

THE COSMOS CO-OP. BANK LTD., PUNE
FRANKING DEPOSIT SLIP

Customer Copy
THANE BRANCH
Date: 17/11/05
Pay to **THE COSMOS CO-OP. BANK LTD.**

Franking Value	Rs.	1800/-
Service Charges	Rs.	11/-
Total	Rs.	2011/-

Name & Address of Stamp duty paying party
Mr. Gopal Krishna Ramdulax Binod
Pant-Mogax, Chetkhopax (E),
Member - 100075
Tel.No.: Mobile No.:
Purpose of Transaction
in cash for Franking Documents

Rs. 2000/-

(For Bank's Use only)

Tran ID 6228
Fr. No. 897466



For THE COSMOS CO-OP. BANK LTD.
Authorized Signatory

The Cosmos Co-operative
Bank LTD., Thane
Branch, Thane
D-5/STP(V)/C.R.1004/05/200
4/1765-67

Rs. 2000/-

Agreement For Sale

Articles of Agreement made at Thane this day of 15/11/2005
BETWEEN M/s. GURUKRUPA CONSTRUCTION, a having their office at plot
Sr.No.140,Hissa No.1, Diva Dativali Road, Diva (e), Dist. Thane, hereinafter
referred to as "THE DEVELOPERS"(which expression shall unless it be repugnant
to the context or meaning thereof mean and include its partners or partners for the
time being of the said firm or its successors and assigns) of the ONE PART.
AND Mr./Mrs. Gopal Krishna Ramdulax Binod.
Age 27 Years. Residing at E/3, Datt Digambax CHS
Ltd., Pant Mogax, Chetkhopax (E), Mumbai -
400075.
Hereinafter referred to as "The purchaser/s" (which expression shall unless it be
repugnant to the context or meaning thereof include his/ her/ there, respective heirs,
executors, administrators) of the OTHER PART.

a) By virtue of an Agreement dated 04/03/2004. granted development rights to
Shree. Haresh. R. Bhanushali Prop. Of M/s. GURUKRUPA CONSTRUCTION
of the said property.

HRB
Binod

HRB
Binod

टनन-२
दस्तावेज क्रमांक 6983/2004
2-30



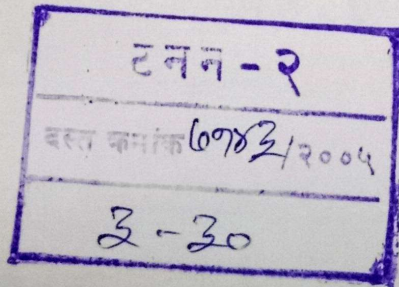
Rs. Two Thousand only
9477 47466
129808
Special Adhesive
NOV 14 2005
R.0002000/-PB5157
16:52
INDIA
MAHARASHTRA

- b) By an Agreement dated 04/03/2004, the said 1) Mr. Vishnu Nama Patil 2) Mr. Hari Nama Patil 3) Mrs. Namubai Tulsiram Patil 4) Mr. Vinayak Tulsiram Patil 5) Mrs. Anandibai Dhondu Bhagat and 6) Mrs. Leelavati Vijay Gavand transferred all the development rights, titles, interest and benefits in respect of the said agreement to the said M/s. GURUKRUPA CONSTRUCTION. The developers herein.
- c) In pursuance of the said agreement dated 04/03/2004, the said 1) Mr. Vishnu Nama Patil 2) Mr. Hari Nama Patil 3) Mrs. Namubai Tulsiram Patil 4) Mr. Vinayak Tulsiram Patil 5) Mrs. Anandibai Dhondu Bhagat and 6) Mrs. Leelavati Vijay Gavand. Have put the Ms. GURUKRUPA CONSTRUCTION in the possession of the said property.
- d) In pursuance of the said Agreement, the Developers are developing the said property by constructing several building herein as "GURUKRUPA COMPLEX" all hereinafter collectively referred to as "the said project" on the said property.
- e) In the record of rights the said 1) Mr. Vishnu Nama Patil 2) Mr. Hari Nama Patil 3) Mrs. Namubai Tulsiram Patil 4) Mr. Vinayak Tulsiram Patil 5) Mrs. Anandibai Dhondu Bhagat and 6) Mrs. Leelavati Vijay Gavand. is shown as the owner of the said property. The copies of the said Records of Rights viz. 7.12 Extract is annexed hereto and marked "A".
- f) The purchaser/s has/have agreed to purchase FLAT/SHOP/PARKING SPACE (hereinafter referred to as "the said premises") in GURUKRUPA COMPLEX Shop / Flat NO. 303 On 3rd floor. "H" Wing. hereinafter referred to as the said building.

