sectors, the vendor commenced construction in SECTOR III known as AJANTA SECTOR. The area of the land shown in the First Schedule hereunder written consisting of various S.Nos., Hissa Nos. some of them are part and some of them are full, which is forming part of SECTOR III known as AJANTA SECTOR. The said SECTOR III known as AJANTA SECTOR, presently consists of two buildings, each building of ground/ stilt + seven or more upper floors. The vendor has reserved their right to vary or amend the size of the building/s, floors, premises in the said SECTOR III depending on the requirements and circumstances as will be permissible.
- (f) In the land revenue record the said property more particularly described in the First Schedule hereunder written, stands in the name of the Vendor herein. Copies of the 7/12 extract of each S. Nos. issued by Talati, Village Juchandra are collectively annexed hereto and marked Ann.B as Annexure B. It is further clarified that out of the said area described under the 7/12 Extract being Annexure A hereto, only part of the area more particularly described in the First Schedule hereunder written shall be considered for this Agreement, as the development of SECTOR III area is out of the entire layout and only the area described in the first schedule hereunder written is considered for this Agreement.
- (g) The vendor has also obtained Title Report in respect of the said property from Advocate Ann.C MR. UMESH J. MEHTA. A copy of the same is hereto annexed and marked as Annexure C.
- (h) The Purchaser has taken inspection of all the original documents herein referred, including the said Title Report and after visiting site and after having seen the progress of the work and after being fully satisfied, decided to purchase residential flat in the said building from the Vendor. The Vendor has kept the sanctioned plans at their office for inspection.
- (i) The Purchaser has demanded from the Vendor and the Vendor has given inspection to the Purchaser all the documents of title relating to the said property, the plans, designs and specifications prepared by Vendor's Architects and such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the MOFA Act) and the rules made thereunder, including the Progress Report thereon.

*[Signature]*

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वसई-१

दस्त क्रमांक: १२७४८/२०१०

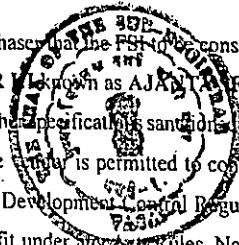
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- j) The vendor are entering into separate Agreements with several other persons and parties for Sale of Flats and other premises in the said building of SECTOR-III known as AJANTA SECTOR

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

1. The Vendor shall under normal conditions carry out and complete the project consisting of several buildings residential, commercial, recreational etc. as per the layout sanctioned and approved by the CIDCO and other concerned authorities which said layout complex is to be always known as MITTAL ENCLAVE. Out of the entire layout, the Vendor shall construct and complete the residential and other utility multistorey buildings in Sector-III known as AJANTA SECTOR having building no. (hereinafter referred to as the said Building) on the said property situate at Naigaon (East), Village Juchandra, Taluka Vasai, District Thane and more particularly described in the First Schedule hereunder written as per the building plans sanctioned and approved by City Industrial Development Corporation (hereinafter for brevity's sake referred to as CIDCO) and other authorities concerned, and the Purchaser has approved and verified the same. The building at present shall be consisting of still + seven or more upper floors. Any variations, additions, amendment, modification or alteration if required to be made by the Vendor or by the CIDCO and other authorities concerned, the Vendor is hereby expressly permitted and allowed to vary, alter and amend or revise the said building plans and get approved and sanctioned for construction of any additional floors or structures or otherwise, provided the area of the flat hereby agreed to be sold to the purchaser and the amenities, fixtures and fittings to be provided therein are not reduced and for that purpose the flat purchaser hereby give his express consent as contemplated u/s. 7(1)(ii) of MOFA Act to the Vendor.
- (2) The Vendor hereby agree to observe and perform all terms, conditions, stipulations and restrictons if any, which may have been imposed by the concerned local authority at the time of sanctioning and approving the said plans or thereafter. The Vendor shall also before handing over the possession of the said flat, obtain necessary permission if required like occupation or completion certificate from the local concerned authorities.
- (3) The vendor hereby informs the purchaser that the FSI to be consumed in constructing the said building no. 11/12 in SECTOR III known as AJANTA SECTOR as well as of the entire layout is as per the plans and other specifications sanctioned and approved by CIDCO. It is further agreed that incase if the vendor is permitted to consume FSI more than plot area, by virtue of TDR as per New Development Control Regulation applicable to these properties or by virtue of any benefit under any other Rules, Notification, Regulations or



*[Handwritten signature]*

*[Handwritten initials]*



वसई-३
दस्त क्रमांक: २२०४/२०१०
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described in Second Schedule hereunder written. The purchaser has agreed to pay the said purchase price to the vendor in the following manner :

- (i) Rs. 228000/- already paid as earnest money or deposit on or before the execution of this presents.
- (ii) Rs. 57000/- on completion of plinth.
- (iii) Rs. 228000/- on completion of slabs. (The said amount will be divided proportionately for each slab)
- (iv) Rs. 79800/- upon completion of internal and external walls.
- (v) Rs. 79800/- upon completion of floorings.
- (vi) Rs. 114000/- upon completion of doors and windows.
- (vii) Rs. 159600/- upon completion of internal and external plasters.
- (viii) Rs. 79800/- upon completion of sanitary fittings and plumbing and balance
- (ix) Rs. 114000/- upon handing over the possession of the said flat to the flat purchaser.

All the above payments shall be made by the purchaser within 7 days from the date of receipt of intimation in writing given by the vendor. It is further agreed that incase of any change in common areas and facilities described in Second Schedule hereunder written, the purchase price will not change.

- (8) If the flat purchaser commits default in payment of any of the installments of the purchase price or any other payments as stated hereinbefore and/or hereinafter on their respective due dates, time being essence of the contract and if the default continues even after 15 days notice in writing given by the vendor to the flat purchaser, then the vendor shall be entitled to terminate this agreement by forfeiting earnest money or deposit as stated in clause 7 (i) above. However, upon such termination, the purchaser shall not have any right, title, interest, claim or demand of any nature whatsoever either against the vendor or in respect of the said flat **SAVE AND EXCEPT** the refund of the payment other than the earnest money or deposit if any paid by the purchaser to the vendor and the vendor shall refund the same without any interest, compensation, damage or cost. Upon termination of this agreement the vendor shall be at liberty to sell or dispose off the said flat to any party or person at such price and on such conditions as the vendor deems fit and proper.
- (9) Without prejudice to any other rights under this Agreement or under law, the vendor shall have option to accept any outstanding payment in respect of the said flat from the purchaser **PROVIDED** the purchaser agrees to pay interest on the said outstanding amount @ 1.5% per month or part thereof and the said interest shall be calculated from the date it becomes due till payment is made.

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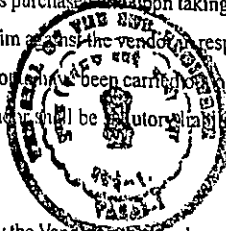
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10) The possession of the said flat shall be delivered to the purchaser by the vendor on or before \_\_\_\_\_ and if the vendor fail to deliver the possession of the said flat to the purchaser as stated above as per the provisions of the MOFA Act, then the vendor shall be liable to refund to the purchaser all the amount which have been received in respect of the said flat together with the simple interest at the rate of 9% p.a. from the date the vendor has received the said sum from purchaser till the date of repayment. If there is any dispute between the parties hereto, than the matter shall be referred to Competent Authority who will act as an arbitrator under MOFA Act. **IT IS FURTHER AGREED THAT IF THE COMPLETION OF THE SAID BUILDING IS DELAYED AND POSSESSION OF THE SAID FLAT IS NOT GIVEN TO THE PURCHASER AS STATED ABOVE DUE TO :**

- (i) Non availability of building materials, cement, steel, water, lift and electricity supply or
- (ii) War, Civil, Commotion or any act of God or natural calamity
- (ii) Any notice, order, rule, notifications issued by Government or any authorities concerned or any court of law, or due to force majeure

then and in any of such an event, the vendor shall not be liable to pay any compensation, interest or other amount and it shall be further entitled to have extension of such reasonable time in delivering the possession of the said flat. In case if purchaser wish to cancel this Agreement the only liability of the vendor at their descretion shall be to refund the amount to the Purchaser (after deduction if any) without interest and the Vendor shall not be liable in any manner whatsoever as stated above for any interest, compensation, claims or demands.

- (11) The purchaser shall take possession of the said flat within 7 days from the date, the vendor giving notice in writing to the purchaser that the said flat is ready for use and occupation.
- (12) Upon the purchaser taking the possession, the purchaser shall be entitled to use the said flat for the purpose of residence for which he has purchased and upon taking possession of the said flat the purchaser shall not have any claim against the vendor in respect of any item of work in the said flat which may be alleged not to have been carried out or completed by the vendor. Though the only liability of the vendor shall be statutory liability u/s. 7 (2) of the said MOFA Act.
- (13) Commencing a week after notice is given by the Vendor to the purchaser that the said flat is ready for use and occupation, the purchaser shall be liable to bear and pay all taxes, charges, duties, levies, maintenance and other outgoing charges which is required to be paid to the



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vendor in respect of the said flat till the society is formed and the vendor have handed over the charge for the maintenance of the said flat and the building to the society irrespective whether Purchaser takes possession or not. The purchaser hereby agrees and covenant to pay the maintenance and other outgoing charges in respect of the said flat as stated above on or before 5th of each calendar month in advance to the vendor or to the society as the case may be irrespective whether the bills are raised in that behalf or not. The said maintenance and other outgoing charges shall include :

- (i) Insurance premium
- (ii) Municipal, Gram Panchayat and other taxes, duties, levies, charges and betterment charges, sur-charges etc. if any as from time to time levied under any Act or law in respect of the said flat and the said building to the concerned authorities.
- (iii) Water tax and Electricity Charges.
- (iv) Maintenance of Lifts
- (v) Salaries to Watchmen, Sweeper, Accountant, Manager, Bill Collector, Supervisors and other persons engaged in the maintenance and service of the said flat and the said building.
- (vi) Payment to contractors or agents or any person for engaging services for maintenance of the said flat and the said building and the amenities and facilities provided therein.
- (vii) Any common maintenance and repair charges in respect of the said flat and the building

The provisional monthly maintenance charges at present is expected to be Rs. 1.75 Approx per sq.ft. of built up area per month (as stated hereinbefore). However at the time of possession or thereafter if the maintenance & other outgoing charges are found to be more, than the Purchaser undertakes to forthwith pay the balance amount without any objection or dispute. The assessment of various taxes are not yet done by the concerned authorities. However, it is specifically agreed that if the time of taking possession from the vendor or thereafter, the maintenance or any taxes or other charges are increased, the purchaser hereby agree and bind himself to pay such increase amount without taking any objection thereof to the vendor and/or the Society and/or to the concerned authorities as the case may be. In case if the purchaser fails to pay the said maintenance and other outgoing charges and the increases thereof as stated above in time, the vendor shall be entitled to charge interest @ 1.5% per month on such outstanding amount from the purchaser from the date it becomes due till the same is paid in full and the Purchaser hereby agree and accept the same.

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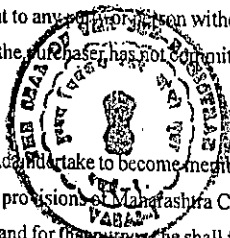
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- (14) The purchaser also hereby agrees to deposit with the Vendor two years maintenance charges in advance at the time of taking possession which may be same or more as stated above. The said deposit will not carry any interest.
- (15) The purchaser shall also at the time of taking possession of the said flat, keep deposit with the vendor, the amount stated in Fourth Schedule hereunder written. It is specifically further agreed that, in no circumstances the purchaser shall be entitled to adjust the said deposit against the purchase price, maintenance charges of the said flat or such other payment required to be paid to the Vendor in respect of the said flat. The vendor hereby inform the purchaser that the said deposits shall not carry any interest and the same shall be transferred in the name of the purchaser or his nominee or assigns in the record of the society and/or concerned authorities at the time of handing over, the charge of the said building to the society but after deducting such amount of expenses which the vendor may have spent or incurred on behalf of the purchaser and the purchaser hereby expressly agree and accept the same or the amount shall be credited in the name of the Purchaser at the time of settlement of Accounts with the Society.
- (16) So far as right of the purchaser in respect of the said flat is not effected, the vendor shall be at liberty to sell, transfer, assign or otherwise deal with their right, title and interest in the said property or the building to be constructed thereon and except the said flat hereby agreed to be purchased by the purchaser, all other unallotted flats, premises, open space, still space, parking space, passages, lifts, terraces, staircases, godown, hoardings, recreation space, facilities, amenities and other spaces etc. will remain absolutely the properties of the vendor till the same is specifically transferred and conveyed and the purchaser shall not be entitled to claim or demand anything from the vendor. However all common areas and facilities, and the benefit and use as stated herein shall be available to the Purchaser without any claim, title or otherwise. The Vendor is expressly permitted and are entitled to sell the flats and other premises for the purpose of using the same as Residence, Guest House, dispensaries, Nursing Home, Maternity Home, Safe Deposit Vaults, Banks, Office, Shop, Consulting Rooms etc. as may be permitted by the concerned authorities.
- (17) The purchaser shall not let, sub-let, sell, transfer, assign or part with his interest or benefit of the possession of the said flat to any person or persons without previous consent in writing from the vendor and that too if the purchaser has not committed any breach or default under the terms of this Agreement.
- (18) The purchaser hereby agrees and undertake to become member of the Co-operative Housing Society to be formed under the provisions of Maharashtra Co-operative Societies Act, 1960 and the rules made thereunder and for that purpose he shall from time to time as required by the vendor, shall execute and sign all such applications, forms, papers documents and other assurances necessary for the formation and registration of the said society including

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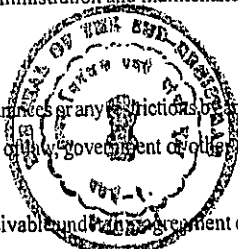


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bye-laws within 7 days from the same being sent by the vendor to the purchaser. In case if any changes or any modifications which may be required either in the bye-laws or otherwise by the Registrar of Societies or any of their sub-ordinate officers, vendor or other competent authority, the purchaser herein agrees to accept the same and also agree to sign necessary papers and documents and other writings. The purchaser and the person to whom the said premises are transferred, let or sub-let, assigned or sold shall observe, perform and obey all the rules, regulations and bye-laws of the said society to be formed and registered and of other concerned authorities.

- (19) The purchaser herein covenant that he shall regularly pay monthly maintenance and other outgoing charges on or before 5th of each calendar month including any increases thereof from time to time from the date of occupation certificate is granted to the vendor or the possession is taken by him whichever is earlier and further covenant that from the date thereof, he shall keep the said flat, walls and partition walls, sewers, drains, pipes and appurtenances thereof in good and tenantable repair and conditions and shall abide by all rules, regulations and bye-laws of Government, CIDCO, M.S.E.B. Ltd., Society after its registration thereof and other authorities concerned and shall abide to necessary terms and conditions and he will be responsible for any violation or breach of any of the terms and conditions etc. and responsible to pay interest @ 1.5% p.m. on maintenance and other outgoing charges if he delays to make payment.
- (20) Upon completion of the said building and the said entire project, the vendor shall with the co-operation of the purchasers of the flats and other premises, form and register the society consisting of the purchaser herein and the purchasers of other premises in the said buildings of SECTOR-III within 4 months from the date of completion of the entire project and thereafter shall execute conveyance in favour of the society subject to terms and conditions of this agreement and also subject to :
- the accounts between the vendor and the purchaser as well as between Vendor and the society are fully settled.
  - the society takes over the administration and maintenance of the said building from the vendor.
  - there is no obstruction or hindrance or any restrictions by any direction, order, injunction or notifications by any court of law, Government or other authorities concerned.
  - all outstanding amount receivable under this agreement or otherwise from purchaser and the society, is paid in full satisfaction to the vendor.
  - such other conditions and covenants to be complied with under any act or law.



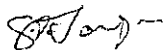
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- 21) The vendor shall execute conveyance/s by conveying the said property in favour of the society to be formed and registered of the Purchasers of the premises in SECTOR III. However, it is specifically understood by the purchaser that he as the purchaser or the member of the society shall not raise any objection or claim any compensation in case if the area to be conveyed to the society is found to be more or less than what is described in the first schedule hereunder written and/or delay in conveying the property for the reason beyond control of the vendor or due to force majeure and the Purchasers agrees to accept the conveyance subject to above without any objection thereof, with such covenant and conditions as required to be implied with under any act or law or as may be required by the Vendor, keeping in view of the reason that the said building is part of the entire layout and some terms and conditions and area of the land shall be conveyed in accordance therewith.
- (22) If the Society is formed and registered and if there are any flats, premises or other spaces remain unsold, then and in such an event, the vendor shall be entitled to sell and/or dispose off such unsold flats, car parking spaces, godowns, and other premises etc. at their discretion to any party or person and the society shall accept forthwith such purchaser/s as the member of the said society without any objection or without charging any premium or transfer fees etc, and till such premises are sold the vendor shall be responsible to pay only Municipal and other Government taxes and charges (if payable) to the extent of such unsold premises to the Society or to concerned authority as the case may be and nothing more and neither the Purchaser, nor the Society or anyone else shall be entitled to claim or make any dispute with regard thereto.
- (23) In case if the conveyance is executed before all the flats and other premises and spaces are sold and disposed off by the vendor, the vendor shall have, over all authority and power to deal with the said premises and other spaces as they deem fit and proper and accordingly necessary provisions in the conveyance is to be provided. If the same is not provided due to any reason, even then, the vendor shall have over all charge authority and power on all the unsold premises and spaces on the said property and the purchaser herein or any member of the society or society itself shall not be entitled to claim or demand anything from the vendor in that behalf. The Purchaser/Member with all members of the Society shall pass necessary resolution inter alia confirming the right of the Vendor as stated herein and permitting them to carry out and complete the entire work of the entire project as per the discretion of Vendor and to dispose off the same at their absolute discretion.
- (24) The Advocates and Solicitors of the Vendor shall prepare and approve the Deed of Conveyance and other relevant documents to be executed in pursuance of this Agreement and also the bye-laws in connection with the formation and registration of the Co-operative





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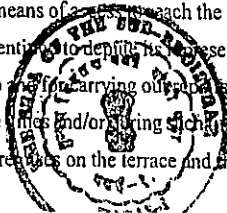
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Society and all costs, charges and expenses including legal and professional fees of the Vendor's Advocate Mr. Umesh J. Mehta shall be paid by the flat purchaser / Society towards his share in respect of the said flat at the time of taking possession.

