



GOLD

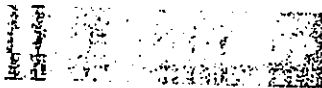
Together ... Towards a Secure Future

Article of Agreement
Between

RAVIRAJ KOTHARI DEVELOPERS

And

Shri / Smt / Ku. _____



Site :



Sr. No. 4 / 1 Kharadi Pune - 411014

Tel. : (91- 20) 701 1511

41 SPC 1000 1000



दस्तावेजक्रमांक न नं.



Wednesday, October 05, 2005

5:40:17 PM

Original

नोंदणी 39 म.

Regn. 39 M


पावती

गावाचे नाव खराडी (पुणे महापालिकेमध्ये) पावती क्र. : 8979
दस्तावेजाचा अनुक्रमांक हवल7 - 08469 - 2005 दिनांक 05/10/2005
दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव:लेफ्टनंट रोहित प्रकाश - -

नोंदणी फी	:-	9120.00
नक्कल (अ. 11(1)), प्लॉकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री (25)	:-	500.00
एकूण	रु.	9620.00

आपणास हा दस्त अंदाजे 5:54PM ह्या वेळेस मिळेल


दुय्यम निबंधक
हवेली 7 (वाघोर्ली)

बाजार मुल्य: 591591 रु. मोबदला: 911740 रु.
भरलेले मुद्रांक शुल्क: 29350 रु.

देयकाचा प्रकार : डीडी/घनाकर्पाद्वारे;
बँकेचे नाव व पत्ता: इंडियन बँक पुणे ;
डीडी/घनाकर्प क्रमांक: 862149; रक्कम: 9120 रु.; दिनांक: 03/10/2005



दस्ताक्रमांक व वर्ष: 8469/2005

Wednesday, October 05, 2005

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दुय्यम निबंधक: हवेली 7 (वाघोली)

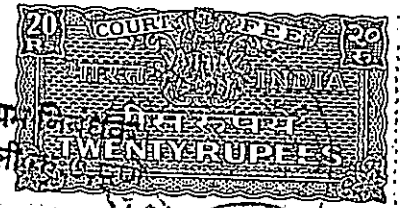
नॉदणी 63 ॥

Regn 63 ॥

सूची क्र. दोन INDEX NO. II

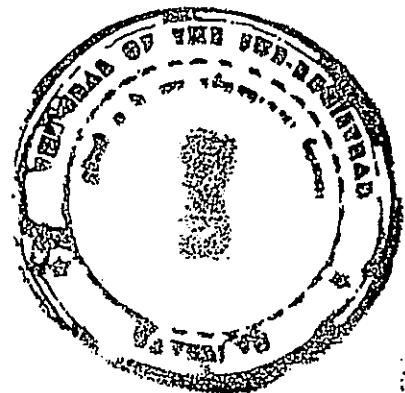
गावाचे नाव : खराडी (पुणे महापालिकेमध्ये समाविष्ट)

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या वायतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 911,740.00 वा.भा. रु. 591,591.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 4/1/-/- वर्णन: विभागाचे नाव - विभागाचे नाव : (वि.क्र.55) खराडी (पुणे महानगरपालिका), उपविभागाचे नाव - 55/669 - उर्वरीत मालमत्ता. सदर मिळकत सर्व्हे. नंबर 4 मध्ये आहे. गाव नौजे खराडी येथील स.नं. 4 हिस्सा नं.1 येथील रविराज-कोठारी डेव्हलपर्स यांच्या "रक्षकनगर गोल्ड" या गृहप्रकल्पातील इमारत क्र. ए-1 मधील चौथ्यामजल्यावरील फ्लॅट नं. 405 यासी क्षेत्र 748.25 चौ.फुट म्हणजेच 69.53 चौ.मी.विल्टअप + टेरेरा क्षेत्र 75.25 चौ.फुट म्हणजेच 6.99 चौ.मी. (1)वांधीव मिळकतीचे क्षेत्रफळ 69.53 चौ.मी. आहे.
- (3) क्षेत्रफळ (1)-
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) रविराज-कोठारी डेव्हलपर्स तर्फे पार्टनर श्री.रविंद्रकुमार नौपतलाल सांकला व श्री.रमणीकलाल चंपालाल कोठारी यांच्या तर्फे कु.मु.म्हणून श्री.अझीझ रसूल शेख; घर/फ्लॅट नं: रा. 614 नाना पेट-पुणे 2; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAGFR0306L.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) लेफ्टनंट रोहित प्रकाश - -; घर/फ्लॅट नं: वार्डरूम गेस आयएनएस शिवाजी लोणावळा; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AJWPP2853R.
- (7) दिनांक करून दिल्याचा 05/10/2005
- (8) नोंदणीचा 05/10/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 8469 /2005
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 29350.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 9120.00
- (12) शेर



नी वकल केली
नी वाचली
नी वजवात घेतली
पत्रात वटहुकूम नवकल
दुय्यम निबंधक हवेली 7

नवकल जर्णवार... 20/10/05
पॉस ह्याचे तारीख 19/10/05
धे ज्ञावरून
हास दिली तारीख 19/10/05
दुय्यम निबंधक हवेली 7



AGREEMENT

THIS AGREEMENT IS MADE AND EXECUTED AT PUNE ON THIS _____ DAY
OF _____ IN THE YEAR _____,

Western Maharashtra
Development Corporation
Ltd., 2nd Floor, Kuber

भारत 63503

SPECIAL
ADHESIVE
MAHARASHTRA
OCT 03 2005

Chambers,
Shivajinagar, Pune 411005.
D-5/STP(V)/C.R.1014/
2360-63/04



12:1

BETWEEN

Rs. 0029350/- PB508

INDIA

STAMP DUTY MAHARASHTRA

RAVIRAJ-KOTHARI DEVELOPERS,

The Joint Venture,
Having its Office at,
614, Nana Peth, Pune : 411 002.
Through its Members :

NAME : Lt. ROHIT PRAKASH

ADDRESS : Lonavala

THROUGH : Anil Shah

SIGNATURE : [Signature]

RECEIPT No. : 54

FOR W.M.D.C. LTD.

AUTHORISED SIGNATOR

1. SHRI RAVINDRAKUMAR NAUPATLAL

SAKLA,

Age : 42 yrs, Occupation : Business
Residing at : 614, Nana Peth, Pune - 411002.

2. SHRI RAMNIKLAL CHAMPALAL KOTHARI

Age : 70 yrs, Occupation : Business

Residing at : 332/19, Phule Colony,
Shankar Sheth Road, Pune - 411042.

Hereinafter referred to or called as **THE DEVELOPER/BUILDER** (which expression unless it repugnant to the context or meaning thereof shall mean and include the said firm, its partners/members for the time being and from time to time, their respective heirs, executors, administrators and assigns)

..... OF THE FIRST PART.

1. MR./MRS./M/S. ^{AND} Lt. ROHIT PRAKASH.

Address: c/o WARD ROOM MESS INS, Shivaji
Lonavala Dist pune.