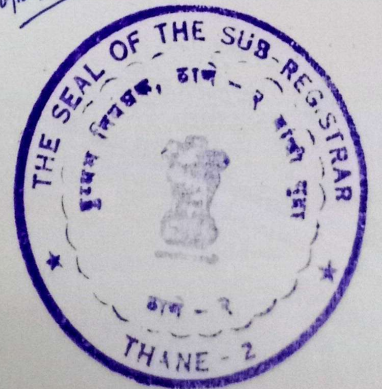
JRB
JRB

NOW ITS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES THERETO AS FOLLOWS: -

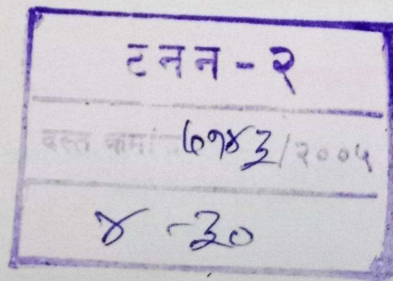
1. The said apartment shall be developed by the Developers mentioned in the foregoing recitals.
2. The Developers have informed the purchaser and the purchaser is aware that the Developers propose to develop the said property inter alia by construction thereon of various Building. The Developers shall also construct



JRB
JRB

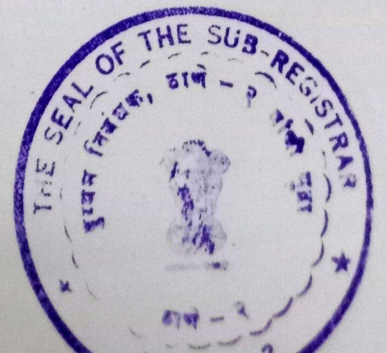


further such number of Building on the said property by utilizing such further FSI as may be available in respect of the said property. The Development work will be carried out by the Developers in the wing wise as per the development programme to be determined by the Developers at the absolute discretion from time to time. And/or in there (i.e. Developers) absolute direction from time to time vary, amend and/or alter the layout plan of the said property or of the said Building or in respect of one or more of the said Building. As part of such variation amendment and/or alteration in the layout/or in the building plan. The Developers may also construct additional areas by by construction of additional wings and/or additional floors to one or more said building. The purchaser hereby irrevocable agrees and has his/her/their express consent to the Developers to carry out from time to time whatever amendments, alterations, additions, modifications and variations to the layout in respect of the said property and/or of the said building for construction of additional wings to and/or additional floor on the said structure thereon in accordance with the building plan in respect of one or more building for constructing additional wings and additional floors or more on the said building. The purchaser hereby, also gives his/her irrevocable and express consent to the Developers developing the said property in such wing wise as the Developing shall have given to the purchaser possessing of the premises hereby agree to be solid to the purchaser. The purchaser further confirms that the Developers will be entitled to utilize any FSI presently available and further additional FSI which may be available for the said property or any part here of and/or any obtained hereinafter in respect of other properties in accordance with the provisions of the development as may be in force from time to time to construction of further Building till the entire Development of the said property is completed in all respects. The Developer shall accordingly be entitled to Develop the said property in a phased manner to be determined from time to time by the developers including by making changes from time to time in the layout plan in respect thereof and/ or in the building plans of one or more building to be constructed as aforesaid, including the building which at present are not envisaged by the Developers. The Developers shall be entitled to transfer the development rights and/ or to appoint one or more sub-Developers in respect of property or part thereof including the said building on such terms and conditions as the developers may in their absolute discretion think fit, in the event of the Development Rights in respect of the said building being transferred and/ or sub-developers as the case may be on the one hand and the purchaser on the other hand and thereupon the purchaser shall pay the balance installments to such Transferee and/ or sub-developers. The Purchaser hereby agree to give all the facilities and assistance to the developers as the developers may require from time to time after the developers shall have delivered possession of the premises agreed to be said to the purchaser but at the costs and expenses of the developers so as to enable the developers to complete the development of the said property in the manner, that may be determine by the developers.



HRB

Handwritten signature



3. The Purchaser/s has/have prior to the execution of the agreement satisfied himself/herself/themselves about the title of the owner to the said property and the right of the Developers to develop the said property and he/she/they shall not be entitled further to investigate the title of the said property and no requisition or objection shall be raised on any manner relating thereto. The Purchaser/s shall be deemed to have purchased the said premises on the condition set out in the recitals above.