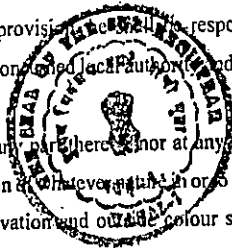
- (25) Any deposits that may be demanded or required to be paid in respect of the said building and the said flat to the Government, CIDCO, MSEB Ltd., Gram Panchayat Municipal and other concerned Competent Authority for the purpose of sanction and approval of the plans and other specifications to obtain commencement certificate, completion certificate, occupation certificate, water connection, electric connection and other permission or sanction whether it is temporary or permanent, the purchaser shall immediately within 7 days from the date of intimation to him by the vendor, shall pay the same towards his share to the vendor. The purchaser also agrees to pay towards the betterment or development charges if any which may be levied on the said flat or building in proportion of and towards his flat, and failing to pay the same the flat purchaser will have to pay interest on it at 1.5% per month.
- (26) It is hereby expressly agreed that the terrace on the said Building and/or adjoining any premises shall always belong to the Vendor and the Vendor shall be entitled to deal with and dispose of the same in such manner as they may deem fit. In the event of the Vendor obtaining permission from the concerned authorities for constructing one or more premises on the terrace, then the Vendor shall be entitled to sell such premises that will be constructed by them on the terrace together with the terrace to such persons and at such rate and on such terms as the Vendor may deem fit. The Vendor in that event shall be entitled to allow use of such entire terrace to the Purchaser of such premises proposed or constructed on the terrace and the terrace shall then be in exclusive possession (as owner) of the Purchaser of such premises proposed or constructed on the terrace. In the event of the Vendor constructing more than one premises on the terrace, the Vendor shall be entitled to the concerned premises together with the portions of the terrace proportionate to and/or appurtenant thereto. The Society to be formed by the Purchasers of premises as stated herein shall admit him as its member as the purchaser of such premises that may be proposed or constructed on the terrace with the exclusive right to them in the terrace as aforesaid. In the event of any water storage tank on the terrace with the exclusive right to storage tank for the said building being constructed or any other common facility being provided on the terrace, then the Vendor shall provide necessary means of access to each the same and use the same by the Society and the Society shall be entitled to depute its representative to go to the terrace for the regular check up and up keep for carrying out repairs to the tank/tanks and/or such common facility at all reasonable times and/or during such times as may be mutually agreed upon by the Purchaser of such premises on the terrace and the Society.



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have full and exclusive right, authority and power to complete the said project and also to sell the premises to any party or person and receive full consideration amount and the same shall be provided in the said conveyance deed and till the vendor receives entire consideration amount from the purchaser and/or society, the vendor shall have first charge and paramount lien on the said property. Whether the said provisions incorporated in conveyance deed or not.

- 28) The flat purchaser for himself with intention to bring all persons in whosoever hands the flat may come, doth hereby covenant with the vendor as follows :
- To maintain the said flat at his own cost in good tenatable repair and condition from the date of possession of the said flat and shall not do or suffered to be done anything in or to the building in which, the said flat is situated, and which may be against the rules, regulation or bye-laws of the concerned local or any other authority or change/alter or make addition or alteration in or to the building in which the said flat is situated including the said flat itself or any part thereof.
  - Not to store in the flat any goods which are of hazardous, combustible or dangerous in nature or are so heavy so as to damage the construction or structure of the building in which the flat is situated or storing of the goods which is objected to by the concerned local or other authority and shall not carry or caused to be carried any heavy package to upper floors which may damage or likely to damage the lifts, staircases, common passages or any other structures of the building including entrances of the building in which the flat is situated and in case any damage is caused to the building in which the flat is situated or the flat on account of negligence or default of the purchaser in this behalf, he shall be liable for the consequences of the breach and also to pay compensation for the same.
  - To carry at his own cost all internal repairs to the said flat and maintain the flat in the same conditions, state and order in which it was delivered by the vendor to the purchaser and shall not do or suffered to be done anything in or to the flat which may be against the rules, regulations and bye-laws of the concerned local authority or other public authority, and in the event he the purchaser committing any act in contravention of the above provisions he shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
  - Not to demolish the flat or any part thereof nor at any time make or cause to be made any addition or alteration or whatever nature in or to the flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the flat is situated and shall keep the portion, sewers, drains, pipes in the flat



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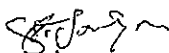
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and appurtenances thereto in good, tenable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, Pardis or other structures in the flat without the prior written permission of the vendor and/or the society as the case may be and any such damages caused by the Purchaser, he shall at his own cost repair such damages.

- (e) Not to do or permit to be done any act or thing which may render void and voidable any insurance of the said land and the building in which the flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the building in which the flat is situated.
- (g) Pay to the vendor within 7 days of demand by the vendor, his share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building and also maintenance charges and such other amount as specified herein in respect of the flat and the building.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies, and maintenance charges which are imposed by the concerned local authority and/or Government and/or other public authority and/or Society without any delay and objection.
- (i) The purchaser shall not let, sub-let, transfer assign or part with his interest or benefit factor of this Agreement or part with the possession of the flat until all the dues and other amounts payable by him to the vendor under this Agreement are fully paid up and only if he has not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until he has obtained prior written permission in writing from the vendor.
- (j) The purchaser shall observe and perform all the rules, regulations and bye-laws which the society may adopt at its inception and the amendments, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the laws therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The



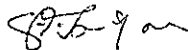


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purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this agreement.

- (k) Till a conveyance of building in which flat is situated is executed, the purchaser shall permit the vendor and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the said land and buildings, flat or any part thereof to view and examine the state and conditions thereof.
- (l) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the said plot and building or any part thereof. The purchaser shall have no claim **SAVE AND EXCEPT** in respect of the flat hereby agreed to be sold to him. All open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other premises etc. will remain the property of the vendor until the said land and building etc. are transferred to society specifically as hereinbefore mentioned.
- (m) Any delay tolerated or indulgence shown by the vendor in enforcing the terms of this Agreement or any forbearance or giving of time to the purchaser by the vendor shall not be construed as a waiver on the part of the vendor for any breach or any of the terms and conditions of this agreement nor the same in any manner will prejudice the rights of the vendor.
- (29) If any time prior to execution of conveyance, FSI at present available to the said property, if the same is increased either due to any benefit by transfer of development right or due to increase in FSI under any law, order, rules, regulations, notification etc. all the rights, title, interest claims and demands of the said FSI, and FSI on account of TDR or any additional FSI shall exclusively belongs to the Vendor and all such increases shall ensure for the benefit of the vendor alone without any rebate or compensation to the purchaser and/or the Society, in any manner whatsoever.
- (30) The Purchaser hereby agree and confirm that the building constructed/to be constructed on the said property belongs to the vendor. The FSI consumed may not be same compared to the area of the plot to be constructed. The Purchaser agrees that the entire layout is sanctioned by concerned authorities and the property described in the First Schedule hereunder written is part of entire property of the Vendor and the Vendor has divided the entire layout into different sectors for conveyance purpose and therefore in no circumstances the purchaser in future be entitled to raise any dispute with regard thereto. It is further agreed by the purchaser that he will become member of the society to be formed for the said building in which the flat is situated or shall become member of the society which may be





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in existence on any part of lay out of the entire property and/or of the Apex Society. The Purchaser further agree to become member of Apex Society or such other body to be formed for common maintenance of the entire layout. It is further clarified that the layout plans of the entire property is approved and sanctioned by the concerned authorities and the property described in the First Schedule hereunder written is part and parcel of the entire property. The FSI that will be consumed and utilised in SECTOR III property therefore is part of entire property. Therefore when the Deed of Conveyance will be executed, the area of the land to be conveyed to the Society, may not be same as compared to the FSI used in structures in which the said plot is situated as well as the structures being part of SECTOR III as well as which is described in First Schedule hereunder written and neither the Purchaser nor the Society will be entitled to raise any dispute or Objection thereof in any manner whatsoever.

31) The stamp duty and registration charges of and incidental to this Agreement and other documents including conveyance to be executed in respect of the said flat and the said building shall be borne and paid by the purchaser. However, the purchaser shall be liable to lodge this Agreement with the Office of the Sub-Registrar of Assurances within 4 months from the date of execution of this Agreement. In case if the purchaser fails to lodge the same as aforesaid or fails to pay stamp duty as per market value, then it will be sole responsibility of the purchaser to face any action, penalty or otherwise which may arise due to non-registration of this Agreement, or non-payment or deficit payment of stamp duty. It is further stated that failure on the part of the Purchaser for the above, if the Society is not registered, the full responsibility shall be of the Purchaser alone. In compliance with the law for the time being in force, the vendor will attend the office of Sub-Registrar of Assurances to admit the execution of this Agreement for registration after the purchaser informs the vendor within 7 days in writing, under which serial number this Agreement is lodged for registration.

(32) All notices to be served on the purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by registered post or under certificate of posting or by Courier Service at the following address :

Mr. Sujit Jangam

B/2, Narmada Tower,

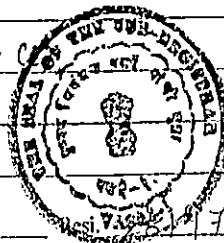
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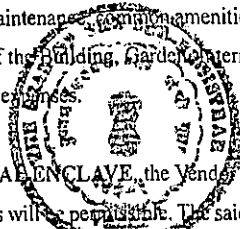
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- 3) The Deed/s of Conveyance shall be prepared and approved by Mr. Umesh J. Mehta Advocate and all the costs, charges and expenses in respect of the preparation and execution of the conveyance and other documents including this agreement together with the stamp duty and registration charges and legal fees, costs, charges and expenses shall be borne and paid by the purchaser alone.
- 34) As already recited in the Agreement, the Vendor has developed/are developing the entire layout as sanctioned and approved by CIDCO and other concerned authorities and for the purpose of convenience, vendor has divided the entire layout into several sectors and this agreement is referred to Sector-III only. However it is clarified that flat purchaser herein may be entitled to benefit from several common amenities and facilities to be provided in the said entire layout to be known as MITTAL ENCLAVE. The Flat Purchaser will have to bear common expenses of the common amenities which will be in the layout of Mittal Enclave. The Flat purchaser hereby further covenant with the Vendor that he shall separately deposit and pay the maintenance charges and expenses in proportion towards his share either directly or through Society to be formed and registered of Sector-III towards internal road, street light, common drainage, common water tank, common telephone line, common electric cables, garden and such other common amenities and facilities to be provided therein. The Flat Purchaser hereby undertake to keep deposit (interest free) sum of Rs. \_\_\_\_\_ with the Vendor at the time of taking possession. This deposit shall be kept by the Vendor in separate account to be used for the purpose of common expenses and maintenance of the common amenities as referred to above. The said deposit/amount will not carry any interest. It is further confirmed that this amount of deposit is a provisional one and at the time of handing over possession or thereafter if any expenses towards maintenance is increased, the flat purchaser hereby undertake and confirm to forthwith pay such increases without any objection thereof. He further agree to become member of Apex Body / Society.
- (35) The flat purchaser hereby covenant and undertake to pay the deposit amount (interest free) towards maintenance of the common amenities of the Sector-III to the vendor at the time of taking possession as stated in the Fourth Schedule hereunder written. The said amount shall be used by the Vendor for the purpose of maintenance of common amenities, limited to the extent of Sector-III only like maintenance of the Building, Garden, Internal Common lights, roads and other general maintenance and expenses.
- (36) On the portion of the entire layout of the MITTAL ENCLAVE, the Vendor shall provide CLUB HOUSE with all recreational facilities as will be permissible. The said Club House shall be completed and be ready on or before the entire project is completed in all respect. It is compulsory to all the flat purchasers to become member of the said Club House. For the purpose of obtaining Membership, flat purchaser shall pay life membership fees to



*Umesh J. Mehta*

*fm*



वसई-३

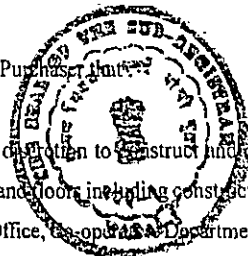
दस्ता क्रमांक १२/०६/२०२०

२३/०५

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the Vendor (which is not refundable in any circumstances) of Rs. \_\_\_\_\_ at the time of taking possession of the said flat. The flat purchaser shall be entitled to use along with the family members as defined hereafter from the date the said Club House is ready for use. The Flat purchaser also undertakes to pay maintenance charges and cost every Quarter or yearly basis from the date the Club House starts functioning irrespective whether flat purchaser use the facility or not. There shall be a separate committee for maintenance of the said Club House and it will be formed at the discretion of the Vendor. The Vendor will decide with regard to the said Club House either to maintain it by itself or to assign the same to any other party or person and flat purchaser shall not object for the same. The flat purchaser hereby agree to abide by all the rules, regulations and bye laws that will be formed for the running and maintenance of the said Club House. The vendor shall use the said life membership fee towards expenses to be incurred in completing the said Club House.

- (37) The Vendor has also agreed to provide in the said layout shopping center, school, medical centre/dispensary/hospital, church, temple and other common facilities as permissible. However the Vendor reserves its right to add, alter, amend, reduce, rectify, modify or change all the amenities provided in Sector-III as well as in the entire layout of Mittal Enclave Save and Except the amenities provided in the flat the flat purchaser hereby give his express consent for the same. The flat Purchaser hereby further agree and undertake that he shall become member of the Apex Society directly or through the Society to be registered in respect of his building. All the common amenities of the layout will be managed and maintained by the Apex body. The Purchaser shall pay the proportionate share for the maintenance of the said common amenities to the Vendor and/or the Apex Society as the case may be.
- (38) It is specifically agreed by the flat purchaser that he will verify at the time of taking possession that the said flat and all the amenities provided therein, is in proper state and condition and thereafter he will not raise any objection or any claim or demand with regard thereto.
- (39) The vendor shall have first charge and paramount lien on the said flat in case if any amount which remains outstanding and due by the purchaser to the vendor under the terms and conditions of this Agreement.
- (40) It is expressly agreed and confirmed by the Purchaser that:
- a) the vendor shall be entitled at their discretion to construct and complete the said project and also additional structure and floors including construction of sub station for electricity, Co-operative Society Office, Co-operative Departmental Store, Temple or place of worship, Watchmans cabin, toilet block for servant/watchman and such other structures at the entire option and discretion of the Vendor.



*S. J. Jangir*

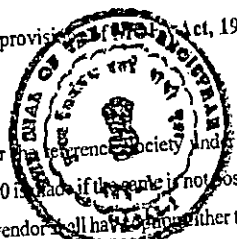
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वसई-३  
दस्तावेज क्रमांक ९२७४/२०२०  
२४/८५

- b) until the execution of conveyance by the Vendor in favour of Society, the possession of the said property and the said building and the premises thereon shall be deemed to be of the Vendor and the Purchaser will be entitled only the possession of the said flat agreed to be sold to him.
- c) he shall observe and perform all the terms, conditions and covenant as set out in this Agreement including the recital and schedules hereof to be observed and performed by him and incase if he neglects, omit or fails to abide by the same, or fails to pay the amount payable under this presents to the Vendor whether before or after the possession of the flat is delivered, in such case the Vendor shall be entitled to reenter upon and resume possession of the said flat and thereupon this Agreement shall be ceased and stands terminated. He the purchaser herein agree, that on vendor reentering into the said flat as aforesaid all right, title, interest, benefit, claims and demands of the Purchaser in the said flat and under this Agreement shall come to an end and terminated and he shall be liable for immediate ejection as a trespasser and in such event purchaser shall be only entitled to have (after forfeiting the earnest money) refund of the balance amount towards purchase price from the Vendor, without any compensation, interest or demand (after deduction if any) he further undertakes that if Vendor do not exercise its right of termination as aforesaid, he will pay interest @ 1.5% p.m. on all outstanding amount due and payable to the Vendor under this Agreement.
- d) he will not interfere with the right of the vendor by raising any dispute or court injunction u/s. 7 or other provisions of MOFA Act or any other provisions of any other applicable law. The Vendor is fully permitted to sign, undertake all other papers on his behalf as required by any concerned authorities under any act or law related or connected with the said building and the said property as may be required from time to time.
- e) he has no objection if Vendor raises any loan by mortgaging its property (Except the flat agreed to be sold to him) from any bank, financial institutions etc.

(41) This Agreement shall always be subject to provisions of Maharashtra Co-operative Societies Act, 1963 (as amended) and the rules framed thereunder.

(42) For the purpose of this agreement wherever the term "Society" and the provisions of Maharashtra Co-operative Societies Act, 1963 is used, if the society is not possible to be formed and/or registered due to any reason, then the vendor shall have the right to form either to form (a) Limited Company, (b) Association of Persons, (c) Apartment Ownership or condominium, (d) Co-ownership or otherwise as permissible under respective law/act and in such circumstances, the flat purchaser shall not be entitled to object or create any obstruction thereof and wherever



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प्लान नं. १२०४/२०३०

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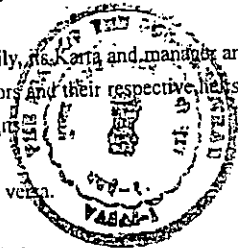
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the society is referred, it shall include unless there is something inconsistent with repugnant to the subject or context (a) Limited Company/or (b) Association of persons/or (c) Apartment Ownership or condominium or (d) co-ownership or otherwise as permissible under law.