2. MR./MRS./M/S. _____

Address: _____

Hereinafter referred to or called as **"THE PURCHASER"**, (which expression unless repugnant to the context or meaning thereof, shall mean and include the Purchaser/s alone and not nominee / assignees but in case of death of the Purchaser, the said expression shall mean and include his/her/their heirs, executors, administrators and permitted assigns)

... OF THE OTHER PART

WHEREAS all that piece and parcel of the land bearing S.No. 4, Hissa No.1 totally admeasuring 6 Hector 45R was originally owned by Shri. Sakharam Kodre. After his death his five sons namely Rajaram, Laxman, Narayan, Vitthal and Gajanan inherited the said property each having 1/5th undivided right, title, interest and share therein;

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AND WHEREAS from and out of the said owners Rajaram, Laxman and Vitthal have died. After the death of Shri. Rajaram Sakhran Kodre on 3.2.1962, his legal heirs viz. wife Anusayabai, four sons namely Nivrutti, Yashwant, Balkrishna & Pandharinath and two daughters Rukmini Nivrutti Bankar and Changunabai Rajaram Kodre have become the owners of the share of Late Rajaram Kodre in the land bearing S.No. 4/1 and the name of Nivrutti Rajaram Kodre was mutated to 7/12 extract of the said land as manager of HUF vide mutation entry no. 751;

AND WHEREAS thereafter dispute arose between the heirs of Rajaram, Laxman, Vitthal and Shri. Narayan Kodre & Shri. Gajanan Kodre and Suit no. 126/73 was filed in the court for partition ;

AND WHEREAS compromise took place in the said suit and by court order the entire land bearing S. No. 4/1 came to the share of 1) Nivrutti Rajaram Kodre, 2) Yashwant Rajaram Kodre, 3) Balkrishna Rajaram Kodre, 4) Pandharinath Rajaram Kodre, 5) Shantabai Pandurang Kodre and 6) Sou. Changunbai Keshavrao Choure ;

AND WHEREAS this fact was effected on 7/12 extract vide mutation entry no. 1807;

AND WHEREAS from and out of the above said persons Sou Changunabai Keshavrao Kodre released all the rights, title and interest in respect of her share in the said land bearing S. No.4/1 in favour of Shri Nivrutti Kodre, Shantabai Kodre, Pandharinath Kodre and the respective legal heirs of Late Balkrishna Kodre and Late Yashwnat Kodre by Release Deed dt. 15.5.1997 which is registered in the office of Sub registrar Mumbai at Sr. No. 1586/97.

AND WHEREAS this fact was effected on 7/12 extract of the said land vide mutation entry No. 5865 and since then Shri. Nivrutti Kodre, Smt. Shantabai Kodre, Shri. Pandharinath Kodre, Legal heirs of Late Balkrushna Kodre and legal heirs of Yashwant Kodre are seized and possessed of the said land bearing S. No. 4/1 each have 1/5 undivided share in the same;

AND WHEREAS further by different registered Development Agreements executed separately by Shri. Pandhrinath Kodre in respect of his share admeasuring 1H.29 R in S.No. 4/1 on 10.6.1996, Smt.. Shantabai Pandurang Kodre in respect of her share admeasuring 1 H 29 R in S. No. 4/1 on 13.6.1996 and Nivrutti Rajaram Kodre in respect of the land admeasuring 1H.19 R in S. No. 4/1 in favour of Shri. Pandharinath Tukaram Pathare whereby the said owners entrusted development rights in respect of the said respective lands unto and in favour of Shri. Pandharinath Pathare;

AND WHEREAS the abovesaid owners also executed different Power of Attorneys in favour of Pandharinath Pathare which were registered in the office of Sub-registrar Haveli No. VII;

AND WHEREAS by virtue of the rights accrued by the above referred Development Agreements and Power of Attorneys the said Shri. Pandharinath Pathare further executed two separate Development Agreements dated 19.6.1996 in respect of the land owned by Shri. Pandharinath Kodre and Smt. Shantabai Pandurang Kodre i.e. 1 H 29 R

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each in favour of Navketan Industrial Corporation and Raviraj Company (Construction division);

AND WHEREAS the said Development Agreements dated 19.6.1996 were registered in the office of Sub-registrar Haveli No. VII at Sr. No. 1042/97 and 1047/97 respectively;

AND WHEREAS the parties to the abovereferred two Development Agreements further executed separate Correction Deeds dated 9.9.1998 and thereby corrected the mistake in the boundaries mentioned in the said Development Agreements in respect of their respective share in the S. No. 4/1. These Correction Deeds were registered in the office of Sub registrar Haveli No. VII at Sr. No. 2246/98 and 2247/98 respectively;

AND WHEREAS Shri. Pandharinath Tukaram Pathare executed Development agreement dated 9.9.98 in respect of the land admeasuring 0H.62R from and out of the share of Shri. Nivrutti Kodre in S. No. 4/1 in favour of Raviraj Company (Construction division) and Navketan Industrial Corporation;

AND WHEREAS the said Development agreement was registered in the office of Sub registrar Haveli No. VII at Sr. No. 2245 on the same day;

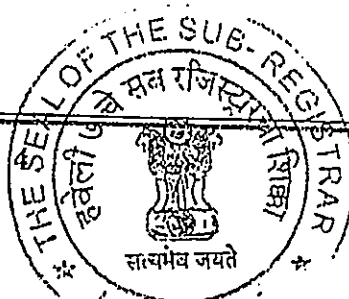
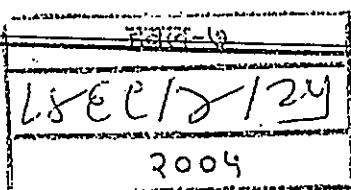
AND WHEREAS as abovesaid Shri. Pandharinath Pathare assigned and transferred the development rights in respect of the land admeasuring 3H 20 R from and out of S. No. 4/1 unto and in favour of Raviraj Company (Construction Division) and Navketan Industrial Corporation and also executed different registered Power of Attorneys in favour of the partners of the said firms;

AND WHEREAS further the partners of the said firms i.e. Raviraj Company (Construction Division) and Navketan Industrial Corporation entered into a Single Joint Venture Agreement dated 1.8.2002 and thereby decided to develop the said land jointly under the name an style of 'Raviraj Kothari Developers';

AND WHEREAS the partners of Raviraj Company (Construction Division) and Navketan Industrial Corporation contributed their respective development rights in respect of the land admeasuring 3 H 20 R from and out of the entire land bearing S. No. 4/1 towards their capital contribution in 'Raviraj Kothari Developers';

AND WHEREAS as abovesaid Raviraj Kothari Developers i.e. the Developer/Builder herein has absolute right to develop the land admeasuring 3 H 20 R from and out of the entire land bearing S. No. 4/1, totally admeasuring 6 H.45 R situated at Mouje Kharadi, Pune within the limits of Pune Municipal Corporation and Sub Registrar Haveli No. VII, Tal. Haveli, Dist. Pune, which is more particularly described in the schedule "A" written hereunder and hereinafter called and referred to as "the said land", to construct ownership flats/row houses etc., on the said land to sell the same to the prospective purchasers;

AND WHEREAS the Pune Municipal Corporation, being the planning authority under Maharashtra Regional and Town Planning Act, 1966, sanctioned and approved the plans for constructions of building on the said land vide Commencement Certificate No. 1142 dated 29.10.2002;



AND WHEREAS the Collector, Pune granted permission to use the said land for Non Agricultural Purposes vide its order No. PRH/NA/SR/150/III/03 dated 15/08/2003;

AND WHEREAS the developer/ builder has commenced construction on the said land in accordance with the sanctioned building plan of Pune Municipal Corporation vide Commencement Certificate referred above;