4. The name and address of the purchaser/s till possession of the premises is taken by the Developers shall be as under: -

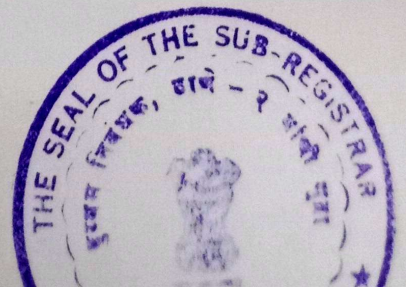
5. The Purchaser/s hereby agree to purchase and acquire flat/ shop/ garage/ parking space No. 303 on the 3rd floor in the said building in GURUKRUPA COMPLEX, Village Dativali, S.No.140,H.No.2, Diva (E), Dist.Thane. admeasuring approximately 350 sq.ft. (Built -up). The built up area has no relevance with the carpet area (which is inclusive of the area of the balconies wherever applicable) hereinafter called "The said premises" together with the common area and facilities appurtenant to the said premises and the limited common area and facilities subjected the said common area shall be in proportion to the area in the said premises bearing to the entire area of the Building. The purpose shall have no claim over common area and save and except and as expressly granted. The nature extent and description of the common area and limited common area and facilities are more particularly descried in the Second Schedule hereunder written, as per the plan and specifications been and approved by at or for Consideration price of Rs. 2,75,000/- (Rupees Two Lakhs Seventy Five Thousand only.) only. Excluding other expenses of the building. The said price is fixed on lump sum basis and has nonbearing whatsoever on the actual area of the premises. The total price is apportioned towards price for common area and facilities and the same is inclusive in the total price. The amenities which shall be provided in the said premises are as per the list annexed and marked "D".

JRB
Arind

JRB
Arind

JRB
Arind

टनन-२
दस्तावेज क्रमांक 6983/2004
य-30



34. Provided always that if any dispute, difference of question at any time herein after arise between the parties hereto or their respective representatives in respect of the construction of these presents or as to the rights, liabilities or the duties of the parties hereunder the same shall be referred to arbitration of two persons on to be appointed by each party. The arbitration shall appoint an umpire before entering upon the reference. The provisions of the Indian Arbitration of shall apply to such reference.

35. All stamp duty and registration charges payable in respect of this transaction shall be paid by the purchaser alone and the Developer shall not be liable or responsible for the same. It is hereby agreed that the Developers will be entitled to charge the Transfer/resale charges in case of the resale of the Flat/shop in the said Complex.

36. All notice to be served on the purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the purchaser/s, by Registered Post AD/under Certificate of posting of his/her/ their address specified below :-

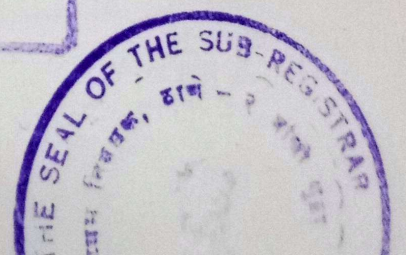
Residence :
Mr. Gopal Krishna Ramdulase Bind.-
Add:- E/3, Datt Digambare CHS Ltd, Pant-
Nagar, Ghatkopar (E), Mumbai - 400 075.

HRB
Bind

THE FIRST SCHEDULE ABOVE REFERRED TO

All THAT piece and parcel of land situate, lying and being at village Dativali, Thane in the Registration District and sub-district of Thane within the limits of Thane Municipal Corporation out of bearing Survey No.140, Hissa No.2, Village Dativali. admeasuring 32 Gunthas or thereabout and delineated on the plan hereto annexed to thereon shown and surrounded by red colour boundary line or thereabout and bounded as follows i.e. to say in or towards :

टनन-२
दस्तावेज क्रमांक 6983/2004
१८-३०



NORTH : S.r.No .141.

SOUTH : S.r. No.140, H.No.3(Pt.).

EAST : S.r.No.134 and 136

WEST : Proposed Road and S.r.No.140,H.No.1.