- 13) If the vendor due to any reason cannot execute conveyance in favour of Society or otherwise, then the vendor shall be entitled to execute Lease or such deeds, documents or assurances as permissible under Law for the time being in force for transfer of the said property and wherever the conveyance is referred in this Agreement, the same shall be referred as the documents by which the right, title and interest whether divided or undivided is transferred by the vendor and other persons who are interested in the said property and the purchaser shall not raise any objection in that behalf.
- 14) In this Agreement unless there is something inconsistent with or repugnant to the subject or context :
- (a) "VENDOR" shall mean M/s. SEALINK CONSTRUCTION COMPANY PRIVATE LIMITED and shall include its successors, nominees and assigns.
- (b) FLAT PURCHASER shall mean and include :
- (i) In case of individual, his/her heirs, executors, administrators, nominees and assigns.
- (ii) In case of Sole Proprietary Firm shall include the proprietor, his/her/its heirs, executors, administrators, successors, nominees and assigns.
- (iii) In case of Partnership firm, their partners and their respective heirs, executors, administrators, successors, survivor, nominees and assigns.
- (iv) In case of Trust, the trustee/s and his/her/their successors in office and assigns.
- (v) In case of Company, its successors, nominees and assigns.
- (vi) In case of Hindu Undivided Family, its Karta and manager and members for the time being and their survivors and their respective heirs, executors, administrators successors and assigns.
- (c) SINGULAR shall include plural and vice versa.
- (d) MASCULINE shall include feminine and vice versa.
- (e) For the purpose of this Agreement "FAMILY" shall mean and include Husband, Wife and their two minor children.

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*[Handwritten initials]*



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

**THE FIRST SCHEDULE ABOVE REFERRED TO :**  
(DESCRIPTION OF SECTOR-III KNOWN AS AJANTA SECTOR)

All that freehold piece or parcel of Land at Village Juchandra, Taluka Vasai, District Thane at Naigaon Station (Western Railway) East having following Survey Nos.

Sr.No.	Old Survey No.	Hissa No.	New Survey No.	Hissa No.	Area in sq.mtrs.
1	246	1(pt)	278	1(pt)	277.49
2	246	2(pt)	278	2(pt)	9.08
3	248	5(pt)	269	5(pt)	410.47
4	248	6(pt)	269	6(pt)	1586.77
5	248	7(pt)	269	7B(pt)	298.76
6	248	8(pt)	269	8(pt)	1294.27
7	248	9(pt)	269	9A(pt)	779.10
8	248	11(pt)	269	11B(pt)	1129.75
9	253	6(pt)	268	6(pt)	607.94
10	254	1/1(pt)	279	1B(pt)	518.16
				Total	6911.79

The above land is situated within the limits of Gram panchayat of Juchandra in the Registration District of Thane, Sub-District Vasai.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

The nature extent and description of the common areas and facilities and of the limited common areas and facilities shall be as under.

(a) COMMON AREAS AND FACILITIES :

- (i) Entrance lobby and foyer of the building.
- (ii) Compound of the building i.e. open area (out of the said land described in the First Schedule hereunder written) appurtenant to the plinth area of the building but excluding the car parking space in the compound allotted/to be allotted to the respective flat purchasers and garages and other premises if permitted.
- (iii) — ft. wide staircase of the building including landing for the purpose of ingress and egress but not for recreation or for residence or for sleeping.
- (iv) Lift for ingress and egress for the flat purchasers their family members, their guests, servants, invitees and visitors and for the staff employed or contracted by the Vendor and/or society.
- (v) Garden provided in the said SECTOR III

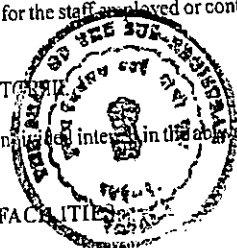
(The flat purchaser will have 1/34 % undivided interest in the above mentioned common areas and facilities)

(b) LIMITED COMMON AREAS AND FACILITIES

- (i) Common passage on each floor to be used by the flat purchaser of particular floors  
(The flat purchaser will have 1/4 % undivided interest in the above mentioned limited common areas and facilities)

*[Signature]*

*[Signature]*



वसई-१
दस्त क्रमांक १२१०/२०१०
२१० / ८५

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(LIST OF COMMON AMENITIES & FACILITIES)

**1) SALIENT FEATURES :**

- (i) Well developed, clean and sophisticated facility, nice view from all flats. All life necessities nearby.
- (ii) Well developed garden.

**2) LIST OF AMENITIES :**

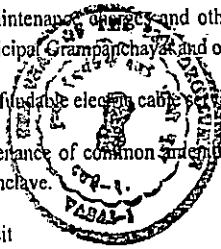
1. Concealed electrification within each flat.
2. Concealed plumbing arrangements inside the bathroom with geyser point in all toilets.
3. Wooden flush door to all rooms and main door with good quality night latch.
4. Kitchen with raised granite cooking platform and stainless steel sink and 2' glazed ceramic tiles over the platform with loft in kitchen.
5. Ceramic tiles upto      height in all bathroom.
6. Ceramic Floor tiles for the flooring.
7. Aluminium sliding windows.
8. Decorative entrance hall
9. One lift in each Wing.
10. Decorative Entrance of the building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO :**  
(Deposit by the each Flat Purchaser to be paid to Vendor per flat -)

- (a) Rs. 2000/- towards Legal Costs and fees for formation and Registration of the Society, preparation of this Agreement and Deed of Conveyance.
- (b) Rs. 350/- towards share money and entrance fee
- (c) Rs. 7000/- towards water and electric meter deposits. Non refundable.
- (d) Rs. 25200/- deposit for maintenance of electricity and other outgoing charges including Municipal Grampanchayat and other taxes.
- (e) Rs. 5000/- towards non-refundable electric cable service line charges.
- (f) Rs. 3500/- towards maintenance of common amenities to be provided in entire Mittal Enclave.
- (g) Rs. 3500/- Security Deposit

Total Rs. 46550/-

*[Signature]*



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दस्त क्रमांक १२०४/२०१०  
२८/१५

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SIGNED SEALED AND DELIVERED )  
BY THE WITHIN NAMED VENDOR )  
M/S. SEALINK CONSTRUCTION )  
COMPANY PVT. LTD. )  
THROUGH ONE OF THE )  
AUTHORISED SIGNATORY )  
IN THE PRESENCE )

FOR SEALINK CONSTRUCTION CO. PVT. LTD.  
*[Signature]*  
DIRECTOR



*[Signature]*

SIGNED SEALED AND DELIVERED )  
BY THE WITHIN NAMED FLAT )  
PURCHASER \_\_\_\_\_ )  
Mr. Sujit Jangam. )  
\_\_\_\_\_)  
\_\_\_\_\_)  
\_\_\_\_\_)  
IN THE PRESENCE OF )



*[Signature]*



*[Signature]*



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## ANNEXURE A

वसई-१
सन क्रमांक १२०८/२०१०
२२/०२

CIDCO

## AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Antaka Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

of. No.

CIDCO/VVSR/CC/BP-92/E/ 873

Date :

27/02/2008

To,  
M/s. Sealink Construction Co. Pvt. Ltd.  
Middle Tower, 16<sup>th</sup> Floor  
B Wing, 210, Nariman Point  
MUMBAI - 400 021.

Sub : Commencement Certificate for the proposed Residential Building No.11 on land bearing S.No.209B, 246 to 259 & 267 to 271 of Village Juchandra, Taluka Vasai Dist Thane

- Ref: 1) Plans approved by virtue of Appeal passed under Section 47 of the MR & TP Act vide Appeal order No.TPSS-1390/1019/JD-12 dated 31/08/1991.  
2) Commencement Certificate No.CIDCO/VVSR/BP-92/813 dated 26/08/1991.  
3) Amended plan approved vide letters dated 03/06/1994, 25/08/1995, 21/08/1998, 20/09/1999 & 24/04/2004.  
4) N.A. Order No.REV/DESK-1/T-7/NAP/SR/11A/94 dated 28/10/1994 from the Collector, Thane.  
5) Assurance letters from Grampanchayat Juchandra dated 19/10/2007 & 20/12/2007 for potable water supply.  
6) EE (BP-VV)'s report dated 18/05/2007.  
7) Your Licensed Surveyor's letter dated 07/02/2008.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential Building No.11 under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Sealink Construction Co. Pvt. Ltd.

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VVSR/CC/BP-92/E/ 873 dated 27/02/2008 & the conditions mentioned in the letter No. VVSR/BP-92/813 dated 26/08/1991. The detail of the building are given below:

Sr. No.	Predominant Building	Building No. / Wings	No. of Floors	No. of Flats	Built Up Area (in sq. mt.)
1.	Residential	11 Wing-A, B, C, D	(Stilt/pt. + 7)	134 Nos.	6468.33

- The amount of Rs.1,78,300/- (Rupees One lakhs seventy eight thousand three hundred only) deposited vide challan No.11099 dated 27/02/2008 with CIDCO as interest from security deposit shall be forfeited either whole or in part at the absolute discretion of the Corporation for breach of any other Building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Contd.....2.

GD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6791 8100 • Fax : 00-91-22-2202 2509  
AD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6791 8100 • Fax : 00-91-22-6791 8166

वसई-१

दस्त क्रमांक १२०४५/२०१०

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ANNEXURE A

**CIDCO**

**AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

..... 2 .....

Date :

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.

You shall construct cupboard if any, as per sanctioned D.C. Regulations.

Yours faithfully,



ASSOCIATE PLANNER/IATPO (VV)

Encl.: n/a.

c.c. to:

M/s. Ajay Wade & Associates  
A/6, 1<sup>st</sup> Floor, Sai Tower  
Ambadi Road, Vasai (W), Taluka Vasai  
DIST : THANE.



REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509  
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6791 8100 • Fax : 00-91-22-6791 8168



वसई-१  
दस्ता क्रमांक: ३२०८८/२०१०  
३७/८५

**ANNEXURE A**



**INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.  
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

No. **CIDCO/VVSR/CC/BP-92/E/३५६** Date : **२७/०२/२००८**

To,  
M/s. Sealink Construction Co. Pvt. Ltd.  
Middle Tower, 16<sup>th</sup> Floor  
B Wing, 210, Nariman Point  
**MUMBAI : 400 0021.**

Sub : Commencement Certificate for the proposed Residential Building No.12 on land bearing S.No.209B, 246 to 259 & 267 to 271 of Village Juchandra, Taluka Vasai Dist Thane

- Ref: 1) Plans approved by virtue of Appeal passed under Section 47 of the MR & TP Act vide Appeal order No.TPS-1390/1019/JD-12 dated 31/08/1991.  
2) Commencement Certificate No.CIDCO/VVSR/BP-92/813 dated 26/08/1991.  
3) Amended plan approved vide letters dated 03/06/1994, 25/08/1995, 21/08/1998, 20/09/1999 & 24/04/2004.  
4) N.A. Order No.REV/DESK-IT-7/NAP/SR/11A/94 dated 28/10/1994 from the Collector, Thane.  
5) Assurance letters from Grampanchayat Juchandra dated 19/10/2007 & 20/12/2007 for potable water supply.  
6) EE (BP-VV)'s report dated 18/05/2007.  
7) Your Licensed Surveyor's letter dated 07/02/2008.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential Building No.12 under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Sealink Construction Co. Pvt. Ltd.

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VVSR/CC/BP-92/E/३५६ dated २७/०२/२००८ & the conditions mentioned in the letter No. VVSR/BP-92/813 dated 26/08/1991. The detail of the building are given below:

Sr. No.	Predominant Building	Building No. / Wings	No. of Floors	No. of Flats	Built Up Area (in sq. mt.)
1.	Residential	12 (Wings- A,B,C,D)		134 Nos.	6471.75

The amount of Rs.1,66,050/- (Rupees One Lakh sixty six thousand and fifty only) deposited vide challan No.11211 dated 07/02/2008 with CIDCO as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Contd..... 2.

वसई-१
दस्त क्रमांक: १२७८/२०१०
३२/२५

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ANNEXURE A

**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.  
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

Date :

..... 2 .....

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO

You shall construct cupboard if any, as per sanctioned D.C. Regulations.

Yours faithfully,



ASSOCIATE PLANNER/ATPO (VV)

Encl.: a/a.

c.c. to:

M/s. Ajay Wade & Associates  
A/6, 1<sup>st</sup> Floor, Sai Tower.  
Ambadi Road, Vasai (W), Taluka Vasai  
DIST : THANE.









वसई-१  
 वस्त क्रमांक: ११०६/२०१०  
 ३६/८५

**ANNEXURE C**

**Imesh J. Mehta**  
 B. Sc. LL.B. D.P.S. D.N.E.H  
 ADVOCATE HIGH COURT

Off: Mittal Tower, 'B' Wing, 16th Floor,  
 210, Nariman Point, Mumbai-400 021  
 Tel: 01-22-4060 7777  
 Fax: 01-22-2204 8186  
 E-mail: sales@mittal.com  
 Res: 702, Vijaya Apartment 79, Bajaj Road  
 Vile Parle (West), Mumbai - 400 056  
 Tel: 022 26708902  
 E-mail: u\_j\_mehta@yahoo.co.in

**TITLE REPORT**

In the matter of property bearing New Survey No. 278, Hissa No. 1 (pt), Survey No. 278, Hissa No. 2 (pt), Survey No. 269, Hissa No. 5 (pt), Survey No. 269, Hissa No. 6 (pt), Survey No. 269, Hissa No. 7B (pt), Survey No. 269, Hissa No. 8 (pt), Survey No. 269, Hissa No. 9A (pt), Survey No. 269, Hissa No. 11B (pt), Survey No. 268, Hissa No. 6 (pt), Survey No. 279, Hissa No. 1B (pt) totally admeasuring 6911.79 sq.mtrs. known as AJANTA SECTOR, Sector No. III at Village Juchandra, Taluka Vasai, District Thane situate at Naigaon (East) - 410102.  
 ... The said Property

Under instructions from my client Sealink Construction Company Private Limited a Private Limited Company incorporated under the Companies Act, 1956 and having its registered office at Mittal Tower, 16<sup>th</sup> Floor, B-Wing, 210, Nariman Point, Mumbai - 400 021. I submit my title report as under -

- 1) I say that my client has submitted xerox true copies of registered Deeds of Conveyance and also 7/12 Extract for my perusal. My client has also submitted in my hand title clearance certificates of Advocate - Mr. Jayant A. Patel in respect of the said property all dated 15.01.2008. Based on the above verification I submit my report on title as under-
  - i. By an Indenture of Conveyance dated 26.09.1995 and made between BHAU SAKHARAM PATIL as the Vendor, SMT. ANUBAI BHAU PATIL and three others as the FIRST Confirming Parties, MR. ANTHONY JOHN PEREIRA and MRS. SHAKUNDA A. PEREIRA (hereinafter referred to as the said Pereira) as the SECOND Confirming Parties and Mr. Ignatius Miles Francis and two others Chief Promoters of Citizen Co-operative Housing Society (Proposed) (hereinafter referred to as the said Citizen) as the THIRD Confirming

*(Handwritten signature)*



## ANNEXURE C

**Imesh J. Mehta**  
 B. Sc. L.L.B. D.P.S. D.R.E.M  
 ADVOCATE HIGH COURT

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दस्त क्रमांक १२१०८ / २०१०
३६/५५

Off : Mittal Tower, 'B' Wing, 16th Floor,  
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Parties and Sealink Construction Company Pvt. Ltd. as the Purchaser, the Vendors and the Confirming Parties therein did thereby granted, conveyed, transferred and assured the property bearing Survey No. 248, Hissa No. 7 (part) admeasuring 1770 sq.mtrs., of Village Juchandra, Taluka Vasai, District Thane, for the consideration and on the terms and conditions therein mentioned to the Vendor herein (therein referred to as the Purchaser). The said Deed of Conveyance is registered on 01.06.2001 under no. VASAI-1/1131/2001 with Sub-Registrar of Assurances at Vasai-1 (earlier lodging no. was 3830/95). The old Survey No. 248 Hissa No. 7 part is given new Survey No. 269 Hissa No. 7B. Out of the said Survey No. only 92.70 sq. mtrs. area is considered for the Sector III.

- ii. By an Indenture of Conveyance dated 26.04.1996 and made between the said Citizen as the VENDORS and Sealink Construction Company Pvt. Ltd. as the Purchaser, the Vendors therein did thereby granted, conveyed, transferred and assured the property bearing Survey No. 254, Hissa No. 1/1 admeasuring 3890 sq.mtrs., Survey No. 254, Hissa No. 1/2 admeasuring 3840 sq.mtrs., Survey No. 255, Hissa No. 5 admeasuring 50 sq.mtrs., Survey No. 255, Hissa No. 5/3 admeasuring 50 sq.mtrs., Survey No. 255, Hissa No. 5/2 admeasuring 50 sq.mtrs., Survey No. 254, Hissa No. 1/1 admeasuring 3732.50 sq.mtrs., Survey No. 268, Hissa No. 5, admeasuring 1260 sq.mtrs., Survey No. 268, Hissa No. 1 admeasuring 2980 sq.mtrs., and Survey No. 271, Hissa No. 8 (pt), admeasuring 1250 sq.mtrs. all of Village Juchandra, Taluka Vasai, District Thane for the consideration and upon the terms and conditions therein mentioned to the Vendor herein. The said Deed of Conveyance is registered on 07-11-2001 under no. VASAI-1 3368/2001 with Sub-Registrar of Assurances at Vasai-1 (earlier lodged under no. 585/96). Out of the said Survey Nos. Survey No. 254 Hissa No. 1/1 pt. admeasuring 518.16 sq. mtrs. is taken for this Agreement and its new Survey No. 279 Hissa No. 1A (pt) taken for Sector III.
- iii. By an Indenture of Conveyance dated 19.05.1997 made between Anthony J. Pereira and Shakunda Anthony Pereira as the Vendors of the First Part, the said Citizen as the Confirming parties of the Second Part and Sealink Construction Co. Pvt. Ltd. as the Purchaser of the Third Part, the Vendors and the Confirming Parties therein did



वसई-१
दस्तावेज क्रमांक: १०४८/२०१०
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## ANNEXURE C

**Imesh J. Mehta**  
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thereby granted, conveyed, transferred and assured property bearing S.No. 248 Hissa No. 1 admeasuring 50 sq.mtrs. S.No. 248 Hissa No. 9 admeasuring 1090 sq.mtrs. S.No. 253 Hissa No. 2 admeasuring 230 sq.mtrs., S.No. 254 Hissa No.3 admeasuring 1587 sq.mtrs., S.No. 268 Hissa No. 2 admeasuring 2220 sq.mtrs., S.No. 268 Hissa No. 6(pt) admeasuring 560 sq.mtrs., S.No. 255 Hissa No. 6 admeasuring 2120 sq.mtrs., S. No. 268 Hissa No. 3 admeasuring 1520 sq.mtrs., S.No. 250 Hissa No. 1(part) admeasuring 910 sq.mtrs. S.No. 252 Hissa No. 4 admeasuring 309.63 sq.mtrs. all of Village Juchandra, Taluka Vasai, District Thane to the Vendor herein (therein referred to as the Purchaser) for the consideration and on the terms and conditions therein mentioned. Out of the said property only S. No. 248 Hissa No. 9 (pt) now having new Survey No. 269 Hissa No. 9A admeasuring 776 sq. mtrs. (out of 1090 sq.mtrs) is taken for Sector III. The said Deed of Conveyance is registered on 18.06.2001 under no. VASAI-1/1242/2001 (earlier lodged for registration under no. PHOTO/1010/97).