AND WHEREAS the Developer/Builder appointed an Architect and structural Engineer for the preparation of the structural designs and drawings of the building and flats, Row houses etc., to be constructed on the said land and accepted the professional supervision of Architect and structural engineer till the completion of the flats, row houses etc;

AND WHEREAS the purchaser demanded from the Developer/Builder and the Developer/Builder has given inspection to the purchaser of all the documents of title relating to the said land, the Sale deed, Development Agreements and the plans, designs and specifications prepared by the aforesaid Architect of the Developer/Builder and such other documents as are specified under the Maharashtra Ownership Flat (Regulation Of The Promotion Of Construction, Sale Management and Transfer) Act, 1963 and the rules made thereunder;

AND WHEREAS the copy of the title certificate issued by the Advocate of the Developer/Builder, copy of the 7x12 extract showing the nature of the title to the said land on which the flats, Row houses etc. are constructed or are to be constructed and the copy of the plans and specifications of the Row house, flat etc., agreed to be purchased by the Purchaser and approved by the concerned Local Authority are attached with these presents as ANNEXURE I, II and III annexed hereto;

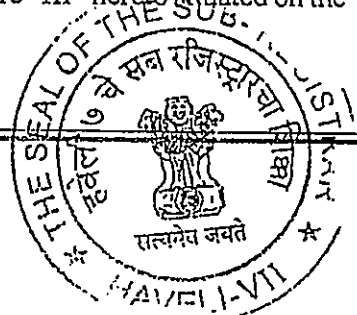
AND WHEREAS after the purchaser's enquiry, the Developer/Builder requested the purchaser to carry out independent necessary search by appointing his/her/their own Advocate and to ask any queries he/she/they had regarding the title and the nature of the title and the purchaser has satisfied himself/herself/themselves about the marketable title of the said owners and the rights of the Developer/Builder in respect of the said land and therefore, agreed to purchase Flat/Row house more particularly described in the SCHEDULE "B", written hereunder and delineated in RED colour in plan annexed hereto, and hereinafter for the sake of brevity and convenience referred to as "THE SAID FLAT";

AND WHEREAS the purchaser is aware of the fact that the Developer/Builder has entered into or will enter into similar and/or separate agreements/s with several other person/s and or party/ies in respect of the other flats, Row houses etc., constructed on the said land;

AND WHEREAS the Developer/Builder agreed to sell and the Purchaser agreed to purchase a Flat/Row house no. A-1/405 admeasuring 69.53 Sq. Mtrs. in salable built up (approximately), as described in the SCHEDULE 'B' written hereunder along with the terrace admeasuring 6.99 Sq.Mtrs. Garden area admeasuring _____ Sq.Mtrs. and parking space open car parking No. _____ and shown in the floor plan thereto and annexed and marked Annexure "III" hereto situated on the

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said land (hereinafter referred to as THE SAID FLAT) at or for the total consideration of Rs. 9117401/- RUPEES NINE LACS ELEVEN THOUSAND SEVEN HUNDRED & FOURTY ONLY, which includes the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities appurtenant to the premises, are more particularly described in the SCHEDULE 'C', written hereunder, but does not include the cost of the extra amenities and facilities, provided over and above the normal standard amenities and facilities as per SCHEDULE "D" written hereunder:

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

1. The Developer/Builder shall construct THE SAID FLAT on the said land in accordance with the plans, designs, specifications, revised plans, approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variations and modifications as the Developer/Builder may consider necessary or as may be required by the concerned local authority /Government to be made in them or any of them. The Purchaser hereby agrees and gives his/her irrevocable consent to the Developer/Builder to carry out such alterations, modifications, etc., in the sanctioned plan as may be required from time to time. The Purchaser shall not be entitled to raise any objection against the Developer/Builder, if the Developer/Builder exploits / enjoys additional tenements / FSI / Built up area if and when sanctioned by the concerned authorities.

2. The Purchaser hereby agrees to purchase / acquire from the Developer/Builder and the Developer/Builder hereby agrees to sell / allot unto the Purchaser one Flat/ Row house No. A-1/405 admeasuring 748.25 sq. ft. i.e. 69.53 sq. mtrs. in saleable built up area (approximatchly), as described in the SCHEDULE 'B' written hereunder shown in the floor plan thereof annexed and marked as ANNEXURE III hereto, situated on the said land (hereinafter referred to as THE SAID FLAT) at or for the price of Rs. 9117401/- RUPEES NINE LACS ELEVEN THOUSAND SEVEN HUNDRED & FOURTY ONLY, which is inclusive of the proportionate price of the common areas and facilities appurtenant to THE SAID FLAT the nature, extent and description of the common/ limited common areas and facilities which are more particularly described in the Schedule "C" written hereunder. The said price does not include the cost of additional amenities and facilities, over and above the normal standard amenities, facilities, etc., as per the Schedule "D" written hereunder. The said price further, does not include the cost and other charges for the restricted areas and facilities, and also all the expenses for stamp duty, tax under the Works Contract Act, Sales Tax and other taxes, registration charges, M.S.E.B. meter deposit, society charges, society formation charges and other deposits, taxes and charges as may be levied from time to time by the concerned authorities which shall be paid by the Purchaser separately as and when the same will be due or payable under this agreement.

The Purchaser hereby agrees to pay to the Developer / Builder the aforesaid purchase price of Rs. 9117401/- (Rs. NINE LACS ELEVEN THOUSAND SEVEN HUNDRED & FOURTY ONLY), in the following manner:

Y. D. D. D.

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28/01/24
2004



A-1/405

(Please check)

Payment schedule for Flat / Pent House / Row House

15%	Advance	Rs. <u>1,36,761/-</u>
15%	on Completion of plinth	Rs. <u>1,36,761/-</u>
25%	on Completion of RCC of concern flat	Rs. <u>2,27,935/-</u>
10%	on Completion of Brick work of concern flat	Rs. <u>91,174/-</u>
10%	on Completion of internal plaster of concern flat	Rs. <u>91,174/-</u>
10%	on Completion of External plaster of concern flat	Rs. <u>91,174/-</u>
10%	on Completion of Windows of Concern Flat	Rs. <u>91,174/-</u>
5%	on Completion of concern Flat	Rs. <u>45,587/-</u>
100%	TOTAL COST OF THE FLAT	Rs. <u>9,11,740/-</u>

Ravinder Singh

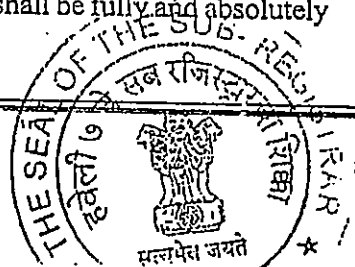
It is made clear and agreed by and between the parties hereto that the Developer/Builder shall not be bound to follow the chronological order of any of the abovesaid stages/ installments and that the Developer/Builder shall be completely at liberty to choose the chronology of the respective stages of the construction. The Developer/Builder is also entitled to merge or consolidate two or more installments in its discretion by simultaneously executing the contemplated work in the said installment. It is hereby agreed that the time for payment as specified above is the essence of the contract and upon any failure of the Purchaser to pay the same on due dates it shall be deemed that the Purchaser has committed breach of this agreement and the Developer/Builder shall be entitled to take such action as is entitled to take in case of breach of the agreement.

3. The Purchaser shall not be entitled to claim possession, allotment and transfer of the said flat/row house etc., until the completion certificate in respect of the flat/row house is awarded and only after the Purchaser has paid the entire dues under these presents unto the Developer/Builder.