THE SECOND SCHEDULE AND FACILITIES IN THE PROJECT:

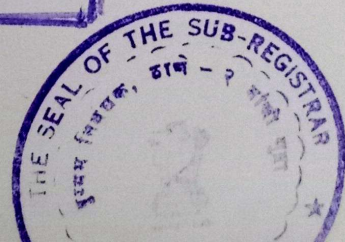
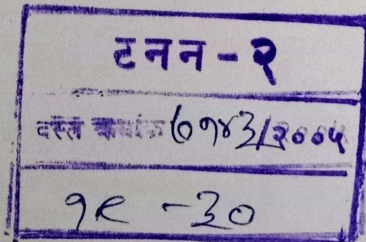
A. COMMON AREAS AND FACILITIES IN THE BUILDING IN WHICH THE PREMISES IS SITUATED:

1. Common passages.
2. Staircase.
3. Septic tanks if required.
4. Overhead and suction water storage tanks.
5. Electric meter Cabin.
6. Access to the building.

Any other common area which is expressly intended to develop upon the Purchaser by virtue of this Agreement and which is not expressly reserved into or retained by the Promoters into themselves.

B. COMMON AREAS AND FACILITIES IN THE PROJECT:

1. Access road with street lights.
2. Water storage tanks.
3. Common T.V. Antenna.
4. Common Children Play Area.



FLOOR
R PLAN

PLAN

OF PLA

THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

V. P. No. 02/1835 TMC / TOD 2055 Date 27, 11, 2003

To,

Shri / Smt. IN-TECK (SUDHAKAR D. PATIL (Architect)

Shri / Smt. VISHNU NAMA PATIL & OTHERS (Owner)

Sir,

With reference to your application No. 1230 dated 7.9.2003 or development permission / grant of commencement certificate under sections 45 & 69 of Maharashtra Regional and Town planning Act, 1966 to carry out development work and or to erect building No. - In Village DATIVALI Section No. - ward No. - situated at Road / Street - S. No. / City S. No. / F. R. No. 140 H. No./T. No. 2

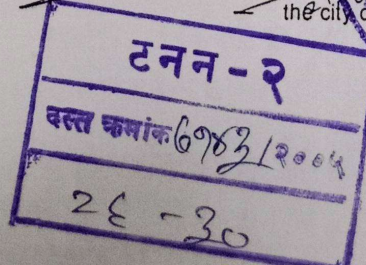
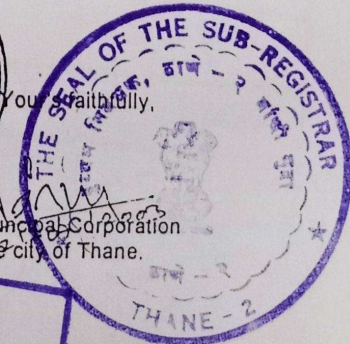
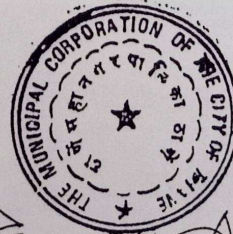
the development permission / the commencement certificate is granted subject to the following conditions.

1. The land vacated in cosequence of the enforcement of the set back line shall form oart of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been gruaned.
3. The development permission / Commencement Certificate shall remain valid for a period of one Year commencing from the date of its issue.
4. This permission does not entitle you to the land which does not vest in you.
५. स्ट्रीमवॉटर ड्रेनेजचे नकाशे पुढील सी. सी. अग्र प्रथम जोता प्रमाणत्रापूर्वी ड्रेनेज विभागाकडून मंजूर करून घेऊन या कार्यालयाकडे दाखल करावेत.
६. काम सुरु करण्यापूर्वी मोकळ्या जागेवरील कराचा भरणा केल्याबाबतची पावती सादर करावी व कॅपिटेशन फीचा भरणा वापरण्यापरवान्यापूर्वी करावा.
७. वापरपरवान्यापूर्वी पाणी, वृक्ष, ड्रेनेज विभागाचे सन.ओ. सी. दाखल करणे आवश्यक आहे.
८. वापरपरवान्यापूर्वी तळमजल्यावर सर्व सदनिकांच्या टपालोटेया बसविणे आवश्यक आहे.
९. फक्त पिण्यासाठी उपलब्धतेनुसार पाणीपुरवठा करण्यांत येईल.
१०. जोत्यापूर्वी उर्वरित विकास शुल्क भरणे आवश्यक आहे.
११. जोत्यापूर्वी कंपनी भिंत बांधणे आवश्यक आहे.