- iv. By an Indenture of Conveyance dated 20.05.2005 and made between Prakash Padmakar Patil as the Vendor of the First Part, Oscar Construction Pvt. Ltd. as the First Confirming Party, the said Pereira as the Second Confirming Party, the said Citizen as the Third Confirming Party and Sealink Construction Co. Pvt. Ltd. as the Purchaser, the Vendors and the Confirming Parties therein did thereby granted, conveyed, transferred and assured the property bearing old Survey No. 248, New Survey No. 269 Hissa No. 6 admeasuring 1820 sq.mtrs. of Village Juchandra, Taluka Vasai, District Thane to the Vendor herein (therein referred to as the Purchaser) for the consideration and on terms and conditions therein mentioned. The said Deed of Conveyance is registered on 21.05.2005 under no. Vasai-1/3169/2005. Out of the said area of 1820 sq.mtrs. only 484.66 sq.mtrs. area is taken for Sector III.
- v. By an Indenture of Conveyance dated 28.06.2005 and made between Ravindra Laxman Bhoir and 29 others as the Vendors, the said Pereira as the First Confirming Party, the said Citizen as the Second Confirming Party and Sealink Construction Co. Pvt. Ltd. as the Purchaser, the Vendors and the Confirming Parties therein did thereby granted, conveyed, transferred and assured the property bearing old





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**ANNEXURE C**

**Umesh J. Mehta**  
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S.No. 246, new Survey No. 278 H.No. 1, admeasuring 1465 sq.mtrs. old Survey No. 252, new Survey No. 267 Hissa No. 7 admeasuring 5369.87 sq.mtrs. of village Juchandra, Taluka Vasai, District Thane for the consideration and on the terms and conditions therein mentioned to the Vendor herein (therein referred to as the Purchaser). The said Deed of Conveyance is registered under no. VASAI-1/4036/2005 on 29-06-2005. Out of New Survey No. 278 Hissa No. 1 having area 1465 sq.mtrs. only 157.90 sq.mtrs. area is taken for Sector III.

- vi. By an Indenture of Conveyance dated 13.10.1995 and made between Louis Philip Ghosal and 6 others as Vendors, Jephin Simon Ghosal and 9 others as the First Confirming Party, the said Pereira as the Second Confirming Party, the said Citizen as the Third Confirming Party and Sealink Construction Co. Pvt. Ltd. as the Purchaser, the Vendors and the Confirming Parties did thereby granted, conveyed, transferred and assured the property bearing S.No. 246, H.No. 2 pt., admeasuring 401.75 sq.mtrs., S.No. 248 Hissa No. 8 admeasuring 1620 sq.mtrs., S.No. 250 Hissa No. 2 (pt) admeasuring 1420 sq.mtrs. of Village Juchandra, Taluka Vasai, District Thane to the Vendor herein (therein referred to as the Purchaser) for the consideration and on the terms and conditions therein mentioned. The said Deed of Conveyance is registered under No. VASAI-1/1746/1999 on 19-8-1999 (earlier lodged for registration under no. Photo/4005/1995). Out of Survey No. 246 Hissa No. 2 (pt) admeasuring 1420 sq.mtrs., only 9.08 sq. mtrs. area AND out of S. No. 248 Hissa No. 8 admeasuring 1420 sq.mtrs., only 776.45 sq.mtrs. area is taken for Sector III. The new S.No. is 278 Hissa No. 2 (for 246/2) and S. No. 269 Hissa No. 8 (for 248/8 pt) is given.
- vii. By an Indenture of Conveyance dated 30-05-1997 and made between Smt. Manjula Rohidas Bhoir and 51 others as the Vendors, the said Pereira as the First Confirming Party, the said Citizen as the Second Confirming Party and the said Sealink as the Purchaser, the Vendors and the Confirming Parties did thereby granted conveyed, transferred assured property bearing Survey No. 248 Hissa No. 5 admeasuring 1390 sq. mtrs., Survey No. 248 Hissa No. 11 (part) admeasuring 1129.75 sq.mtrs. of Village Juchandra, Taluka Vasai, District Thane for the consideration and on the terms an conditions therein mentioned to the Vendor herein (therein referred to as the Purchaser).



## ANNEXURE C

**Imesh J. Mehta**  
 B. Sc. L.L.B. D.P.S. D.R.E.M  
 ADVOCATE HIGH COURT

वसई-३
दस्ता क्रमांक १२०८ / २०१०
४० / २५

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The said Deed of Conveyance is registered under Deed of Confirmation dated 21-12-2000 duly executed by the parties thereto and registered under no. VASAI-1/138/2000 (earlier lodged under no. PHOTO-2612/2000). Out of S. No. 248/5 admeasuring 1390 sq.mtrs. only area admeasuring 410.47 sq.mtrs. and out of S. No. 248/11 pt. admeasuring 1129.75 sq.mtrs., the same is taken for Sector III. The new S. No. given is S. No. 269 Hissa No. 5 and S.No. 269 Hissa No. 11B respectively.

- viii. By Indenture of Conveyance dated 30-05-1997 and made between Dr. Gopinath Ramchandra Bhoir and 6 others as the Vendors, Vijay Sakharchand Bohra as the First Confirming Party, Sarita Nihalchand Kothari as the Second Confirming Party, the said Pereira as the Third confirming party and the Citizen as the Fourth confirming party and the said Sealink as the Purchaser, the said Vendors and the confirming parties did thereby granted, conveyed, transferred and assured property bearing Survey No. 253 Hissa No. 6 admeasuring 9770 sq. mtrs. of Village Juchandra, Taluka Vasai District Thane to the Vendor herein (therein referred to as the Purchaser) for the consideration and on the terms and conditions therein mentioned. The said Deed of Conveyance is registered under Deed of Confirmation dated 09-01-2001 executed by the parties thereto and registered under no. VASAI-1/98/2001 on 23-02-2001. Out of the said area 9770 sq. mtrs. only 607.94 sq.mtrs. is taken for Sector III. The new Survey No. given is S. No. 269 Hissa No. 6.
- ix. By virtue of all the above mentioned Deeds of Conveyance executed in favour of the Vendor herein, the Vendor herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all the above referred properties under various Survey Nos. and Hissa Nos. and all are situated at Village Juchandra, Taluka Vasai, District Thane in the registration Sub-District Vasai-1, District Thane.
- x. As stated hereinafter in para - 3 out of the total area part of the area aggregating to 6911.79 sq.mtrs. is taken for construction of two buildings in Sector III known as Ajanta Sector.
- 2) After the aforesaid Deed of Conveyance which were registered 7/12 Extract were all of the above referred property were transferred in the name of my client and accordingly my client is absolute owner of the above referred property.



वसई-१  
 वसई क्रमांक 92/08/1/2430  
 69/54

**ANNEXURE C**

**Umesh J. Mehta**  
 B. Sc. L.L.B. D.P.S. D.R.E.M  
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- 6 -

- 3) My client has got plans sanctioned of the entire property which was subsequently amended dated 21.08.1998 under no. CIDCO/WSR/BP-92/E/178. My client proposed to develop the said Sector III of the following areas

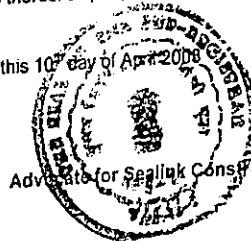
Sr.No.	Old Survey No.	Hissa No.	New Survey No.	Hissa No.	Area in sq.mtrs.
1	246	1(pt)	278	1(pt)	277.49
2	246	2(pt)	278	2(pt)	9.08
3	248	5(pt)	269	5(pt)	410.47
4	248	6(pt)	269	6(pt)	1586.77
5	248	7(pt)	269	7B(pt)	298.76
6	248	8(pt)	269	8(pt)	1294.27
7	248	9(pt)	269	9A(pt)	779.10
8	248	11(pt)	269	11B(pt)	1129.75
9	253	6(pt)	268	6(pt)	607.94
10	254	1/1(pt)	279	1B(pt)	518.16
				Total	6911.79

Accordingly my client got plans approved and sanctioned for Building No. 11 and 12 under No. - CIDCO/WSR/CC/BP-92/E/870 and obtained Commencement Certificate on 27.02.2008.

Both the said buildings will be residential and will consist of Still /pt + 7 or more upper floors each building having 4 wings and part of Sector III.

- 4) My client has obtained Title Certificate from Advocate - Mr. Jayant A. Patel in respect of the aforesaid property all dated 15.01.2008 interalia certifying the title of the above referred property is clear and marketable and free from reasonable doubts.
- 5) In view of the aforesaid facts, I am of the opinion that my client has a clear and marketable title and free from reasonable doubts and they are entitled to develop the said property marked as Sector - III - Ajanta Sector by constructing two buildings thereof as per plans approved by CIDCO.

Dated this 10<sup>th</sup> day of April 2008



*Umesh*

Umesh J. Mehta  
 Advocate for Sejalik Construction Co. Pvt. Ltd.

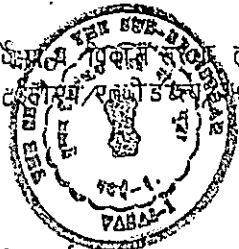
UJM : afd

जा. प्र. महानगर/वस-१/टे-७/सप्तपो/सप्तआर-११३/२४  
 जिल्हाधिकारी कार्यालय ठाणे.  
 दिनांक १८/१०/१९९२

वसई-१
सप्त पोस्टांक १२०४/२०१०
२/५

वाचते:-

- १] श्री. अनंत छवंत नाईक व इतर रा. पुंयंत्र ता. वसई वि. ठाणे यांचा दिनांक २०/१०/९२ चा अर्ज.
- २] सरपंच ग्रामसंवायत पुंयंत्र यांचेकडील दाखला जा. क्र. ५६ दि. २/१०/९१
- ३] तहसिलदार वसई यांचेकडील पत्र क्र. क्षीमनबाब/कापि-८८९/दिनांक १०/६/९२, २] क्र. महानगर/क शेती/डिओआर-३२०. दिनांक १०/१२/९२.
- ४] अमर तहसिलदार [ बिनशेती ] वसई यांचेकडील पत्र क्र. बिनशेती/कापि ८०९३/दि २६/८/९४.
- ५] उपजिल्हाधिकारी व सक्षम प्राधिकारी, ना. त. ठाणे यांचेकडील पत्र क्र. सुसलती/टिओ/दाखला/जेटीपी/२१/३९/दि ३०/९/९१.
- ६] अपोल बं. टोपोस/१३२०/१०१९/गुडी/१२ बाबत तत्कालीन नगर विकास मंत्रो यांनी दि ३१/५/९१ रोजी दिलेले आदेश
- ७] सिडको वसई यांचेकडील विकास परवानगी क्र. सिडको/व्ही व्ही सप्त/आर/बोपो/९२/२/३४९३/दि ३ जून १९९४.
- ८] अमर जिल्हाधिकारी ठाणे यांचेकडील आदेश -
  - अ] आरबी/डी-वार/टिस्नती/६१ / सप्तपो/सप्तआर-७५४/दिनांक १८/१०/९२.
  - ब] आरबी/डी-वार/टिस्नती/११ / सप्तपो/सप्तआर-७६१/९१/दिनांक २/३/९२.
  - क] आरबी/डी-वार/टिस्नती/११ / सप्तपो/सप्तआर-७५६/९१/दिनांक १८/१/९२.
  - ड] आरबी/डी-वार/टिस्नती/११ / सप्तपो/सप्तआर-७५५/९१/दिनांक १९/१/९२.
  - इ] आरबी/डी-वार/टिस्नती/११/सप्तपो/सप्तआर- ७६३/दिनांक १८/१/९२.
  - फ] आरबी/डी-वार/टिस्नती/दोन/सप्तपो/सप्तआर-१ ७६२/९१/दिनांक १४/२/९२.
  - ज] आरबी/वार/टिस्नती/दोन/सप्तपो/सप्तआर-७५८/९१ दिनांक १७/३/९२.
  - झ] आरबी/डो-वार/टिस्नती/दोन/सप्तपो/सप्तआर-७६०/९१/दिनांक १७/३/९२.
- ९] वरीलच भूजातून भूगत संपत्ती विक्रीसाठी ठाणे यांचेकडील पत्र क्र. जीसडीओ/ए/एएव/टिस्नती/११/१०/१२ दिनांक १५/२/९४.



आदेश :-

ज्या अर्ज, श्री. अनंत छवंत नाईक व इतर रा. पुंयंत्र ता. वसई वि. ठाणे यांनी ठाणे जिल्हातील वसई ताहक्या मधील मोजे- पुंयंत्र या ठिकाणी भूमापन क्रमांक स.नं. २०९/ब-१ व इतर मधील आपल्या मालकीच्या जमिनीच्या जमिनीतून २,७९,६००.०० चौ.मी. बसवण्याबाबत आगावा रित्या या

वसई-१

धरत क्रमांक १२८६/२०१०  
४३/८५

-२-

अकृषिक प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज घेतला आहे.

त्याअर्जा, जाता हाराहद्द जमीन म्हसुल अधिनियम-१९६६, चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निधीत करण्यात आलेल्या अधिकाराचा वापर करून उक्त जिल्हाधिकारी यांच्याद्वारे श्री. अनंत छवत नाईक व इतर २०६ [ सोबत जोडलेले पत्र परिशिष्टत जोडले आहे. ] रा. पदारा- सिटीझन को. ऑप. हौ. सो. बांग्रा, हुंबडे यांना तालुका वसई मधील मौजे- पुर्वे येथील भूमापन क्रमांक २०९६-१ व इतर सोबत परिशिष्टत जोडले आहे. मधील ३, ४९ ६००-०० चौ.मी. रकटया जमिनीच्या देण्यात राहिल्याची अकृषिक प्रयोजनार्थ वापर करण्याबाबत व पुढील शर्तीवर अनुज्ञा [ परिमित ] देत आहेत .

त्या शर्ती अशा :-

- १] हि परवानगी अधिनियम व त्याबाबती घेतलेले नियम यांना अधीन ठेवून देण्यात आलेली आहे.
- २] अनुज्ञाग्राही व्यक्तीने [ गॅन्टीने ] अशा जमिनीचा व त्यावरील इमारतीचा आणि विंधा अन्य बांधकामाचा उपयोग, उक्त जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यात परवानगी देण्यात आली असेल त्या प्रयोजनार्थ केवळ घेता पाहिजे. आणि त्याने अशी जमिन विंधा तिहा कोणताही भाग विंधा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तसा अर्थाचे आगावू लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरातून जमिनीचा वापर ठरविण्यात येईल.
- ३] अशी परवानगी देणा-या प्राधिकार्याकडून अशा भूखंडाची विंधा त्याचे जे कोणतेही उपभूखंड करण्याबाबत मंजूर मिळाली असेल तर त्या उपभूखंडाची आणखी पोटविभागणी करण्याबाबत आगावू परवानगी मिळविल्याशिवाय ब्रह्म अनुज्ञाग्राहीने अशा भूखंडाची विंधा उपभूखंडाची आणखी पोटविभागणी करता कामा नये.
- ४] अनुज्ञाग्राही व्यक्तीने [अ] जिल्हाधिकारी व संबंधित स्थानीक प्राधिकरण यांचे समाधान होईल अशा शर्तीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि [ब] भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्याचे सिमॉकन करून तो जमिन या आदेशाच्या तारखेलासून एक वर्षाच्या आत मंजूर आराख्याप्रमाणे काटेकोरपणे विक्रीत घेतो पाहिजे. आणि अशा विक्रीतून ती जमिन विक्रीत वेली जाईल असेल त्याने त्या जमिनीची विक्री शर्तीने विल्लेवाट लावता कामा नये.
- ५] अनुज्ञाग्राही व्यक्तीने असा भूखंड विक्रीत घेतल्याने त्याची इतर प्रकारे विल्लेवाट लावण्याची शक्ती असा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणून घेतल्याने मंजूर केलेल्या शर्तीचे पालन करून विक्री विंधा अशा शर्तीतून असा अन्व प्रकारे विल्लेवाट लावणे आणि त्याने मिळपादीत केलेल्या विल्लेवाट त्याबाबत घात उल्लेख करणे हे त्याचे कर्तव्य असेल.
- ६] अतो- प्लॅनर सिडको वसई यांनी रचण्यात आलेले सिडको/एडीएडी-रस्त/आर/बीपी/१२/२/३४२३/वि ३ वून १९९४ अन्वये जो विकास परवानगी व कन्सेन्टमेंट सीटीप्लॅन दिले आहे त्यातील सर्व शर्ती अनुज्ञाग्राहीवर बंध-



बंदारक आहेत.

६अ) सिडकोने मंजूर वेगळेत्या सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे व  
जुनेवर बांधकाम असणे आवश्यक आहे. त्यांत सिडको व गटसुल कार्याची  
पूर्व परवानगी विमाय कोणताही बदल करता येणार नाही.

७) प्रस्तावित इमारत किंवा अन्य कोणतेही काम [ असल्यास ] यांच्या  
बांधकामात सुस्वात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने [ मॅन्टीने ] ग्रामपंचायत  
जुनेवर यांची आवश्यक तर आवश्यक ती परवानगी मिळविणे हे आता व्यक्तीवर  
बंधनकारक असेल.

८) अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे  
सिमांतिक मोकळेअंतर [ ओपन मार्गिनल डिस्टन्सेस ] तोडले पाहिजे.

९) या आदेशाच्या दिनांकापासून एक वर्षाच्या काळात अनुज्ञाग्राही  
व्यक्तीने आता जांमनीचा अक्षीक प्रयोजनासाठी वापर करण्यात सुस्वात वेली  
पाहिजे मात्र वेळोवेळी आता काळावधी वाढविण्यात आला असेल तर तो गोष्ट  
अलाडिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्तप्रमाणे न अत्यास ही परवानगी  
रद्द करण्यात आली असल्याचे समजण्यात येईल.