The Developer/Builder hereby declares that the Floor Space Index available to the Developer/Builder in respect of the said land is shown in the sanctioned plan. It is hereby specifically agreed that the Developer/Builder shall be fully and absolutely

Y. D. Singh

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10/10/2024



entitled to transfer development rights of the said land or portion thereof (T.D.R.) to any other land of the Developer/Builder or which the Developer/Builder is entitled to develop and/or vice-versa viz., the Developer/Builder shall be fully and absolutely entitled to use and consume F. S. I. of any other land on the said land so far as may be permissible by the Rules and bye-laws of the Town Planning Authority and D.C. Rules. Any additional F. S. I. (FAR) and/or the residual F.A.R. (F.S.I.) in respect of the said land, and/or the layout thereof, will be available to the Developer/Builder. The Purchaser and/or the ultimate common organization of the flat Purchasers shall not take any objection for the same and shall not claim any such residual and/or additional FSI (FAR) and/or the benefits. In this agreement the word F.S.I. or F.A.R. shall have the same meaning as understood by the Planning Authority under its relevant building rules or bye-laws and excluding the F.S.I or R.A.R. retained by the owners of the said land. The Developer/Builder alone shall have full rights of disposal /alienation/transfer of flats/tenements/construction resulting from the said residual / additional FSI and the flat Purchasers / acquirers of the said flat shall be entitled to get membership and admission into the ultimate common organization/society/societies upon the necessary instruction / nomination from the Developer/Builder.

4. The Developer/Builder hereby agrees that he shall, before handing over the possession of the flat to the Purchaser and in any event, before execution of the conveyance of THE SAID FLAT, if required, in favour of ultimate common organization, as far as practicable ensure that the said property is free from all the encumbrances, so as to enable him / the said Owners to convey to the ultimate common organization such absolute clear and marketable title on execution of a conveyance, of the said property and/or building by the Developer/Builder / the said Owners in favour of such common organization, if required.

5. Without prejudice to the rights of the Developer/Builder under Clause 6 of this Agreement, the Purchaser agrees to pay to the Developer/Builder interest at 18% per annum (with quarterly rests) on all the amounts which become due and payable by the Purchaser to the Developer/Builder under the terms of this agreement, from the date the said amount becomes payable by the Purchaser to the Developer/Builder till the actual date of payment.

6. On the Purchaser committing default in payment on the due date of the amount due and payable by the Purchaser to the Developer/Builder under this Agreement (including his/her proportionate share of the taxes levied by concerned local authority and other outgoing) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Developer/Builder shall be entitled at his own option to terminate this Agreement.

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

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Provided further that upon termination of this Agreement as aforesaid, the Developer/Builder shall be at liberty to dispose off and sell the flat/ row house to such person and at such price as the Developer/Builder may in his absolute discretion think fit. Thereafter after receiving consideration from new purchaser the Developer/Builder shall refund and/or tender to the Purchaser the installments of sale price of the flat/ row house which may till then have been paid by the Purchaser to the Developer/Builder after deducting expenses and loss caused to the Developer/Builder but the Developer/Builder shall not be liable to pay to the Purchaser any interest on the amount so refunded/tendered and upon termination of this Agreement.

7. The Standard fixtures, fittings and amenities to be provided by the Developer/Builder in the flat are those that are set out in SCHEDULE 'C', written hereunder. The Purchaser shall not be entitled to any extras. If however, any other extra fittings, fixtures or amenities are provided by the Developer/Builder, the Purchaser shall be bound to pay extra price for such additions as per bills of the Developer/Builder. The bills raised by the Developer/Builder shall be final.

8. The Developer/Builder shall complete construction before 01.05. If the Developer/Builder fails or neglects to give possession of the flat to the Purchaser on account of reasons beyond the control of the Developer/Builder or his Agents as per the provisions of Sec.8 of the Maharashtra Ownership Flats Act, then the Developer/Builder shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat with simple interest at nine per cent per annum from the date the Developer/Builder received the sum till the date the amounts and interest thereon is repaid and tendered, provided that by mutual consent it is agreed that the dispute whether the stipulations specified in Sec.8 of the Maharashtra Ownership Flats Act have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Provided that the Developer/Builder shall be entitled to reasonable extension of time for giving delivery of flat on the aforesaid date, if the completion of the Building in which the flat is to be situated is delayed on account of:

- (i) Non-availability of steel, cement, other building material, water or electric supply.
- (ii) War, Civil Commotion or act of God.
- (iii) Any notice, order, rule, notification of the Government and/or other public or Competent Authority or any Decree/ Order of any Court.
- (iv) Delay or default committed by the Purchaser or other Purchasers in making the timely payments of installments, without prejudice to the right of Developer/Builder to terminate the agreement.

9. The Purchaser shall take possession of the flat within seven days of the Developer/Builder giving written notice to the Purchaser intimating that THE SAID FLAT is ready for use and occupation on execution of a proper Deed of Conveyance and/or Sale Deed in respect of the said flat, if necessary.

Provided that if within a period of one year from the date of handing over the flat to the Purchaser, the Purchaser brings to the notice of the Developer/Builder

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any defect in the flat or the Building in which the flats are situated or the material used therein or any unauthorized change effected by the Developer/Builder in the construction of the said Buildings, then wherever possible such defects or unauthorized changes shall be rectified by the Developer/Builder at his own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from the Developer/Builder reasonable compensation for such defect or change. Provided further that it is agreed that the prescribed liability period under this agreement shall be deemed to have commenced from the date of obtaining the completion certificate in respect of the flat.

Provided further it is also agreed that the Purchaser shall not carry out any alterations of whatsoever nature in THE SAID FLAT or any fittings therein. In particular, it is agreed that the Purchaser shall not tamper with or make any alteration in any of the fittings, pipes, elevation, water supply connections or any of the erections in the bath room as this may result in seepage of water and/or affect the strength of the structure. If any of such works are carried out without the written consent of the Developer/Builder, the Purchaser shall not be entitled to the warranty regarding the defect liability and the alleged defect liability of the Developer/Builder shall automatically stand extinguished.

10. The Purchaser shall use the Flat or any Part thereof, or permit the same to be used only for the Residential Purpose. The Purchaser shall use the Parking spaces only for the purpose of parking of his/her/their own vehicles.

11. The Purchaser agrees to become member of the Common organization such as Co-op. Housing Society and/or Association of Apartment Owners as may be formed by the Developer/Builder and shall file from time to time and execute the application for membership and other papers and documents for becoming a member and return to the Developer/Builder within 15 days of the same being forwarded by the Developer/Builder to the Purchaser, so as to enable the Developer/Builder to make the Purchaser member of such common organization. However, the Purchaser shall not be entitled to claim membership and/or become member of such common organization until the Purchaser shall have paid and discharged the full dues of the Developer/Builder as per these presents. The Purchaser agrees that he shall be entitled to apply for membership and/or become member of such common organization only upon the instruction and nomination by the Developer/Builder and not otherwise. In case the Developer/Builder decides to form one or more Apartment Association of the Purchasers and acquirers of the tenements in the said building, then the Developer/Builder is entitled to execute or cause to be executed Deed of Declaration through the said Owners with such provisions and reservations as to restricted areas and facilities, voting rights, proportionate share in the common areas and facilities and other rules and bye-laws as the Developer/Builder in its absolute discretion might deem fit and proper. The Purchaser shall not be entitled to raise any objection and/or grievance regarding the same. No objection shall be taken by the Purchaser if any changes or modifications are made in the bye-laws as may be required by the Registrar of Co-Operative Societies or any other Competent Authority. The Purchaser shall do all acts, deeds and things that are necessary for getting the conveyance if any, required to be executed in the interest of the said flat.