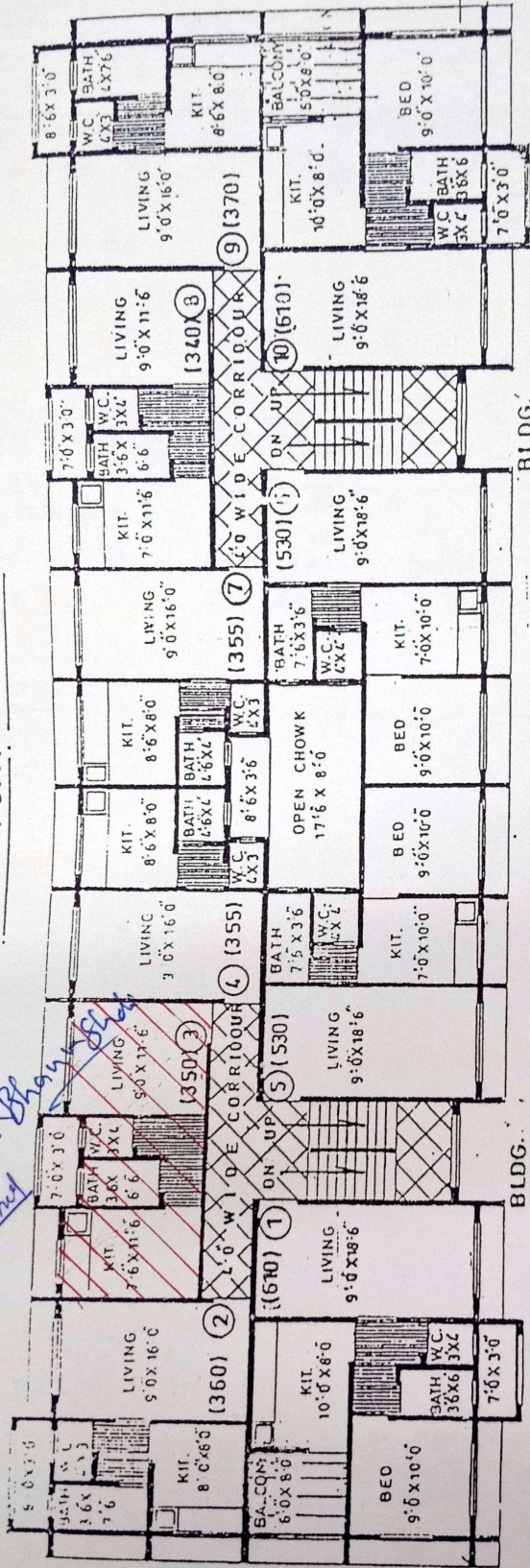
WARNING: NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASTRA REGIONAL AND TOWN PLANNING ACT, 1966.

सावधान

“मंजूर नकाशानुसार बांधकाम न करणे तसेच
Office No. विकास नियंत्रण निवमावलीनुसार आवश्यक काय
परवानग्या न घेता बांधकाम वापर करण, महाराष्ट्र
Office Stamp प्रादेशिक व नगर रचना प्राधिकाऱ्याचे कसन १९
कमुसार वखलपात्र गुन्हा आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे कैद व रु. ५०००० वंड होऊ शकतो.”



GURUKRUPA COMPLEX



TYPICAL FLOOR PLAN (AS PER TO C/M)

SCALE : 1" = 8'0"

Handwritten notes:
 HR B...
 15/12/20

PROPOSED BLDG. NO. 1 ON S. NO. 140, H. NO. 2 (PT) VILLAGE DATHIVALI, DIVA (EAST) DIST. THANE.