१०) अनुज्ञाग्राही व्यक्तीने आता जांमनीचा अक्षीक प्रयोजनार्थ वापर करण्यात  
ज्या दिनांकात सुस्वात वेली असेल आणि किंवा ज्या दिनांकात त्याने आता  
जांमनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या  
आत तलाख्या मार्फत वतई तहसिलदारास वळविले पाहिजे. जर तो असे करण्यात  
घुबेल तर महाराष्ट्र जांमन महसूल [ जांमनीच्या वापरातील बदल व अक्षीक  
आकारण ] नियम १९६९ म्योल नियम ६ अन्वये त्याच्यावर कार्यवाही  
करण्यात आता अनुज्ञाग्राही पात्र ठरेल.

११) आता जांमनीचा ज्या प्रयोजनार्थ वापर करण्यात अनुज्ञाग्राहीस परवानगी  
देण्यात आली असेल त्या प्रयोजनार्थ ज्या जांमनीचा वापर करण्यात प्रारंभ  
करण्याच्या दिनांकापासून तद्वर अनुज्ञाग्राहीने त्या जांमनीच्या संख्यात दर दो-  
मी मार्गस्थी ००-०१ पैसांच्या दराने अक्षीक आकारणी दिली पाहिजे. आता  
जांमनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या निराख्या  
दराने आता अक्षीक आकारणी करण्यात येईल मग यापूर्वी आकारण्यात आलेल्या  
अक्षीक आकारणीच्या हमीची उदत अखून समाप्त व्हावयाची आहे ही गोष्ट  
विचारात घेण्यात येणार नाही.

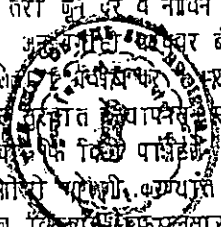
१२) ही अक्षीक दराने आकारणीची हमी दिनांक ३१-७-१९९१ रोजी  
अस्तित्वात असलेल्या दराने जरी अक्षीक आकारणी आदेशाच्या करण्यात आलेली  
असली तरी म-अ-म-अधीनियम १९६६ म्योल तरतुदीनुसार नीवम अक्षीक  
आकारणीचे जे सुधारीत दर अमलात येतील त्या दरानुसार अक्षीक आकारणीची  
रक्कम भरवावी लागेल. जे तसेच तद्वर आदेशात अक्षीक जरी नुव्या दराने अक्षीक  
आकारणीचे दर नमुद केले असले तरी तरां पुढे दर व नीवम अस्तित्वात येणारे  
दर या म्योल परकायां रक्कम भरणे अक्षीक आकारणीचे दर भरवणे आवश्यक रातील.

१३) जि-प- ठाणे यांनी व्हाविलेले दर आकारणीचे भरवावे लागेल.

१४) जांमनीच्या अक्षीक वापरात सुस्वात वेली पाहिजे. त्या महीन्याच्या आत  
अनुज्ञाग्राहीने जांमनीच्या मोजणीच्या दिनांकाने किती पाहिजे.

१५) म्हापंच विभागाने जांमनीच्या वापरात सुस्वात वेली पाहिजे. त्या महीन्याच्या आत  
जांमनीचे जितके क्षेत्र आढळत येईल तितके क्षेत्रानुसार या आदेशात आणि  
तनदीमध्ये नमुद केलेले क्षेत्र क्षेत्र अक्षीक आकारणी यांत बदल करण्यात येईल.

१६) तद्वरजांमनीच्या अक्षीक वापरात प्रारंभ वेल्याच्या दिनांकापासून तीन  
वर्षांच्या काळात अनुज्ञाग्राहीने आता जांमनीवर आवश्यक ती इमारत बांधली  
पाहिजे. आणि किंवा कोणतेही अन्य बांधकाम करावयाचे असल्यास ते बांधकाम



येले पाहिजे. हा जलावधी जिल्हाधिका-याकडून त्याच्या विवेकानुसार प्राप्तिय आदेशानुसार आकारता येईल असे दंडादाखल सिमसल्या घेऊन वाढवून घेता येईल.

१६] पूर्वीच मंजूर केलेल्या नकाशावर हकूम अरेझर अगोदरप बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतेही भर घालता कामा नये. विंधा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी विंधा फेरबदल करण्यासाठी जिल्हाधिका-याची परवानगी घेताली असेल आणि अशा भरोंचे विंधा फेरबदलाचे नपवो मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

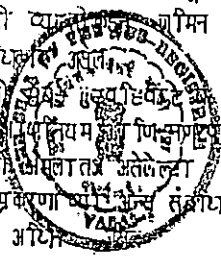
१७] जमिनीच्या अक्षिषक वापरात सुस्वात केलेल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमिन महसूल [ जमिनीच्या वापरात बदल व अक्षिषक आकारणी ] नियम १९६९, यातील अनुसूची वार/वाच मध्ये दिलेल्या नमुन्यात एक नमूद करून घ्यावी तीत या आदेशातले सर्व शर्ती समाविष्ट करणे त्यास अंतर्कारक असेल.

१८] अनुज्ञाग्राही व्यक्तीने आजूबाजूच्या परिसरात अस्वच्छता व घाण निर्माण होणार नाही अशा रितीने आपल्या अस्वच्छताच्या छानि आपली पाणी पुरवठ्याची व सांडपाण्याचा निपरा करण्याची व्यवस्था केली पाहिजे.

१९अ] या आदेशात आणि सनदीत नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधानुषंगे असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीत बाधा न येऊ देता ठाण्याच्या जिल्हाधिकाऱ्यात तो निवेदिष्ट करेल असा हंड आणि आकारणी भरल्यानंतर उक्त जमिन विंधा धुकड अणदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

ब] वरील हंड [अ] मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदी विस्तृत जाऊ कोणतीही इमारत विंधा बांधणाम उभे करण्यात आले असेल विंधा अशा तरतुदी विस्तृत त्या इमारतीचा विंधा बांधणामाचा वापर करण्यात आला असेल तर विनिवेदिष्ट मुदतीच्या आत अशा रितीने उभारलेली इमारत काढून टाकण्या विषयी विंधा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निदेश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत विंधा बांधणामाकडून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा विंधा त्या प्रित्या आलेला अर्ध अनुज्ञाग्राही व्यक्तीने जमिन महसुलाची धुकड जी म्हणून वसूल करून घेण्याचा अधिकार असेल.

२०] विदेशी ही परवानगी देण्याच्या विधीस अधिनियम १९७८ महाराष्ट्र शासनाच्या विधानसभेच्या अधिनियम इत्यादींनुसारच्या त्या त्या वेळी लागू असलेल्या इतर कोणत्याही कायद्यांचे व कोणतेही उपबंध प्रकरणाच्या अंतर्गत सजायत जाहीच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिनियम



२१] प्रस्तावित जमिनीत परवानगी पूर्वीच बांधणाम केलेल्यामुळे

वसई-१

संज्ञा क्रमांक 2108/1996

४६/८५

अनुशासनाधीन म.ज.म.अधीनियम १९६६ चे तरतुदीनुसार वंडास पात्र ठरल्याने प्रकरणो अक्षर आकारणी + अक्षर आकारणीचे ४० पट वंडं + म.ज.म. अधीनियम १९६६ चे कसम क्र२२ [२] अन्वये वंड अशी रक्कम रक्कम लागू आहे. याशिवाय शासनात ४१२३७-०० लागू वंडाची रक्कम तडीसुलभार पसई करणेबाबत पत्र नं- १) ०१९३४८८, ०१९३४८९ दि २६/१०/९४ सादर केला आहे.

सौ/-

[ अर्जद्वारे रेवडी ]  
जिल्हाधिकारी ठाणे.

✓ श्री. अंत. अंत नाईक व इतर ३०६  
यांचे पती. १. इन्वेन्शियन्स सिटीयन को.  
अ. ही.स. गट्टी संवई - ५०

अ. ही.स. -

जिल्हाधिकारी ठाणे कीर्तना.





मौजे - सुपेंद ता. - वार्ड थकील प्रकरणंतिल ७/१२ नुसार छोटदाराची ना.थ.

अ.प्र.	नाम	ता.नं.	दि.नं.	पु.अ.
१]	गुंड्या जेन्थनी परेरा	२०९	५-१	०-८१-०
	जेन्थनी जॉन परेरा	२०९	५-१	०-४०-५
		२०९	६-१५	०-८८-९
		२५५	२	०-०८-३
		२५५	६	०-२१-२
		२५८	४	०-११-६
		२६९	१	०-३८-४
		२७१	२	०-१०-६
		२६७	२	०-११-२
		२६७	७/१	०-३०-७
२]	गंगाधर - ज्ञी भोईर	२७६	१	०-१७-२
३]	सुईत फिन. शिपाळ	२७६	२/१	०-२४-९
	क.प्र.	२७८	८	०-१६-२
		२५०	२५	०-११-२
४]	रामचंद्र स. भोईर	२७६	५	०-११-२
	छारका वायु भोईर			
	गोवर्ध वायु भोईर			
	गंगाधर अडकोजी			
	रामाबाई जनार्दन पाटील			
	भिमबाई जनंत पाटील			
	निराबाई नारायण भोईर			
	विनायक नारायण भोईर			
	केसरीनाथ नारायण भोईर			
	सुरेश नारायण भोईर			
५]	देवानंत नारायण भोईर			
	भारती नारायण भोईर			
	जगन्नाथ जनंत भोईर	२७६	४	०-११-७
	सरदुबाई पांडुरंग भोईर	२७७	२५	०-०४-३
	रोहीदार पांडुरंग भोईर	२७८	१२	०-२१-७
	विनायक पांडुरंग भोईर	२७८	१५	०-०४-०
	कुरम हरिचंपद	२५०	७	०-४७-५
विशोर अणोर पाटील				

क्रमांक-१ ०-३६-३  
 वस्त क्रमांक ११६०५ / २०१६  
 २०/२५



५३२८०-२

1 2 3 4 5

1) पुढे धातू	✓ २५३	५	५३५२०=००
	✓ २५४	२	०-०५-८
	✓ २५५	१	०-०३-४
	✓ २५६	१	०-१८-०
2) मधुरादास नारायणदास मणेठीया	✓ २५६	६	०-१०-७
	✓ २५५	७	०-३६-८
	✓ २६८	६५	०-०५-५
	✓ २६८	७	०-१६-२
	✓ २७१	१(१)	०-२४-५
3) नासुबाई पांडुरंग जयवंत पांडुरंग धाट्ठण पांडुरंग निर्मला गोतीराम शकुंतला धाट्ठण दमयंती रोटीदास यासोनी पांडुरंग भागीरथी पांडुरंग श्री जगन्नाथ यशवंत गोर्ड	✓ २४६	८	०-०३-३
	✓ २४८	९	०-१०-२
	✓ २५२	८	०-२७-१
	✓ २५३	२	०-०२-३
	✓ २५४	३	०-१८-७
	✓ २५५	५	०-०८-६
4) लक्ष्मीबाई नाना गाळे मोरेचवर नाना गाळे धाट्ठो मनोहर गोर्ड	✓ २४८	२	०-२६-१
	✓ २५३	१	०-१५-२
	✓ २४८	४	०-०४-८
	✓ २५२	३/२	०-२७-२
5) रोटीदास हरिप्रवंद गोर्ड जनादन हरिप्रवंद गोर्ड आताबाई वर्ण गोर्ड दिनानाथ हरिप्रवंद गोर्ड नलीनी यशवंत, प्रकाश यशवंत महेश यशवंत, जगदीश यशवंत जयश्री नमः	✓ २५३	१	०-१३-९
	✓ २५३	१	०-१३-४

बसई-१  
 दिनांक १२/०४/२०१०  
 ०५/०५



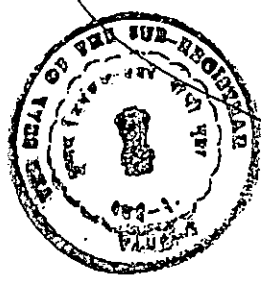
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वसई-भार. ११/२२

करन कामांक १२/०८/२०१०

०१/११

क्र.सं.	नाम	वसई-भार.	क्र.सं.	वसई-भार.
✓ १२]	प्रकाश पद्माकर पाटील	✓ २४८	६	०-१८-२
✓ १३]	भाऊ शंभाराम पाटील	✓ २४८	७	०-१७-७
		✓ २५०	१	०-०२-१
✓ १४]	शुद्धी	✓ २५२	४	०-१९-५
✓ १५]	मन्मोहिनी यशवंत भोर्डर	✓ २४८	१३	०-०३-३
	विठ्ठल नारायण म्हात्रे	✓ २४८	१४	०-०२-८
		✓ २५०	५	०-५३-४
		✓ २५०	९	०-०८-३८
		✓ २५१	१	०-७०-६
		✓ २५६	४	०-११-९
		✓ २५६	६	०-२५-३
✓ १६]	भागोरथी भाऊजी भोर्डर	✓ २४९	४	०-१४-०
		✓ २५२	७	०-२६-३
✓ १७]	निष्कंठ जनार्दन पाटील	✓ २४९	५	०-०६-८
	वत्सला नरोत्ताम पाटील	✓ २५०	३	०-०८-१
	प्रभावती जनार्दन पाटील	✓ २५४	४	०-१८-२
	निर्मला किशन पाटील	✓ २५५	४	०-०३-३
	जनोपाई जनार्दन पाटील			
✓ १८]	हिरा बाळ्जी भोर्डर	✓ २५०	६	०-५४-२
	रेतवारी शृङ्गणा भोर्डर	✓ २५२	२	०-०८-१८
	वाहुदेव गोविंद भोर्डर	✓ २५२	९	०-०४-८८
	दासु गोविंद भोर्डर	✓ २५६	३	०-२७-६
	दयानंद छायिलदास			
	संतोष छायिलदास			
	हेमलता छायिलदास			
	उमाबाई			
	विनीयक देविदास			
	गंगाधर			
	दत्ताराम			
	अरुण यादव			
	जयमाला भोर्डर			
	मालती धनुषर			



... पुढे पाहा -/-

१ २ ३ ४ ५

✓ 10] पुढे पावू  
 रेवती लोखनाथ  
 प्रभासती किशन  
 शकुंतला किशन  
 पुष्पा हरिश्चंद्र  
 कमलाकर ज्ञानेश भोईर

वसई-३  
 कसत क्रमांक ११०४ / २०१०  
 ५० / १५

१, २८, २५०=००।  
 ५/-



१	२	३	४	५
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✓ १९]	लक्ष्मीबाई हरिश्चंद्र बोर्डर	✓ २५०	४	१, २८, २५०=८
	भिकाबाई रामचंद्र बोर्डर	✓ २५५	२	०-१६-२
	कितन रामचंद्र बोर्डर	✓ २५५	२	०-२५-०
	तुळसीदास रामचंद्र बोर्डर	✓ २५६	२	०-२२-५
	हरेचर रामचंद्र बोर्डर			
	भानुमती रामचंद्र			
	वत्सला रामचंद्र			
	विजया रामचंद्र			
	हिराबाई काशिनाथ			
	केसबाई काशिनाथ			
	रोसुबाई विष्णू बोर्डर			
✓ २०]	शांताराम गोविंद बोर्डर	✓ २५०	८	०-११-१
	कृष्णा बाळजी बोर्डर			
	हिरावाजी बोर्डर			
✓ २१]	डॉ. गोपीनाथ रामचंद्र बोर्डर	✓ २५२	१	०-१३-४८
	मदन रामचंद्र बोर्डर	✓ २५३	६	०-२५-५
	बिपीन रामचंद्र बोर्डर			
✓ २२]	गोदीबाई बाळाराम राजत	✓ २५२	३/१	०-२१-२
	वासुदेव बाळाराम राजत			
	नरोत्तम बाळाराम राजत			
	देवकांत बाळाराम राजत			
	विजय बाळाराम राजत			
	हरेचर बाळाराम राजत			
	शकुंतला बाळाराम राजत			
	दयशंती दामोदर			
	कितनोबाई हरो पाटील			
✓ २३]	अन्ता बोर्डर			०-०६-१
✓ २४]	सरोता निहालचंद्र कोट			०-१५-४
✓ २५A)	वत्सलाबाई विनायक			०-०८-६
✓ २५]	सदाशिव कृष्णाजी लेले		४	०-०३-०
	केशव कृष्णाजी लेले			
	प्रभाकर कृष्णाजी लेले			
	पद्मवती कृष्णाजी लेले			
	विनायक कृष्णाजी लेले			

वसई-१  
 वसई क्रमांक १२७८ / २०१०  
 ५१ / ८



१५/५/२०१५

१, ५२, ०८०=००

प्र. आर ११ ए/२२.

क्र.	व.	उ.	ग.
✓ २६]	यशमता महादेव चौधरी	१५५	१
✓ २७]	हरिचंद्र महादेव चौधरी	१५७	१
	यशमता महादेव चौधरी	१५७	१/२
✓ २८]	गणपत महादेव चौधरी	१५५	५/२
		१५५	५
		१५५	५/२
✓ २९]	शांताराम गोविंद भोईर	१५५	८
✓ ३०]	विनायक अनंत भोईर	१५६	१
	धडीराम अनंत भोईर		
	जयंतीबाई दशरथ भोईर.		
	श्याम आत्माराम भोईर.		
	रमाकांत आत्माराम भोईर.		
	प्रेमा जनार्दन पाटील.		
✓ ३१]	दयाराम दागोदर पाटील	२५७	-२
	परमेश्वर दागोदर पाटील	१५८	१
	छिन्नता यशमता भोईर	३५९	२
	प्रीपती अक्षय पाटील.		
	सांगाबाई कामोदर पाटील.		
✓ ३२]	पांडुरंग गणपत पाटील	२५८	२
✓ ३३]	महेशीबाई पांडुरंग भोईर	२६७	६ मं.
	कनीबाई मोरेश्वर भोईर		
	अंजना मोरेश्वर		
✓ ३४]	पांडुदेव गोविंद भोईर	२६७	६ मं.
✓ ३५]	पांडुरंग दादा भोईर	२६८	१
	पंढर पांडुरंग भोईर		
	अनंत पांडुरंग भोईर		
	जयवंता पांडुरंग भोईर.		
	विनायक पांडुरंग भोईर.		
	देवारीबाय पांडुरंग भोईर.		
	सुदीरा दादाकर पाटील.		
	अनुबाई पांडुरंग भोईर.		