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12. Commencing a week after notice in writing is given by the Developer/Builder to the Purchaser that the flat is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the built up area of the said flat) of outgoings in respect of the said land namely, local taxes, betterment charges or such other levies by the concerned Local Authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building. The Purchaser shall pay to the Developer/Builder such proportionate share of outgoings as may be determined by the Developer/Builder. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Developer/Builder provisional contribution of Rs. 0.75 paise sq. fits per month towards the said outgoings in advance for two years on possession. The amounts so paid by the Purchaser to the Developer/Builder shall not carry any interest and shall be use for maintenance and other expenses by the Developer/Builder. Subject to the provisions of Sec. 6 of the Maharashtra Ownership Flats Act, the aforesaid deposits (less deductions provided for in this agreement) shall be paid over by the Developer/Builder upon the Purchaser becoming the member of the said Apartment. The Purchaser undertakes to pay such provisional yearly contribution and such proportionate share of outgoings on possession of the said flat.

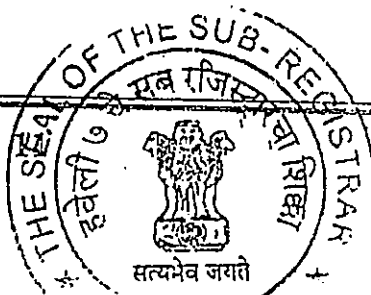
13. Before Possession of the flat the Purchaser shall pay to the Developer/Builder the Purchaser's share of the stamp duty and registration charges payable, if any, by the said Common organization on the conveyance or any document or instrument of transfer in respect of the said flat to be executed in favour of the Purchaser.

14. The Purchaser/s or himself/ themselves/ herself with intention to bring all persons into whosoever hands the flat may come, doth hereby covenant with the Developer/Builder as follows.

(a) To maintain the flat at Purchaser's own cost in good tenantable repair and condition from the date of possession of the flat is taken and shall not do or suffer to be done anything in or to the building in which the flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the concerned local authority or change/alter or make addition in or to the building in which the flat is situated and the flat itself or any part thereof.

(b) Not to store in the flat any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or likely to damage the common passages or any other structure of the building in which the flat is situated, including the entrance 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, the Purchaser shall be liable for the consequences of the breach.

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(c) To carry at his own costs all the internal repairs to THE SAID FLAT and maintain the flat in the same condition, state and order in which it was delivered by the Developer/Builder to the Purchaser and shall not do or suffer to be done anything in or to the building in which the flat is situated or the flat which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority, and in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and /or other public authority.

(d) Not to demolish or cause to be demolished the flat or any part thereof, nor at any time make or cause to be made any addition or alteration of thereof, nor any alteration in the elevation and outside colour scheme of the Building in which the flat is situated and shall keep the portions, sewers, drain pipes, in the flat and appurtenances thereto in good tenantable repair and condition, and in particular so as to support shelter and protect then other parts of the building in which the flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC parts or other structural members in the flat without the prior written permission of the Developer/Builder and/or the Society.

(e) Not to do or permit to be done any act or thing which may render void or 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.

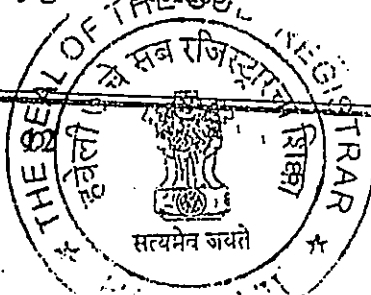
(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the buildings in which the flat is situated.

(g) Pay to the Developer/Builder within seven days of the demand by the Promoters, his share of security deposit and other charges / expenses demanded by concerned local authority or Government, Public Body, MSEB, Semi Government Authority, etc., for giving water, electricity or any other service connection to the building in which the flat is situated.

(h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other Public Authority on account of change of the user of the flat by the Purchaser viz., user for any purpose other than for specified purpose.

(i) The Purchaser shall not let, sublet, transfer, assign or part with the Purchaser interest or benefit factor of this Agreement or part with the possession of the flat until all the dues payable by the Purchaser to the Developer/Builder under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser has intimated in writing to the Developer/Builder and obtained prior written consent of the Developer/Builder for the same which consent the Developer/Builder in his absolute discretion may grant or refuse.

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(j) The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or the Association of Apartment Owners may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said buildings and the flat therein and for the observance and performance of the Building Rules, Regulations, and the bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society or the Limited Company or the Association of Apartment Owners regarding the occupation and the use of the flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other outgoings in accordance with the terms of this agreement.

(k) The Purchaser shall permit the Developer/Builder and their Surveyors and Agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and the Buildings or any part thereof to view and examine the state and condition thereof.

15. 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 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/her/them and all open spaces, parking spaces, lobbies, recreation spaces etc., will remain the plot of the Developer/Builder until the said land and Building/s is/are transferred to the Society and/or the association of Apartment owners, as the case may be, as hereinbefore mentioned. The Developer/Builder is absolutely entitled to allot or transfer right to enjoy parking space/ open space etc., exclusively and/or as restricted area and facility unto and in favour of any individual or other Purchaser. The Purchaser shall not be entitled to raise any objection against the Developer/Builder in the exercise of such right of the Developer/Builder.

16. The Purchaser shall present this Agreement at the proper registration Office for Registration within the time limit prescribed by the Registration Act, and the Developer/Builder will attend such office and admit the execution thereof.

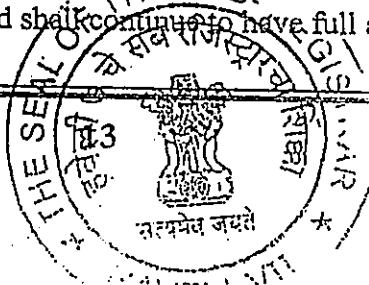
17. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A. D. / Under Certificate of Posting at his/her/their address specified hereinabove.

18. The Purchaser undertakes that if any certificate/ order / no objection etc., that may be required to be produced by the Purchaser under any law and rules in force today and in future, the same shall be produced by the Purchaser within the stipulated time, under such act and rules.

19. The Purchaser shall not raise any objection in the matter of allotment or sale of other accommodation flat/ row house, parking space, etc., in the said scheme to any other person/s, by the Developer/Builder, on any ground whatsoever.

20. It is agreed that the Developer/Builder shall be entitled to retain one or more unsold flats, row houses etc., and shall continue to have full and absolute rights of

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disposal thereof without any objection, hindrance, or claim from the Purchaser and/or the Ultimate Common organization and in any such case such common organization shall not be entitled to claim any compensation, contribution, transfer fee from the Developer/Builder or from the transferee / assignee / acquirer from the Developer/Builder. Further it is also agreed and declared that no maintenance or common charges are payable by the Developer/Builder for such unsold premises. The Ultimate common organization or members thereof shall not claim or demand any contribution from the Developer/Builder with regard to such unsold flats/ Row houses or premises. The Developer/Builder further shall be entitled to consume and utilize or take advantage of any balance / residual / additional FSI and/or construction as may be permitted or granted by the concerned authorities without any objection and/or claim and/or hindrance from the Purchaser or the ultimate common organization.