M/S. GURUKRUPA CONSTRUCTION,

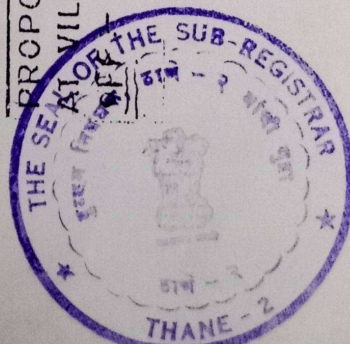
DIVA (EAST) DIST. THANE,

9819838081 9820933089
 9819300799 55752875

तमन - २

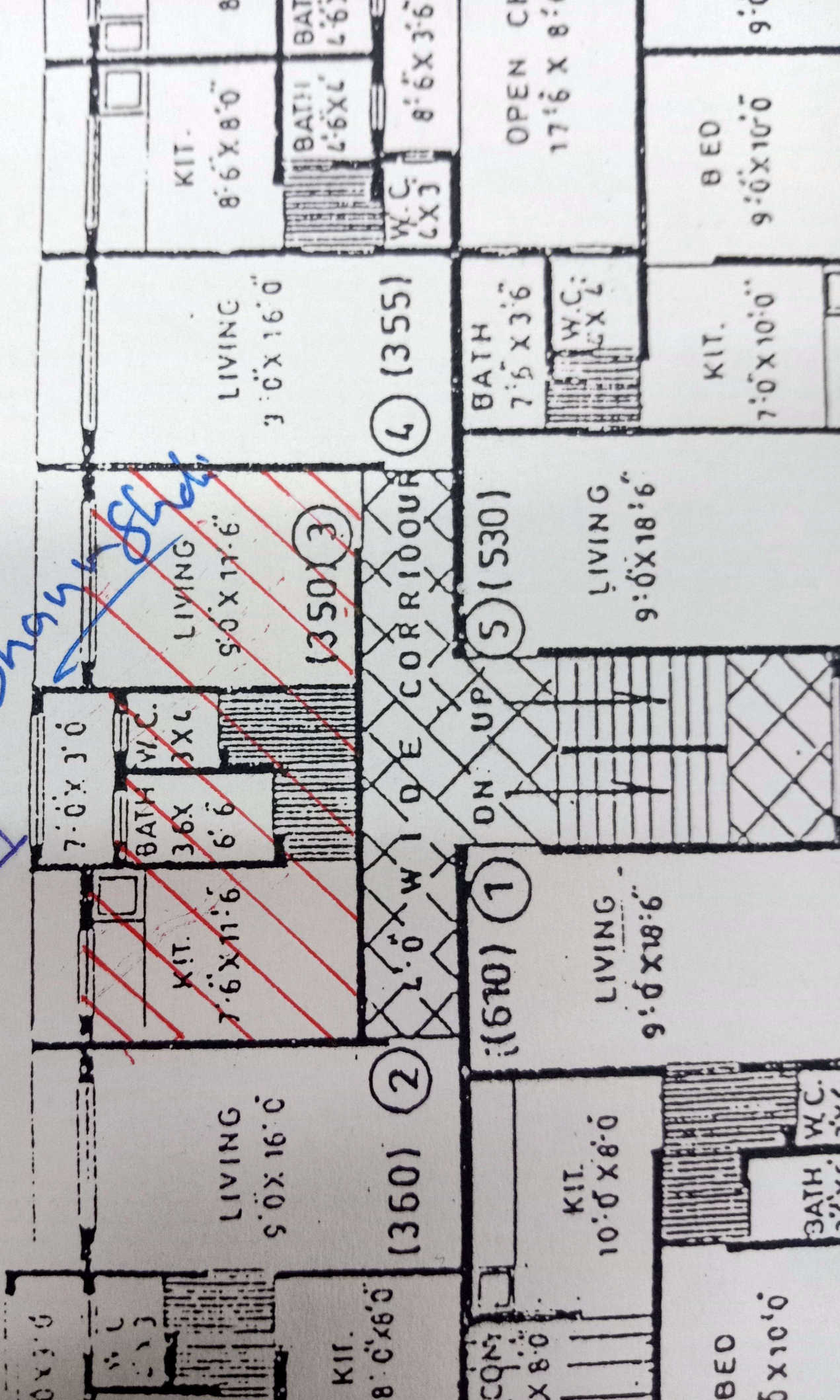
6783/2008

25318081/20



GURUKRUPA

Handwritten notes:
D.P. B.R. Singh
9/4/88



OM NAMAH SHIVAY

GURUKRUPA CONSTRUCTION
BUILDERS & DEVELOPERS



140/1, Dativili Village, Diva Sheel Road, Station Road, Diva - (E), Dist. Thane.
9820231159 - Tel. : 6595 2875 - 25318081

Ref. No. _____

Date : 04/12/2007

POSSESSION LETTER

To

HRB
Mr./Mrs. Geopalkrishna Ramelular Bival
Adl. - E/3, Shree Datta Digambere
Co.-op. Hsg. Soc. Lkh, Pant
Nagar, Ghatkopar (E).
Mumbai - 400 075.

Re. : Flat/Shop No. 303 on 3rd Floor, Wing "H" in Gurukrupa Complex
S.No. 140/2 Diva - Dativli Rd., Opp. Sidhivinayak Gate, Diva (E), Dist. Thane.

Dear Sir/Madam,

We are pleased inform you that we are from the date mentioned above handling over to you the possession of the above Flat/Shop.

Thanking You,

Yours faithfully,

For Gurukrupa Construction,
For GURUKRUPA CONSTRUCTION

HR Bhunvsheti
Proprietor

Proprietor