₹ १,५७,७८०.००  
 ०-२८-९५  
 ०-२८-९५  
 ०-०१-९५  
 ०-००-९५  
 ०-००-९५  
 ०-२१-९५  
 १ वसई-१०-३५-८  
 लक्ष क्रमांक २१०४ / २०१०  
 ५२ / १५



₹ १,५७,७८०.००  
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वसई-१  
 यस्त कामांक 9506 / 2020  
 95 / 15

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पस. मार. 29 जे / 07

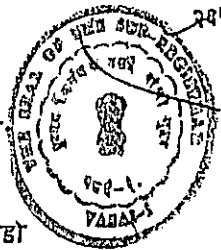
36] अंता मंगला देवदस उर्फ गार्डन छरिचंजर गणमत छरिचंजर गणमत छरिचंजर गणमत छरिचंजर गणमत छरिचंजर गणमत छरिचंजर गणमत	✓ 250 ✓ 250	2 6 पी.	2, 14, 1500. 00 0-24-2 0-04-0
37] छरिचंजर गणमत म्हात्रे धर्माचार्य विद्युत बोर्डर परसुराम विद्युत बोर्डर. नामदेव विद्युत बोर्डर. गणमत विद्युत बोर्डर. मास्कर विद्युत बोर्डर. वेणी छी रामदास. सावित्री मोना.	✓ 250 ✓ 250 ✓ 250	2/2 1/2 3	0-20-2 0-22-0 0-24-2
38] धारुण छरी म्हात्रे र. कु. पु.	✓ 250	4	0-24-1
39] महमन विद्या बोर्डर जयंती पांडुरंग धारुण पांडुरंग निर्मला गोती राम शुक्ला धारुण दयांती रोडीदास धारांती पांडुरंग मार्गीरथी पांडुरंग बोर्डर.	✓ 250	6	0-26-1
40] आत्माराम राजाराम मोर्डर दांता राजाराम मोर्डर नोदापरी धारुण धराला धारुण मोर्डर. कमलापार्य सदानंद सुख. खिरापार्य गोपीनाथ पाटील. रत्नगुभा धु. परत.	✓ 250 ✓ 250	2 11	0-28-1 0-28-0



2, 22, 200. 00

एम.आर. ११ ३/९२

✓ ४२] हिराबाई आत्माराम ठाकुर लक्ष्मीबाई पांडुरंग मोईर. जानिबाई मोरेरवर. रजनी मोरेरवर.	✓ २६८	१०	२३२२८०.०० ०-३०-३ वसई-३ पंजा क्रमांक: २१०४/२०१० ५४ ८५
✓ ४३] यशवंत कुंभा म्हाडे. पार्षती यशवंत म्हाडे भिमबाई यशवंत दिपक यशवंत म्हाडे.	✓ २६९	३	०-४९-१
✓ ४४] जनार्दनबगन्नाथ गोविंदबगन्नाथ निराबाई हिराजी.	✓ २६९	४	०-३९-४
✓ ४५] मंगु पातुदेव मोईर रजना पांडुरंग म्हाडे प्रतिभा वासुदेव मोईर सुजाता वासुदेव मोईर.	✓ २७०	१	०-६०-२
✓ ४६] सुखदेवी पो मार्शल पोन्तालविस.	✓ २७०	६	०-४१-६
✓ ४७] कुंभा जगु मोईर पांडुरंग जगुमोईर. नारायण जगु मोईर. जनार्दन जगु मोईर लक्ष्मण जगु मोईर.	✓ २७१	३	०-३०-८
✓ ४८] सदाशिव कुंभाजी मोईर. सुनील	✓ २७१	८	०-१३-५
✓ ४९] अन्धनी जानि परेरा व्हेगस जानि परेरा. रिवर्ड जानि परेरा. जोनस जानि परेरा. मनवेल जानि परेरा. संजुदा अन्धनी परेरा. सेनान जानि परेरा. गाडफे जानि परेरा. शंभिकाति जानि मव्याडा रविर्ट सापमनडिसोजा. सुतोशिपो मार्शल पोन्तालविस.	✓ २६७ ✓ २६७ ✓ २६९	२ ३ ४	०-११-१ ०-२०-७ ०-१४-२



२.६७.१७०.००

५.९/-



40] गिनिनी वामन पाटील. खनी कालाकर मोर्हर.	✓ २६५	५	२.६५.१५०.०० ०-२५-०
41] हरिमण्ड टोकू मोर्हर. सामोदर टोकू मोर्हर. अमता टोकू मोर्हर. गंगाबाई टोकू मोर्हर. गंगाबाई टोकू मोर्हर. मोतीबाई पांडुरंग मोर्हर. शनिवारबाई अना. म मोतीबाई काथोड भुवना मधुकर.	✓ २६९	२	०-२६-९
42] वितामण पांडुरंग मोर्हर	✓ २५०	३	०-२३-३
43] हरिभाऊ दे-राम पाटील जयप्रकाश रमाकानि पार किशोरी रामचंद्र पा. ल. भागीरथी रमाकानि लाल. तारबाई पांडुरंग काता कापिनिय.	✓ २५०	३	०-१३-१
44] गंगाबाई टोकू मोर्हर.	✓ २५०	६	०-३९-५
45] व्यंकट नारायण आणवेकर विद्याबाई व्यंकट आणवेकर	✓ २४८	३	०-०९-५
46] गणपत महादेव घोषरी	✓ २५४	५	०-०९-१
		१११	०-३८-९

वसई-१  
 परत क्रमांक ११०५/२०१०  
 ५५ / १५

सत.अर. ११ अ/९३

रकम : २.५९.६००.०० पी.मा.



वसई-१

दस्त क्रमांक 1208/2009

५६/६५

Thursday, 17 September 2009

1:37:14 PM

Original

नोंदणी 39 म  
Rogn 39 M

पावती

पावती क्र. : 6552

दिनांक 17/09/2009

गावाचे नाव मलबार

दस्ताऐवजाचा अनुक्रमांक

वसई - 08524 - 2009

दस्ता ऐवजाचा प्रकार

मुपत्थारनामा

सादर करणाराचे नाव: सिलिकॉन कॉरपोरेशन प्रा लि वर्फे संचालक श्री अरुण घाटीराम मित्तल

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पावती नक्कल (अ. 11(2)), रुजवात (अ. 12) व मुपत्थारनामा (अ. 13) -> एकत्रित फी (10)	:-	200.00
एकूण रु.		300.00

आपणास हा दस्त अंदाजे 1:51 PM हस वळेस मिळेल

DELIVERED



दुय्यम निबंधक  
मुंबई शहर 2 (वरळी)

वाजार मूल्य: 1 रु.

सोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 500 रु.

सह दुय्यम निबंधक

मुंबई शहर क्र. २





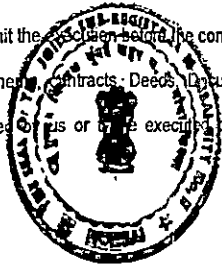
वसई-१
वस्त क्रमांक: २७४/२०१०
५८/८५

**WHEREAS :**

We are desirous of appointing MR. NILESH CHANDRAKANT MEHTA age 36 years residing at Vikas Building, Plot No. 13, Room No. 5, Pushpa Park Road No. 1, Daflery Road, Malad (East), Mumbai - 400 097 as our true and lawful Attorney to admit the execution before the concerned Sub-Registrar of Assurances including Vasai & Virar on our behalf and in our name jointly or severally and in the name of the Company any agreements, contracts, deeds, documents, writings and other assurances executed by us or to be executed by us in respect of property more particularly described in the Schedule hereunder written.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we (1) MR. ARUN MITTAL, (2) MR. ANIL MITTAL do and each of us doth hereby jointly and each of us severally, individually as well as Directors of Sealink Construction Company Private Limited (Company) nominate constitute and appoint MR. NILESH CHANDRAKANT MEHTA as our true and lawful Attorney (hereinafter referred to as the said Attorney) for us, in our name and on our behalf and on behalf of the company to do and execute all or any of the following acts, deeds, matters and things and to exercise the Powers and Authorities herein conferred i.e. to say :-

1. To present as well as to lodge for registration and to admit the execution on our behalf and on behalf of the Company all agreements, deeds, documents, writings and other assurances executed or to be executed by us hereafter.
2. To admit the execution before the concerned Sub-Registrar of Assurances, all Agreements, contracts, Deeds, Documents, writings and other Assurances executed by us or to be executed by us in our individual capacity or as



वसई-२
२५२४/२
२००९



पूना  
दि :-

दि/मास:

Director of the said Company or in any other capacity in favour of the Purchaser or Purchasers or their nominee or nominees and to do all other acts, deeds, matters and things for getting the said deeds, documents etc duly registered and to obtain original as well as certified copies thereof after the same is registered.

3. AND WE HEREBY DECLARE that all and whatsoever our said Attorney shall so do pursuant to this Power of Attorney shall be at the risk and costs of our said Attorney.

4. AND WE HEREBY AGREE to ratify and confirm all and whatsoever our said Attorney shall lawfully do or purport to do or cause to be done by virtue of these presents.

बदई-१
पत्र क्रमांक १२०४/२०१०
५२/१५

THE SCHEDULE ABOVE REFERRED TO

All that pieces or parcels of NA land situate lying and being at Village Juchandra at Naigaon (East), Taluka Vasai, District Thane.

IN WITNESS WHEREOF WE HAVE SET OUR RESPECTIVE HANDS AND SEAL ON THIS 17<sup>th</sup> DAY OF SEPTEMBER, 2009



बदई-२
५२४/३
२००९



SIGNED SEALED AND DELIVERED

BY THE WITHINNAMED

वसई-१
पं. सं. १२७८/२०१०
१०/०५



*Arun Mittal*

MR. ARUN MITTAL



*Anil Mittal*

MR. ANIL MITTAL

IN THE PRESENCE OF



सं. नं.

हर/गाव:

ACCEPTED



*Nilesch*

(NILESH CHANDRAKANT MEHTA)

witness  
*(Signature)*

2  
*(Signature)*

वसई-२
१५२४/१२
२०१०



Email: sales@mittal.com  
 Website: www.mittal.com  
**SEALINK CONSTRUCTION CO. PVT. LTD.**  
 NAIGAON STATION (E), PIN 401201  
 TAL - VASAI, DIST - THANE, MAHARASHTRA  
 TEL 95250 - 2200175 / 76 / 77

M.I. No. 216/10 14.11.09
वस्त क्रमांक 2208/2010
६१/८५

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD  
 MEETING HELD ON 15TH SEPTEMBER, 2009 AT THE REGISTERED OFFICE

"RESOLVED THAT Mr. Arun Mittal and Mr. Anil Mittal, Directors of the Company jointly or severally are hereby authorized to sign, submit, execute and deliver all Agreements, Documents, Applications, writings, Power of Attorneys, deeds and to do all such acts and things as may be required for and on behalf of the and if necessary they can depute some fit and proper person to implement the above including attending Concerned Sub-Registrar of Assurances and other Concerned Authorities

FOR SEALINK CONSTRUCTION CO. PVT. LTD.

DIRECTOR  
 [Signature]



६१/८५





वसई-१  
 दिनांक २०/०४/२०२०

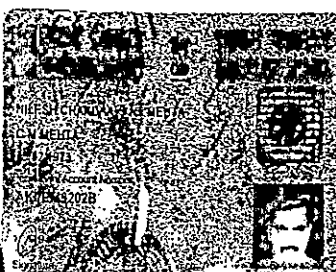
नाम / PERMANENT ACCOUNT NUMBER  
 AARP 1300661

नाम / FATHER'S NAME  
 SHANKARLAL GAURIDUTT MITTAL

दिनांक / DATE OF BIRTH  
 05-07-1950

व्यक्ति का हस्ताक्षर  
 [Signature]

असिस्टेंट डायरेक्टर (सिस्टम्स)  
 DIRECTOR OF INCOME TAX (SYSTEMS)

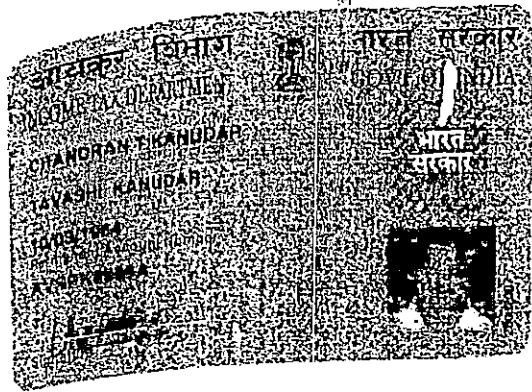


वसई-२  
 २५/०४/२०  
 २००३





वसई-१
दस्तावेज क्र. २०४६/२०१०
६३/१५

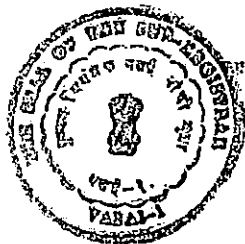


WSJ

Mittal Tower, 16th Floor,  
B Wing, 210, Nariman Point,  
Mumbai-400 021.




वसई-१
२५२४
२००३



**Election Commission of India**  
 भारत निर्वाचन आयोग  
**IDENTITY CARD**  
 ओळखपत्र

MT/04/023/120242



Electors Name: Pagade Suryakant  
 मतदारचे नाव पागडे सुर्यकांत

Father's/Mother's/Husband's Name: Balu  
 वडील/माई/पतिचे नाव बालू

Sex: M लिंग: १

Age as on 1.1.95: 29

वसई-१  
 वस्त क्रमांक १०४/२०१०  
 २४/२५


W 2

रुपून  
 नं: -

र/गाव:

Address / पत्ता  
 G-3 M.H.No.6  
 Athalila Bldg. 6  
 Dr. Deshmukh Lane, Bombay

४-३ भा.नं. ६  
 अथलीला बिल्डिंग ६  
 डॉ. देशमुख लॉन्, मुंबई



Electoral Registration Officer  
 मतदार पोलिंग अधिकारी

623 Opera House Assembly Constituency  
 ०२३ ऑपेरा हाऊस विधानसभा पारलमण संघ

Place: Bombay स्थान  
 Date: 19/01/1995

This card may be used as an identity card under different Government Schemes  
 हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगी असेल



२४२४

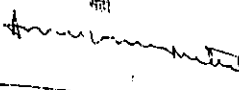


दुय्यम निबंधक  
 मुंबई शहर क. २

दस्ता क्रमांक 6524/2009

पदाधिकारीचे नाव व पत्ता  
 मुखायुक्त निवासी  
 मुंबई शहर क. २

पदाधिकारीचा प्रकार  
 विहित वेगळ  
 पग 53  
 राहणी

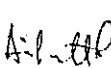
साक्षात्कार  
  
 13770-2123

दुय्यम निबंधक  
 मुंबई शहर क. २

दस्ता क्रमांक 6524/2009

पदाधिकारीचे नाव व पत्ता  
 मुखायुक्त निवासी  
 मुंबई शहर क. २

पदाधिकारीचा प्रकार  
 विहित वेगळ  
 पग 19  
 राहणी

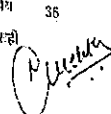
साक्षात्कार  
  
 13770-2123

दुय्यम निबंधक  
 मुंबई शहर क. २

दस्ता क्रमांक 6524/2009

पदाधिकारीचे नाव व पत्ता  
 मुखायुक्त निवासी  
 मुंबई शहर क. २

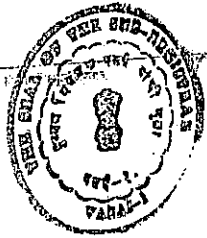
पदाधिकारीचा प्रकार  
 विहित वेगळ  
 पग 36  
 राहणी

साक्षात्कार  
  
 13770-2123

वसई-४  
 दस्ता क्रमांक 6524/2009  
 6524/2009



सह दुय्यम निबंधक  
 मुंबई शहर क. २



दस्तावेज गोप्य भाग - 2

दस्तावेज

Handwritten text in the top left corner, possibly a header or address, including the words "गोप्य भाग" and "दस्तावेज".

Handwritten signature or name in the middle left area.

वसई-१
दस्तावेज क्रमांक १२७०८/२०१०
६६/०५

Handwritten text below the stamp, possibly a date or reference number.



Handwritten mark or signature.



Handwritten signature or mark.