21. In case any land or portion of the land described above is acquired by any Authority and/or additional F S I is granted before execution of the final conveyance, then the Developer/Builder alone shall be entitled to take compensation for the same or get F.S.I. in lieu of compensation.
22. The area of the flat/row house is approximate. Any addition or reduction in the area shall be accounted for and in case of increase of the area the Purchaser shall be liable to pay to the Developer/Builder proportionate amount in addition to the consideration agreed hereunder and in case of reduction he/ she/ they shall be entitled for the proportionate deduction from the consideration agreed hereunder.
23. It is further agreed that in case the Purchaser desires to enclose / close the balconies of the said flat, he shall not be entitled to execute or carry out the said work on his/her/them own without the prior written permission of the Developer/Builder. In any such event, the Purchaser shall intimate his/her/their intention in writing to the Developer/Builder. The Developer/Builder then subject to the permission from the concerned authorities, shall be entitled to carry out and execute the said work of enclosing balcony against the full prior payment by the Purchaser as per the bill/ estimate of the Developer/Builder. The Purchaser shall also pay and bear separately the amount of premium / fine, if any, as may be charged by the concerned authorities or granting the necessary permission to enclose the balconies.
24. Provided it does not affect in any way or prejudice the rights of Purchaser in respect of the said premises the Developer/Builder shall be at liberty to sell, assign or transfer or otherwise deal with his development rights.
25. This agreement shall always be subject to the provisions of The Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the rules made thereunder and will be always binding on Purchaser and Builder.

SCHEDULE "A"

(Description of the said Land)

All that piece and parcel of the land ~~admeasuring 2 H. 20 G.~~ from and out of the entire

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land bearing S.No. 4/1, totally admeasuring 6H.45R, situated at Mouje Kharadi, Pune, within the limits of Pune Municipal Corporation and Sub Registrar Haveli No.VII, Tal. Haveli, Dist. Pune and which are bounded as follows:

- On or towards the East : S. No. 4
On or towards the South : S. No. 7
On or towards the West : S. No. 7 (Part)
On or towards the North : S. No. 39

Together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereto.

SCHEDULE "B"

(Description of the Flat)

A Flat/Row house on the FOURTH floor bearing No. 405 in the building No. A-1 situate at the land described in Schedule "A" above, herein above admeasuring 69.53 Sq. Mtrs. i.e. 748.25 Sq. Ft. in salable built up area alongwith the terrace admeasuring 6.99 Sq. Mtrs. i. e. 75.25 Sq. Ft., Garden/ Open space admeasuring _____ Sq. Mtrs. i. e., _____ Sq. Ft. and Parking Space No. _____ and more particularly shown in red colour boundary line in the plan annexed hereto as Annexure "III".

SCHEDULE "C"

COMMON AMENITIES

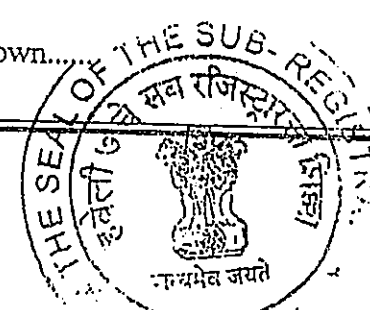
- Well decorated Entrance lobby.
- Internal concrete road.
- Club house.

SCHEDULE "D"

AMENITIES AND SPECIFICATION FOR FLATS

- Ceramic flooring in all rooms.
- Green Marble top kitchen platform with steel sink and glazed tile dado.
- Coloured glazed tile dado up to 7' height in every bathroom and toilet.
- Superior quality Acrylic paint for exterior and pleasing shades of oil and bond distemper for interior.
- Aluminium sliding windows with M. S. grills.
- Concealed plumbing with hot and cold mixer and concealed electrification.
- Round the clock security.
- Class lift with Toshiba make V3F drive and down.....

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AMENITIES AND SPECIFICATIONS FOR
ROW HOUSES

- Beautiful ceramic tile flooring.
- Marble kitchen platform with stainless steel sink.
- Provision for Electrical points water-purifier, refrigerator, exhaust and microwave.
- Powder coated aluminium sliding windows and security grill.
- Concealed wiring and switches of reputed make.
- Designer toilet with ceramic flooring and glazed tiles upto 7' high with marble door frame.
- T. V. and Telephone points in living - Dining and master bed.
- Geld teak main door with eyepiece, door chain and latch lock.
- All internal doors with round cylindrical lock.
- Bathroom doors laminated and anti-rust powder coated fittings.
- Marble window still from all ides in living - dining.
- Landscape garden for each row house.
- Checkered tiles for parking.

STAMP DUTY PARTICULARS

Location : The said Flat / Pent House / Row house Parking Space /
Garden Terrace is situated at Kharadi.

Area : 786 sq. fts.

Nature : Residential

Flat Area : 748.25 sq. fts.

Garden/Open Sapce : _____

Terrace : 75.25 "

Parking Place : Nil

Total Admeasuring : 786 sq. fts.

Value Agreed : Rs. 9,11,740/-

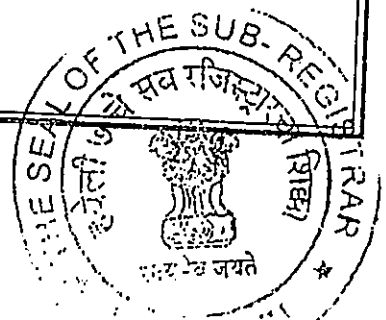
Value Prescribed @ : Rs. 7790/-
(per Sq.mtrs.) Rs. 5,75,000/-

Stamp Affixed : _____

On Govt. Value : Rs. 29,350/-

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IN WITNESS WHEREOF THE PARTIES HERETO
HAVE HEREUNTO SET AND SUBSCRIBED THEIR
RESPECTIVE HANDS AND SEALS ON THE DAY,
MONTH AND THE YEAR FIRST HERE IN ABOVE
WRITTEN.

WITNESSES:

1. SIGN :

① Ravindra Jadhav

NAME :

Ms. Laxman V. Nimkar,

Kothrud Pune-29
ADDRESS:

② Anurag Kulkarni

DEVELOPER/BUILDER.

2. SIGN :

✓ Dohit

NAME:

Ms. Santosh Satav

Wagholi Pune.
ADDRESS:

PURCHASERS

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S.P. Lalwani
Advocate

"NavMaharashtra House"
43, Shaniwar Peth,
Office No. 107.
Pune 411030
Phone 4450372.

TITLE CERTIFICATE

This is to certify that the title of the owners Shri. Pandharinath Rajaram Kodre in respect of the area admeasuring 1 H. 29 R., Shri. Nivrutti Rajaram Kodre in respect of area admeasuring 0 H.62 R and Smt.. Shantabai Pandurang Kodre in respect of area admeasuring 1 H.29 R from and out of the land bearing S.No. 4/1, totally admeasuring 6H.45R situated at Kharadi, within the limits of the Municipal Corporation of the City of Pune and the Registration District of Pune, Sub. Registrar, Haveli No. VII, Taluka - Haveli, Dist - Pune is clear, good and marketable.

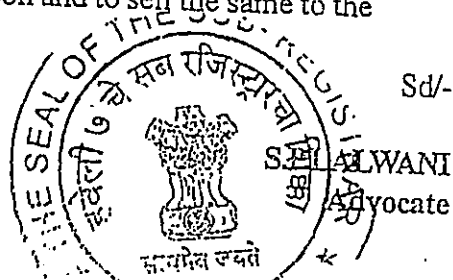
The abovesaid owners executed separate Development Agreements and power of attorneys in favour of Shri Pandharinath Tukaram Pathare and thereby entrusted the development rights in respect of their respective shares in the land bearing S.No. 4/1 unto and in favour of the said Shri Pandharinath Pathare.

The said Shri Pandharinath Tukaram Pathare further executed separate Development Agreements dated 19.6.1996 and 9.9.1998 in favour of Raviraj Company (Construction division) and Navketan Industrial Corporation and thereby assigned/transferred the development rights in respect of the area admeasuring 3H.20R from and out of the land bearing S.No. 4/1 unto and in favour of the said firms.

Further the partners of the said firms i.e. Raviraj Company (Construction Division) and Navketan Industrial Corporation entered into a Single Joint Venture Agreement dated 1.8.2002 and thereby decided to develop the said land jointly under the name an style of 'Raviraj Kothari Associates and the partners of Raviraj Company (Construction Division) and Navketan Industrial Corporation contributed their development rights in respect of the land admeasuring 3 H 20 R from and out of the entire land bearing S. No. 4/1 towards their capital contribution in 'Raviraj Kothari Developers'.

As abovesaid Raviraj Kothari Developers has absolute right to develop the land admeasuring 3 H 20 R from and out of the entire land bearing S. No. 4/1, totally admeasuring 6 H 45 R situated at Mouje Kharadi, Pune within the limits of Pune Municipal Corporation and Sub Registrar Haveli No.VII, Tal. Haveli, Dist. Pune, to construct ownership flats/Row houses etc. thereon and to sell the same to the prospective purchasers.

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सूची क्र. 4 Index No. IV

दस्तावेज करून देण्या-या पक्षकाराचे
नाव किंवा दिवाणी न्यायालयाचा
हुकुमनामा किंवा आदेश असल्यास
प्रतियादीचे पत्ता, निवासस्थान

(1) रविराज कोठारी डेव्हलपर्स तर्फे मुळ मालक श्री. रमणीकलालचंपालाल कोठारी
घर/प्लॉट नं: शंकरशेट रोड

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: पुणे

तालुका: हवेली

पिन: 411042

पॅन नम्बर -

(2) श्री. रविंद्रनौपतलाल सांकला

घर/प्लॉट नं: नाना पेट

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: पुणे

तालुका: हवेली

पिन: 411002

पॅन नम्बर -

(1) रमणीकलाल सोनावणे

घर/प्लॉट नं: सदर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पॅन नम्बर -

(2) श्री. अजीशरसुल

घर/प्लॉट नं: नाना पेट

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: पुणे

तालुका: हवेली

पिन: 411002

पॅन नम्बर -

(3) श्री. रोहितरमणीकलाल कोठारी

घर/प्लॉट नं: सदर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

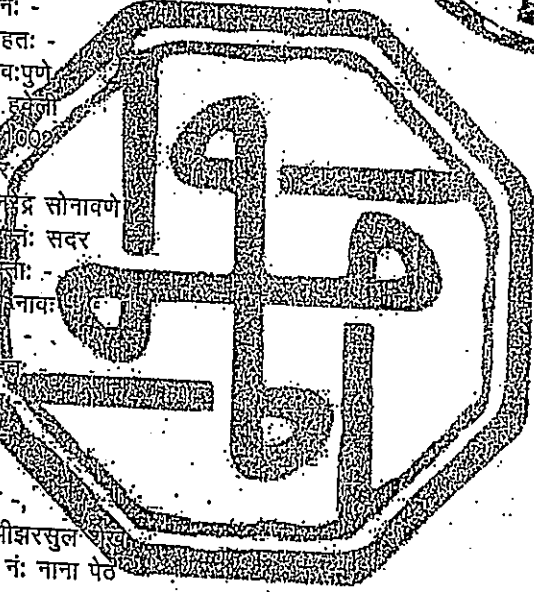
पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

दस्तावेजान्वये दावा सांगण्या-या
व्यक्तीची नावे किंवा दिवाणी
न्यायालयांचे हुकुमनामे किंवा आदेश
असल्यास, वार्दीची नावे व पत्ते



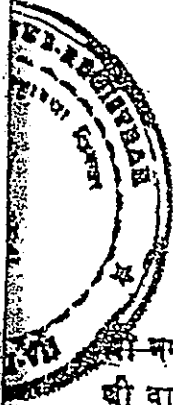
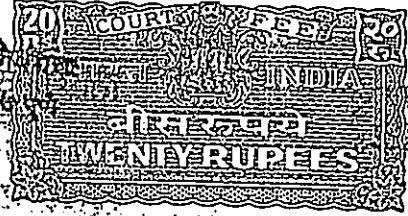
हवल-७
१४६९/२९/२५
२००५



दस्तावेजाचा प्रकार व
नोंदल्याचे नृत्य
नोंदणी दिनांक
खंड व पृष्ठ क्रमांक
दस्तावेजाचा अनुक्रमांक
शेरा