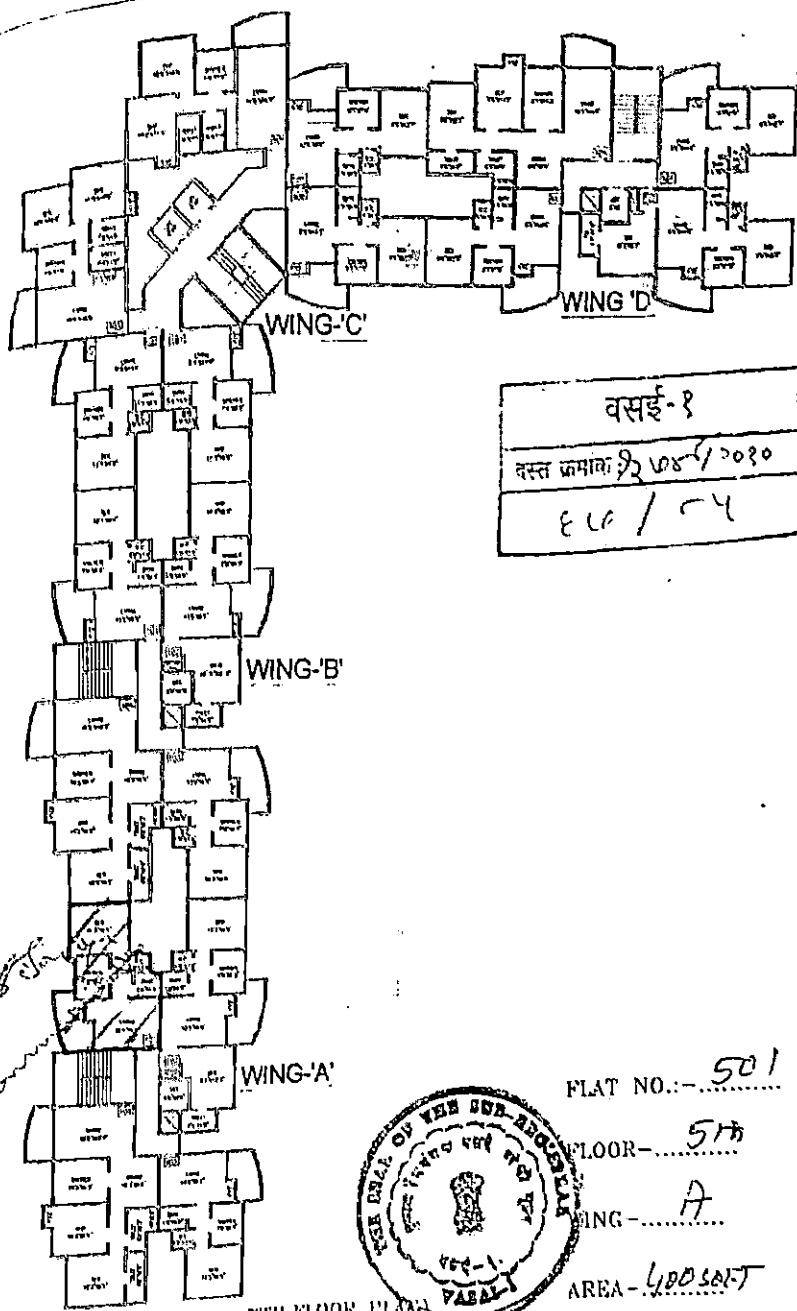
प्रमाणित करणेत येते की १० जाने २०१०  
दस्तावेजमध्ये एकूण पुरतकक्रमांक १/वसई-१/६६/०५  
नोंदला दिनांक १५/१०/२०१०

सह. दुय्यम निबंधक मुंबई या  
अपीलायी सुनावणी करण्या  
विधिकाचे सर्व अधिकार असा



दस्तावेज नं: -

दस्तावेज/गाव:



वसई-३  
 वस्त क्रमांक १३ १०४/२०१०  
 ६६/५

FLAT NO.:- 501  
 FLOOR:- 5th  
 WING:- A  
 AREA:- 480 SQFT

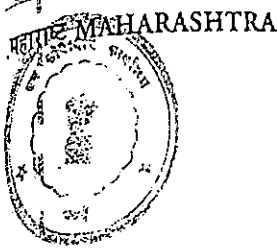
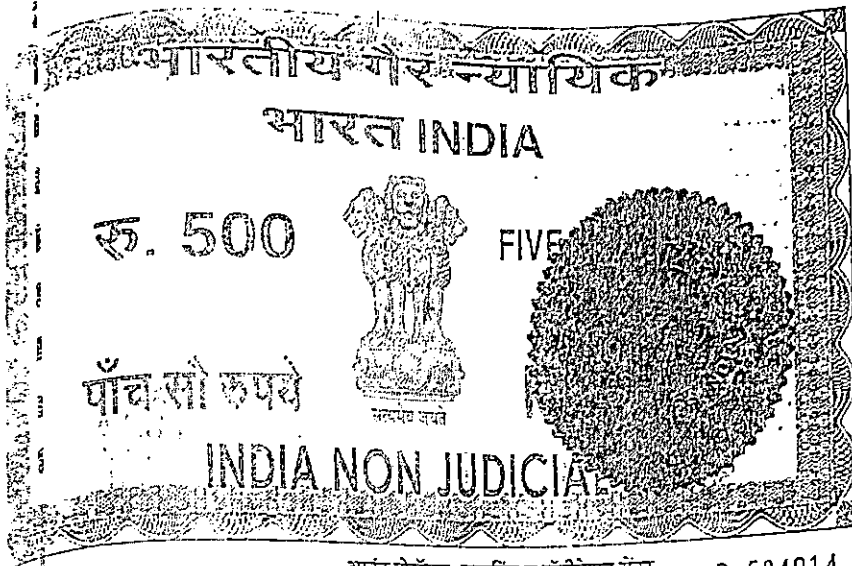


(1ST, 3RD, 5TH & 7TH FLOOR PLAN)

BUILDERS  
 M/S SEA LINK CONS-COMM. PVT.LTD.  
 AJANTA SECTOR-III

MITTAL ENCLAVE  
 (BLDG. NO.-12)





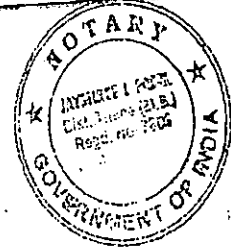
आनंद शेरोडकर, टायपिंग व लॅमीनेशन सेंटर  
"आनंद" कचेरी रोड, वसई. फोन २३२५६२०, २३२२६६०  
अ.र. नं. 12046  
श्री. सुजित सु. जंगम 30 SEP 2010  
प. ७६२२ एम वसई-१  
यास किंमत रु. 500/- चा मुद्रांक विकला  
सौ. जयश्री श्रीप्रकाश कोकल  
ता. नं. १४/९६

D 584014

मुद्रांक विकेती २७/९५

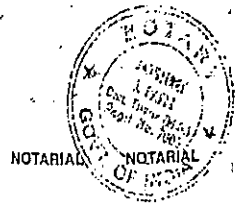
Treasury Office,  
Vasai

29 SEP 2010



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT ME MR. SUJIT SADASHIV  
JANGAM, Age 24 Years, residing at Flat No. 4/10 in Narmada  
Tower Co-operative Housing Society, Charigan, Bhamburda (East,  
Taluka and District Thane SEND GREETINGS.



*Sujit*

वसई-३
दस्ता क्रमांक ७४ / २०१०
६६ / ८५

(a) WHEREAS I had purchased one Flat bearing Flat No. 501, on Fifth Floor, admeasuring 600 Sq. Fts. Built-up, "A" Wing, in Building No. 12, Building known Ajanta Sector, Sector III, in Project known as Mittal Enclave, situated at revenue Village- Juchandra, Naigaon (East), Taluka Vasai, District Thane Mahashtra, India (more particularly described in schedule hereunder written & hereafter referred to as "Said Flat")

(b) AND WHEREAS due to my job in I am unable to attend to the affairs relating to the registration of the said Flat and all matters incidental thereto including execution and registration of an Agreement for sale of the said Flat and hence I am decided of appointing some fir and proper person/s as my constituted Attorney to all the affairs in respect of sell of the said Flat and I am, therefore, are executing this Power of Attorney, in the manner hereinafter appearing.

NOW KNOW ME ALL AND THESE PRESENT:

THAT I, MR. SUJIT SADASHIV JANGAM, do hereby appoint, nominate and constitute, my father, **MR. SADASHIV DAGDU JANGAM**, Age about 57 Years, **an inhabitant** residing at presently having address at Flat No. E-12, **Narmada Tower Co-operative Housing Society, Kharigaon, Naigaon (East), Taluka Vasai** and District Thane the lawful Attorneys to do following acts, deeds

इप्त  
नं: -

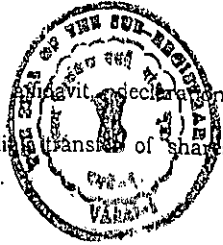
र/गाव:

*Sujeet*

वसई-१
दस्ता क्रमांक १२०४/२०१०
००/८५

and things in relation to right, title and interest in said Flat as under: -

1. To represent me before the Seller, Society, Builder and represent me at the meeting of the society and/or any association in this regard.
2. To prepare & sign Agreement for sale, Confirmation deed, rectification deed, Cancellation Deed, Mortgage deed and/or any other deed and deeds, to sign all deeds & documents execute and admit execution of any, Agreement for sale, Confirmation deed, rectification deed, Cancellation Deed before the Registrar, Sub-Registrar of Assurance or any other competent authority in the Registration District of thane at Vasai, lodge the said Sale Agreement, Conveyance, sale Deed before the said Authority for Registration purpose and to do all acts incidental thereto on my name & my behalf.
3. To transfer the said Flat to the in my name in society record and or any other revenue record of the said building.
4. To sign society transfer forms, Affidavit, declaration, application and any other paper regarding transfer of shares certificate in my name.



*Saver*



दस्तावेज-१
दस्तावेज नं. १०४ / २०२०
(०७) / २५

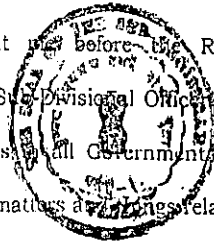
5. To get enter my name in the record of the Society, Grampanchayat, Mahanagar Palika, M.S.E.B. and /or other revenue record and in its place the name of the purchaser in respect of my said flat & shares.

6. To appear before any Municipal or Revenue Officer or Registrar of Co-operative Societies or any authority under the Urban Land (Ceiling and Regulations) Act, 1976 or any other authority and to present any applications file written statement and do all acts deeds and things that may be necessary to be done in respect of the said flat.

7. To retain engage and appoint advocates pleaders legal practitioners and remove any of them and appoint others in their place and to sign Vakalatnamas and appearances on my behalf.

8. To sign all letter correspondence documents and other papers and perform all acts deeds matters and things whatsoever in respect of the said flat.

9. To appear for and represent me before the Revenue authorities Collector of any District Sub-Divisional Officer or any Magistrate, Judge and all authorities of all Government Offices Commissioners of any Division in all matters and things relating to the said flat or its affairs.



*Saver*

वसई-१
दस्ता क्रमांक ११०४१२०१०
०२/११

10. To sign, execute present for registration admit execution or otherwise cause to be signed, executed, registered any agreement, Mortgage Deed, and other necessary things regarding the flat which may in the opinion of the said Attorneys be expedient and necessary from time to time.

11. To represent us before the Co-operative Housing Society (Proposed) to be formed by the owners/occupants of the Flat is situated and thereafter to attend General Body Meetings of the said society, to vote in such meetings, to appoint new or additional nominees in respect of the said Flat, to pay the said society's bills towards maintenance, outgoings, etc., to obtain valid receipts for payments so made and generally to take up with the said society any matter in respect of the said Flat required to be taken up with the said society.

12. To represent us and appear on our behalf before any cooperative Housing Society, its office bearers, Managing Committee and/or the General Body in respect of any of our properties and also to sign, execute and submit to the said Society the necessary Application for Membership, Transfer, etc. and other prescribed forms as and when necessary and also to attend meetings on our behalf and vote thereat.

13. To receive the share Certificate in respect of the said flat for us, in my name and on my behalf.

*Sana*

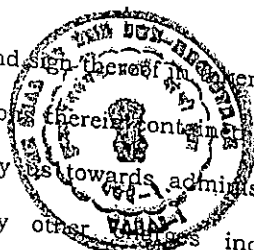
वसई-१
दस्त क्रमांक १०४/२०१०
७३/८५

14. To pay or to get the refund of any stamp duty paid to the department of Revenue Government of Maharashtra or deposits from M.S.E.B./B.S.E.S Ltd., in r/o the said Premises.

15. To apply for a loan/s under the various schemes of any Banks and/or Financial institute acting for itself and/or as duly constituted attorney for and on behalf of any Banks & Financial institute, which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns) as also any further or additional loan/s to any Banks & Financial institute /for such amount as the Attorney may deem fit and for that purpose to pay the processing fee/s and sign the loan application/s in my name and on our behalf and to furnish all the details and information required by Any Bank and/or financial institute/and give any statement, letter, clarification or any other writing required or necessary for availing of the said loan/s from Any Bank and/or financial institute/and from time to time to follow up the said loan application/s and do such other things and deeds as may be necessary in relation thereto.



16. To accept the sanction letter and sign thereof in witness of my acceptance of the terms and conditions therein contained and to handover all the payments made by us towards administrative fees, processing charges and any other charges including commitment charge livable in respect of the said loan/s.



*Saro*

वसई-३  
दस्ता क्रमांक: 7208/2020  
७५/८५

7

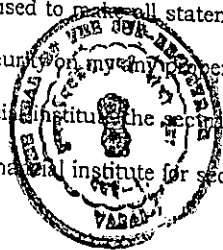
17. To request Any Bank and/or financial institute/or agree with Any Bank and/or financial institute/for any change or modification in the loan amount/s, rate/s of interest, period of repayment of loan/s or any other terms and conditions in relation to the loan/s at any time or from time to time.

18. To receive the disbursement of the said loan/s and for that purpose give effectual discharge and give all the necessary information and documents to assist the Appraisal of the property/ies purchased/ to be purchased with the help of the loan/s.



19. To create such security as indicated by Any Bank and/or financial institute/for securing the Loan, in favour of Any Bank and/or financial institute/ the security trustee nominated by Any Bank and/or financial institute/ on the said property as security for the repayment of the loan/s granted/ to be granted by Any Bank and/or financial institute to me.

20. The Attorney is fully authorised to make all statements and convey our intentions to create security on my/our Property /ies in favour of Any Bank and/or financial institute/ the security trustee nominated by Any Bank and/or financial institute for securing the Loan.



*Signature*

1. ल

नाव:

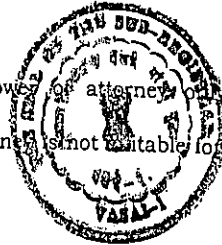
वसई-१
दस्त क्रमांक: १२०४/२०१०
०५/१५

21. He is further authorised to make any other statements necessary to create equitable mortgage by deposit of title deeds and also to execute any writings, undertaking, indemnities, etc. on my behalf in respect of mortgage of the said property/ies or the guaranteeing of the repayment of the said loan/s any other writings whatsoever required in respect of the transactions of the loan/s granted/ to be granted to me or creation of the said security.

22. He is also authorised to execute any loan agreement/s, promissory notes, letter/s of declaration and indemnity or such other documents as may be required by Any Bank and/or financial institution in respect of the said loan/s.

23. To sign, execute present for registration admit execution or otherwise cause to be signed, executed, registered any agreement, Mortgage Deed, released deed, conveyance and assignment and other necessary things regarding the flat which may in the opinion of the said Attorneys be expedient and necessary from time to time.

24. I am hereby executing this power of attorney only for registration purpose this power of attorney is not suitable for sale of the said flat.



*Sao*

यसई-३
गसई क्रमांक: १२००८/२०१०
७६/७

25. To sign all letter correspondence documents and other papers and perform all acts deeds matters and things whatsoever in respect of the said flat, and/or any other property.

AND GENERALLY to do and execute all other acts, deeds or things in to the above transaction which I, my selves could have done if I were personally present.

**SCHEDULE OF THE FLAT**



Flat No. 501, on Fifth Floor, admeasuring 600 Sq. Fts. Built, "A" Wing, in Building No. 12, known as Ajanta Sector, Sector III, in project known as Mittal Inclave, Constructed on N.A. Land bearing old Survey No. 246, New Survey No. 278, Hissa No. 1P & 2P, & old Survey No. 248, New Survey No. 269, Hissa No. 5P, 6P & 7B/P, Situated at Revenue Village Juchandra, Naigaon (East), Taluka - Vasai, District Thane, Maharashtra, India in the limit of Sub-Registrar Vasai.

IN WITNESS WHEREOF I, MR. SUJIT SADASHIV JANGAM, has singed these presents on this 1<sup>st</sup> day of 1<sup>st</sup> October 2010.



*Sujit*

वसई-१  
 वसत घर्मांक ११०८/२०१०  
 ६०/२५

SIGNED AND DELIVERED

by the within named Executants

MR. SUJIT SADASHIV JANGAM,

in the presence of .....

1

2

*Sujit*



Specimen Signature of Attorney

IDENTIFIED BY ME

MR. SADASHIV DAGDU JANGAM)

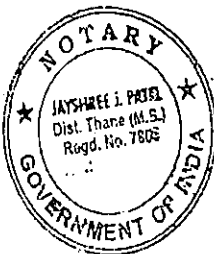
*S.D. Jangam*

Identified by me

*D.P. Patel*

Advocate High Court

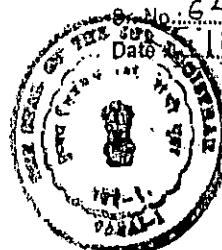
JAYANT A. PATEL  
 B.A., L.L.B. (Dombay)  
 ADVOCATE HIGH COURT, BOMBAY  
 B-10, New Shanti Ganga Co-op. Hsg. Soc.,  
 Opp. Rly. Station, Bhayandar(E) - 401105.



BEFORE ME  
*J. J. Patel*  
 JAYSHREE J. PATEL  
 ADVOCATE & NOTARY GOVT OF INDIA

NOTARIAL REGISTER

No. 649/10  
 Date 1 OCT 2010



वसई-३  
 वसई क्रमांक १२०६५/२०३०  
 ०५/१५

UNSTRUCTURED AREA STATEMENT  
 TOTAL SAID ONLY TOTAL SAID ONLY  
 244.64

FORM II

OR TYPE OF FLOOR PLAN AND ELEVATION

DATE: 24/11/2012

REVISION:

THIS IS A...

CERTIFIED THAT I HAVE SURVEYED THE DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN AND AS MEASURED ON SITE AND ALSO WORKED OUT THE SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

PROPOSED BLDG ON S-NO 209 B, 246 TO 228, IN 255 TO 270 AT MUKSE - JUCHANDRA TARI, VASAI D.

CITIZEN CO-OPH SOCIETY

NAME OF OWNER: WID. S...

DATE: ... JOB NO: ... ORG NO: ... SCALE: ...

SIGNATURE NAME (IN BLOCK LETTERS) OF LICENSED SURVEYOR/ENGINEER/STRUCTURAL ENGINEER/ARCHITECT

AJAY WADE & ASSOCIATES

1106, SAI TOWER, AMBADI, VASAI, WEST





वसई-१
वसा क्रमांक: १०४५/२०१०
०९/१५

- घोषणापत्र -

मी यादारे घोषित करतो की, श्री./श्रीमती सदाशिव दगड जंगम  
 दुय्यम निबंधक वसई - १ यांचे कार्यालयात कसराजभा या शिर्षकाचा दस्त  
 नोंदणीसाठी सादर करण्यात आला आहे. श्री./श्रीमती. सुनील जंगम  
 यांनी दिनांक १०/१०/१५ रोजी मला दिलेल्या  
 कुलमुखत्यारपत्राचे आधारे मवर दस्त नोंदणीस सादर केला आहे/निष्पादित करून  
 फवुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी सदर  
 कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी  
 कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे सदर कुलमुखत्यारपत्र  
 रद्दवातल झालेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती  
 करण्यास मी पुर्णतः मक्षम आहे. तसेच सदर भिळकत यापूर्वी कोणत्याही प्रकारे  
 तवदील/गहाण/ दान/विक्री कराराने दिलेली नाही व सदरचे कुलमुखत्यारपत्र  
 आतापर्यंत रद्द केलेले नाही. सदर कुलमुखत्यार पत्रावरून केलेल्या सर्व व्यवहारांची  
 संपूर्ण जावाबदारी माझी व्यक्तीशः असेल सदरचे कथन चुकीचे आढळून आल्यास,  
 नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला  
 जाणिव आहे.