पेन नम्बर -
मुखत्यारनामा
ज. 0
05/03/2005
हवल-7-01986-2005
1537

दुय्यम नि
खेरी



दी नमकाल फेली
धी वाचली
धी रजवात भेतली

नमकाल खजेदार सा...
प्रस-त्याचे तारीख ५/३/०५
चे अजावहन
मास दिली तारीख ५/३/०५

दस्तावेज वटहुकूम नककल

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दस्तावेज दिवडहु हुवेची

दुय्यम दिवडहु हुवेची

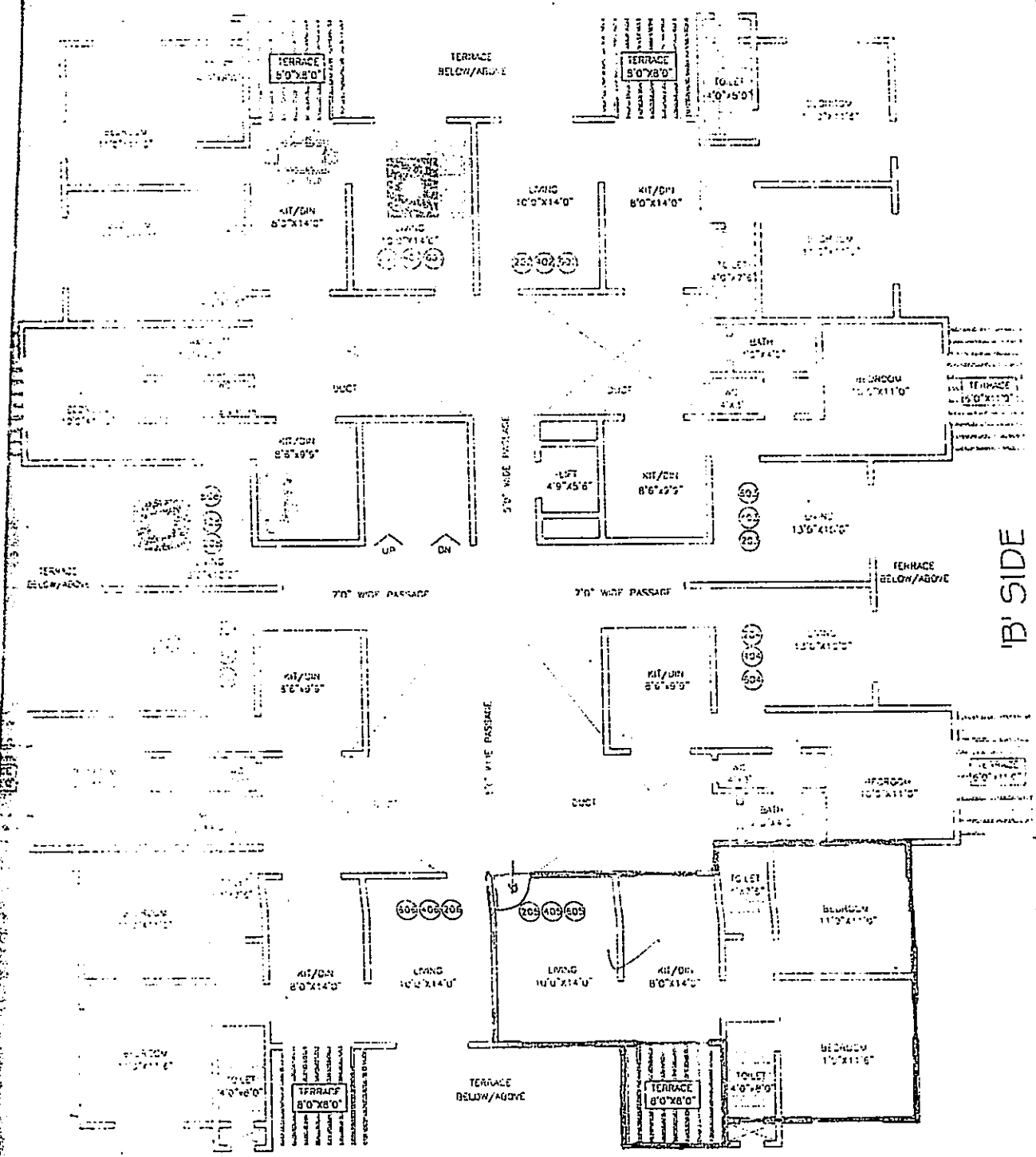


हवल-७
L&C 122/24
२००५



A-TYPE

'C' SIDE



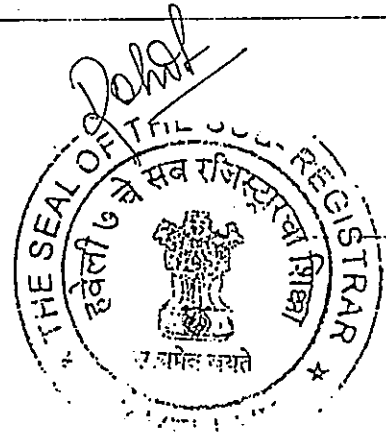
'A' SIDE

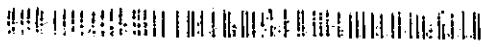
SECOND, FOURTH & SIXTH FLOOR PLAN

A-1 / 405

FLAT NO	B/UP AREA	TERRACE AREA	SALABLE AREA
201,202,205,206			
401,402,405,406	748.25	75.25	786.00
601,602,605,606			
203,204,207,208			
403,404,407,408	525.30	81.00	566.00
603,604,607,608			

हवल-७
 18/E/23/24
 २००४





हवल7

दस्त गोषवारा भाग-1

दस्त क्र 8469/2005

05/10/2005

दुय्यम निबंधकः

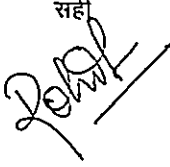
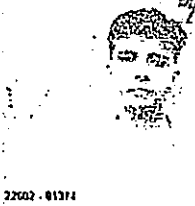




5:42:50 pm

हवेली 7 (वाघोली)

१/०१/२५

दस्त क्रमांक : 8469/2005

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दसा
1	<p>नाम लफ्टनंट राहुल प्रकाश - -</p> <p>पता: घर/फ्लॉट नं. वार्डरूम मेस आयएनएस शिवाजी</p> <p>गाव/गावळा</p> <p>जिल्हा-रस्ता -</p> <p>इमारतीचे नाव</p> <p>इमारत नं. -</p> <p>प्लॉट नं./माहल</p> <p>शहर/गाव -</p> <p>जिल्हा -</p> <p>पिन -</p> <p>पिन नंबर: A.JWPP285</p>	<p>लिहून घेणार</p> <p>वय 25</p> <p>सही</p> 	 <p>22002-81371</p>	
2	<p>नाम रघिराज- जोटारी डेव्हलपर्स तर्फे पार्टनर</p> <p>श्री रविंद्रकुमार गोपललाल सांकला व श्री.रमणीकलाल</p> <p>सांकला व.सांकला तर्फे कु.मु. मदनपुत्र श्री अश्रीदा</p> <p>मदनपुत्र सांकला</p> <p>पता: घर/फ्लॉट नं. रा. 614 नामा पेट प</p>	<p>लिहून घेणार</p> <p>वय 34</p> <p>सही</p> 	 <p>22002-81371</p>	





दस्त गोषवारा भाग - 2

हवल7

दस्त क्रमांक (8469/2005)

२५)२५

दस्त क्र. [हवल7-8469-2005] चा गोषवारा
वापर मूल्य : 59159; मांडवला 911740 भरलेले मुद्रांक शुल्क : 29350

पारती क्र.: 8575 दिनांक: 05/10/2005
पारतीचे नंबर: ...
मांडवला माला प्रकरण

दस्त वापर केल्याचा दिनांक: 05/10/2005 05:37 PM

दस्त वापर केल्याचा दिनांक: 05/10/2005

दस्त वापर करणा-याची सही:

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9120 ...
500 ...
(अ. 11(2)).
रुबवात (अ. 12) ...
एवढित की

90:0: एकूण

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दु. निबंधकाची सही: हवेली क्र. ७, पुणे

दस्ता प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादर/करण) 05/10/2005 05:37 PM
शिकका क्र. 2 ची वेळ : (फ्री) 05/10/2005 05:40 PM
शिकका क्र. 3 ची वेळ : (कमुली) 05/10/2005 05:42 PM
शिकका क्र. 4 ची वेळ : (आंख्य) 05/10/2005 05:42 PM

दस्त वापर केल्याचा दिनांक : 05/10/2005 05:42 PM

आंख्य :

दुय्यम निबंधक यांच्या आंख्यीचे इरम असं निवेदीत करतात की, ते दस्तपेवज करून देणा-यांना
आपत्तीस आंख्यतात. व त्यांची आंख्य पटवितात.

1) श्री. सुभिल जी. राजणकर, घर/फ्लॅट नं: खराडी पुणे 14

गल्ली/रस्ता:

इमारतीचे नाव:

इमारत नं:

पट परमाह्वल:

शहर नाव:

जिल्हा:

पिन:

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प्रमाणित करण्यास येते की,
दस्तास एकूण *[Handwritten amount]* पाने आहेत.

[Handwritten signature]
दुय्यम निबंधक हवेली क्र. ७, पुणे

पहिले जंघ्याले मुस्ताकाचे
[Handwritten signature] जंघ्याली जॉबले.

[Handwritten signature]
दुय्यम निबंधक हवेली क्र. ७, पुणे
दिनांक ५/10/2005

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दु. निबंधकाची सही
(दस्त वापर केल्याची)