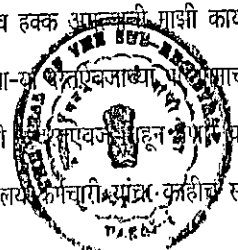
सदाशिव दगड जंगम

दिनांक :-



कुलमुखत्यारपत्र धारकाचे नांव व सही

दस्तऐवजा सोबतचे कुलमुखत्यारपत्र मी वाचून समजून घेतले आहे.  
 अखत्यारपत्र धारक यांना सदर अखत्यारपत्राचे आधारे कसराजभा हा  
 दस्तऐवज लिहून देण्याचे पूर्ण अधिकार व हक्क आपल्या मी माझी कायदेशीर खात्री  
 झालेली आहे. याअखत्यारपत्राचे आधारे होणा-या सदाशिव दगड जंगम यांची जवाबदारी  
 पुर्णपणे दस्तऐवज लिहून देणारे/अखत्यारी सुनील जंगम यांचीच आहे.  
 त्याचा दुय्यम निबंधक किंवा त्यांचे कार्यालय कर्मचारी यांच्या कधीच संबंध असणार  
 नाही.



सही/- 

वसई-१

दस्त क्रमांक: १२०५५/२०१०

१०/१५

- घोषणापत्र -

मी याद्वारे घोषित करतो की, श्री. /श्रीमती जिलेश जे. मेहता  
दुय्यम निबंधक वसई - १ यांचे कार्यालयात करारनामा शिर्षकाचा दस्त  
नोंदणीसाठी सादर करण्यात आला आहे. श्री. /श्रीमती. अरुण भिस्तल  
..... यांनी दिनांक १०/०६/१० रोजी मला दिलेल्या  
कुलमुखत्यारपत्राचे आधारे सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून  
कवुली जवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी सदर  
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी  
कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे सदर कुलमुखत्यारपत्र  
रद्दवातल झालेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती  
करण्यास मी पुर्णतः सक्षम आहे. तसेच सदर मिळकत यापूर्वी कोणत्याही प्रकारे  
तवदील/गहाण/ दान/विक्री कराराने दिलेली नाही व सदरचे कुलमुखत्यारपत्र  
आतापर्यंत रद्द केलेले नाही. सदर कुलमुखत्यार पत्रावरून केलेल्या सर्व व्यवहारांची  
संपूर्ण जावाबदारी माझी व्यक्तीशः असेल सदरचे कथन चुकीचे आढळून आल्यास,  
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला  
जाणिव आहे.

दिनांक :-

*P. Mehta*

कुलमुखत्यारपत्र धारकाचे नांव व सही

दस्तऐवजा सोबतचे कुलमुखत्यारपत्र मी वाचून समजून घेतले आहे.  
अखत्यारपत्र धारक यांना सदर अखत्यारपत्राचे आधारे करारनामा हा  
दस्तऐवज लिहून देण्याचे पूर्ण अधिकार मला माझी कायदेशीर खात्री  
झालेली आहे. या अखत्यारपत्राचे आधारे दस्तऐवजाच्या परिणामाची जवाबदारी  
पुर्णपणे दस्तऐवज लिहून देणारे/अखत्यारपत्र धारक व दस्तऐवज लिहून देणार यांचीच आहे.  
त्याचा दुय्यम निबंधक किंवा त्यांचे कार्यालयात कोणत्याही काहीच संबंध असणार  
नाही.

सही/-

*P. Mehta*

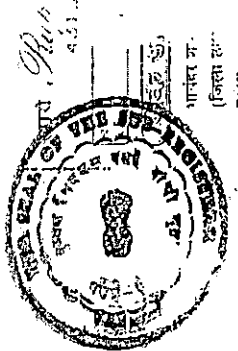
भारतीय भुगतान पत्रों  
Payslip Issued  
JOINT SUB-REGISTERED VASSAT  
दिवसक  
Date 30-10-2010

Eleven thousand four Hundred only उनके आदेश पर in Order  
RS. 11,400.00  
अदा करें  
बैंक ऑफ इण्डिया इंडियन बैंक ऑफ इण्डिया

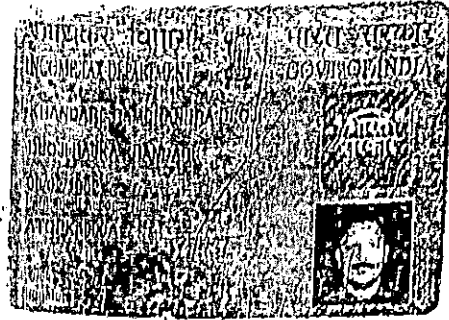
NOTOVERS  
THE BANK OF INDIA  
THAYANDER DR.  
(DIST. THANE) 401 107  
आदेशक का नाम  
(जिस्त सं.)  
BHR

वसई-१  
दस्ता क्रमांक 2208/2010  
19/14

1101311 4000130631



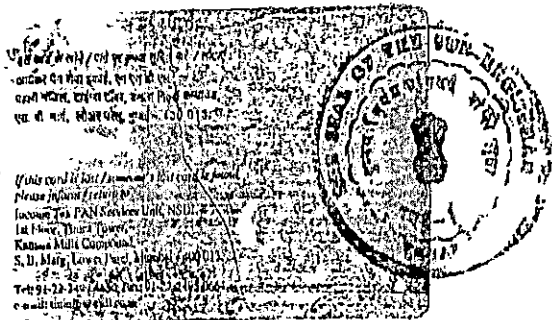
नाम: ...



वसई-१
दस्ता क्रमांक 92/08 / 20१०
८२/८५

ल

मास:



वसई-१
दस्त क्रमांक ३१०४/२०१०
३१०४ / २५

३१-५०५६५७/२६/३१/१८

The holder of this licence is licensed to drive throughout India the vehicles of the following description :-

*motor cycle*  
**MOTOR CYCLE WITH SEAT**

*Prady Babbar*  
 is licensed to drive a motor vehicle other than transport vehicle is

१२००/१० ५१



22/11/2010

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वसई 1

दस्त क्र 12748/2010





1:30:38 pm

वसई 1

२२/१५

दस्त क्रमांक : 12748/2010

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुजीत जगम तर्फे कु.मु. म्हणून सलाशिव दगडु जंगम - पत्ता: घर/फ्लॅट नं: ४०/२ माल्ती/रस्ता: - ईमारतीचे नाव: नर्मदा टॉवर ईमारत नं: - पेठ/वसाहत: खारी गाय शहर/गाव: भाईंदर पू तालुका:	लिहून देणार वय 57 सही <i>[Signature]</i>		
2	नाव: मे. सिलिक कन्स्ट्रक्शन कंपनी प्रा.लि. चे डायरेक्टर श्री. अरुण मित्तल तर्फे कु.मु. म्हणून निलेश मेहता - पत्ता: घर/फ्लॅट नं: - माल्ती/रस्ता: - ईमारतीचे नाव: मित्तल टॉवर ईमारत नं: - पेठ/वसाहत: -	लिहून देणार वय 38 सही <i>[Signature]</i>		



प्रसह दुय्यम निबंधक वसई-१  
वर्ग-२

नाव:

1 OF 1

दस्तावेज करून देणार तथाकथीत [करारनामा] दस्तावेज करून दिल्याचे कपूल करतात.

दस्त गोषवारा भाग - 2

वसई  
दस्त क्रमांक (12748/2010)  
८५/८५

दस्त क्र. [वसई-12748-2010] चा गोषवारा  
बाजार मूल्य : 727000 मोबदला 1140000 भरलेले मुद्रांक शुल्क : 39630

दस्त हजर केल्याचा दिनांक : 22/11/2010 01:24 PM  
निष्वाटनाचा दिनांक : 22/11/2010  
दस्त हजर करणा-याची सही :

पावती क्र.: 13097 दिनांक: 22/11/2010  
पावतीचे वर्णन  
नांव: सुजीत जंगम तर्फे कु मू म्हणून सदाशिव  
दगडु जंगम - -

11400 : नोंदणी फी  
1700 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

13100: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 22/11/2010 01:24 PM  
शिक्का क्र. 2 ची वेळ : (फ्री) 22/11/2010 01:30 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 22/11/2010 01:30 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 22/11/2010 01:30 PM

दस्त नोंद केल्याचा दिनांक : 22/11/2010 01:30 PM

ओळख :

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

1) रामचंद्र खंडारे - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: - २१५४९ २-१२८२

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: नायगाव पू

तालुका: वसई

पिन: -

2) प्रसाद बावकर - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: खोचिवडे

तालुका: वसई

पिन: -



दस्त क्रमांक.....  
क्रमांकावर नोंदला

प्रामाणित करण्यात येते की  
या दस्तामध्ये एकूण पाने..... आहेत

जराह दुय्यम निबंधक, वसई-१.  
तारीख..... २२ माह..... ११ सन २०१०

पुसद दुय्यम निबंधक, वसई-१.





दस्तावेजांचे क्रमांक व वर्ष: 12748/2010

Monday, November 22, 2010

11:31:13 PM

दुय्यम निबंधक: वसई 1

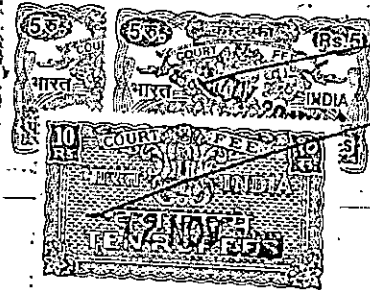
नोंदणी 63 म.

Regn. 63 m.o

सूची क्र. दोन INDEX NO. II

गावाचे नाव :: जुचंद्र

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार शकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,140,000.00  
वा.भा. रु. 727,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 278/1पै,2पै,269/6पै,6पै वर्णन: सवनीका न.501,पाचव्या मजला , अ-विंग, रि.न.12, सेक्टर न.3,मिचल इनव्हेल्स , जुचंद्र,नाथगाव पु. वसई
- (3) क्षेत्रफळ (1)37.17 चौ.मी.कारपेट
- (4) आकारणी किंवा जुडी देण्यात असलेले तसे
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. सिलिकॉन कॅम्प्युटर कंपनी, प्रा.लि. चे डायरेक्टर श्री. अरुण मिचल तर्फे कु.मु. म्हणून विलेख मोहता - - घर/प्लॉट नं. - - गल्ली/रस्ता: - - ईमारतीचे नाव: मिचल टॉवर; ईमारत नं. - - पेठ/वसाहत: - - शहर/गाव: नरीमन पॉईंट, तालुका: मुंबई; पिन: 21; पॅन नम्बर: AAEC56264P.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुजीत जंगम,तर्फे कु.मु.म्हणून सदाशिव दगडु जंगम - - घर/प्लॉट नं: वी/2; गल्ली/रस्ता: - - ईमारतीचे नाव: नर्मदा टॉवर; ईमारत नं. - - पेठ/वसाहत: खारी गाव; शहर/गाव: भाईदर पु. तालुका: ठाणे;पिन: - - पॅन नम्बर: AMW/PJ4464B.
- (7) दिनांक करून दिल्याचा 22/11/2010
- (8) नोंदणीचा 22/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 12748 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 39600.00.
- (11) बाजारभावाप्रमाणे नोंदणी रु 11400.00
- (12) शंश



खरी प्रत

प्र. सुदुय्यम निबंधक, वसई-१  
वर्ग - २.



देयक क्र.: 11513

प्रभाग क्र.: 4

मालमता क्र.: JC04/1243/19



वसई-विरार शहर महानगरपालिका  
करांची पावती

पुस्तक क्र.: OL/18-19

संदर्भ क्र.: 300033731790

नियम क्र.७८(१),८३(४),८५,८६(४) व ९६(४) पहा  
माणगी नोंद वहीतील अनुक्रमांक : 9149

मालकाचे / भोगवटदाराचे नाव : सुजित जंगम//

पत्ता : मितल इग्लोव्ह, ब्रूचर अजंठा, विल्डींग नं. 12, विंग, फ्लॅट नं. 501

रकम रु. : 1298 अक्षरी रुपये : एक हजार दोनशे अठ्ठाण्णव मात्र मिळाले.

हाचकडन सन 2018-19 वर्षाच्या पुढील करांबद्दल

करांचे नांव	शकवाकी (रु.)	मिळालेली रकम	
		चाखू (रु.)	एकूण (रु.)
एकत्रित मालमता कर	0	764	764
शिक्षण उपकर	0	212	212
रोजगार हमी उपकर	0	0	0
वृक्ष कर	0	42	42
अग्निशमन उपकर	0	50	50
विशेष स्वच्छता कर	0	180	180
शास्ती कर (अन. बाधकाम)	0	0	0
शास्ती कर(२%) ४१ अन्वये	0	50	50
नो./ब्या./वॉ./क्ष.ध. फी	0	0	0
इतर वसुली खर्च	0	0	0
अतिरिक्त जमा	0	0	0
एकूण	0	1298	1298
वजा सूट		0	0
एकूण	0	1298	1298

दिनांक : 2/25/2019

कर संकलक / उपायुक्त  
वसई-विरार शहर महानगरपालिका

This is a system generated receipt does not require any legal stamp.

# SEALINK CONSTRUCTION COMPANY PVT. LTD.

161-B, Mittal Tower, Nariman Point, Mumbai - 400 021.  
Tel. : 40607777 / 22852247 • Fax : 22046186 / 22852246



Date 13/12/2010

Received With thanks from Sujit Raj Targem

the Sum of Rupees Three Lacs Thirty Two Thousand Six Hundred Only

by ~~Cheque/Draft~~ Cash No. 818258 dt. 30/11/10 on HDFC Bank

FULL  
PART on account of Sale of Flat/Shop No. 501 in

Wing No. A in Building No. 12 Sector \_\_\_\_\_ at Mittal Enclave, Naigaon (East),  
Taluka - Vasai, Dist - Thane, Pin - 401 202, Maharashtra.

For Sealink Construction Co. Pvt. Ltd.

**Rs. 332600/-**

Subject to realisation of cheque  
This cancels temporary receipts, if any, given previously



# SEALINK CONSTRUCTION COMPANY PVT. LTD.

161-B, Mittal Tower, Nariman Point, Mumbai - 400-021.  
Tel. : 40607777 / 22852247 • Fax : 22046186 / 22852246



Date 08/02/2011

Received With thanks from Sujit Jangam

the Sum of Rupees One lac fifty nine thousand six hundred Only

by Cheque/Draft No. 828837 dt. 05/02/11 on HDFC Bank Ltd  
Cash

FULL on account of Sale of Flat/Shop No. 501 in  
PART  
Wing No. A in Building No. 12 Sector \_\_\_\_\_ at Mittal Enclave, Naigaon (East),  
Taluka - Vasai, Dist - Thane, Pin - 401 202, Maharashtra.

For Sealink Construction Co. Pvt. Ltd.

**Rs. 159600/-**

Subject to realisation of cheque  
This cancels temporary receipts, if any, given previously



# SEALINK CONSTRUCTION COMPANY PVT. LTD.



161-B, Mittal Tower, Nariman Point, Mumbai - 400 021.  
Tel. : 40607777 / 22852247 • Fax : 22046186 / 22852246

Date 08/01/2011

Received With thanks from Sujit Sangam

the Sum of Rupees Seventy Nine thousand Eight hundred Only

by Cheque/Draft No. 824500 dt. 07/01/11 on ADFC Bank Ltd  
Cash

FULL on account of Sale of Flat/Shop No. 501 in  
PART

Wing No. A in Building No. 12 Sector \_\_\_\_\_ at Mittal Enclave, Naigaon (East),  
Taluka - Vasai, Dist - Thane, Pin - 401 202, Maharashtra.

For Sealink Construction Co. Pvt. Ltd.

**Rs. 79800/-**

Subject to realisation of cheque  
This cancels temporary receipts, if any, given previously



# SEALINK CONSTRUCTION COMPANY PVT. LTD.



161-B, Mittal Tower, Nariman Point, Mumbai - 400 021.  
Tel. : 40607777 / 22852247 • Fax : 22046186 / 22852246

Date 29/10/2010

Received With thanks from: Supt Jangam -

the Sum of Rupees Three lac forty thousand only -

by Cheque/Draft No. 640488 dt. 28/10/10 on Bank of India  
Cash

FULL on account of Sale of Flat/Shop No: 501 in  
PART  
Wing No. A in Building No. 12 Sector 11 at Mittal Enclave, Naigaon (East),  
Taluka - Vasai, Dist - Thane, Pin - 401 202, Maharashtra.

For Sealink Construction Co. Pvt. Ltd.

Rs. 340000/-

Subject to realisation of cheque  
This cancels temporary receipts, if any, given previously





महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र.

क्रमांक टिएनए/व्हीएसआय/एचएसजी/(टीसी)/२७३४३/सन २०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

### अजंता हाईट्स को-ऑपरेटिव्ह हौसिंग सोसायटी लि.

नवीन सर्व्हे नं. २७८/१(पार्ट), २(पार्ट), २६९/५(पार्ट), ६(पार्ट) ७(पार्ट), ७बी(पार्ट), ८(पार्ट) ९अ(पार्ट), ११बी(पार्ट), नवीन सर्व्हे नं. २६८/६(पार्ट) व नवीन सर्व्हे नं. २७९/१बी(पार्ट) जुचंद, नायगांव (पू.) ता.वसई, जि.पालघर

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील ( सन १९६१ चा महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१

मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून

उपवर्गीकरण भाडेकरू सहभागीदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर

स्थळ : वसई

दिनांक : २४/०३/२०१५



(बजस जाधव)

उप निबंधक  
सहकारी संस्था, वसई.

