

AGREEMENT FOR SALE

Shop/Flat No. 603 On SIXTH Floor

In Wing "A"

Of

Sai Anand

Survey No. 35/D

At – Village Sopara

Nallasopara (West)

M/s. Sairam Corporation

श्रीराम
(श्रीराम)

538/3610

Saturday, July 16, 2016
5:33 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: सोपारा

पावती क्र.: 4539 दिनांक: 16/07/2016

दस्तऐवजाचा अनुक्रमांक: वमई4-3610-2016

दस्तऐवजाचा प्रकार: करारनामा

सावर करणाऱ्याचे नाव: आकाश विश्वन कुमार गुप्ता - -

नोंदणी फी

₹. 27400.00

दस्त हाताळणी फी

₹. 1180.00

पृष्ठांची संख्या: 59

एकूण:

₹. 28580.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:52 PM ह्या वेळेस मिळेल.

Joint S R Vasai-4

वाजार मुल्य: ₹. 2731000/-

मोवदला ₹. 2730800/-

भरलेले मुद्रांक शुल्क: ₹. 163900/-

सह दुय्यम विबंधक वर्ग-२
वसई क्र. ५

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 27400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002696080201617R दिनांक: 16/07/2016
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1180/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping
tack of adjusted fees

Apesh Gupta

1. दस्ताचा प्रकार : पारशरनाम अनुच्छेद क्रमांक 24(B)
2. सादरकर्त्याचे नांव : डॉ. का. वि. वि. कुमार गुप्ता व इतर
3. तालुका : पसाई 4. गावाचे नांव : सोपरा
5. नगरभूमिपत्र क्रमांक / सर्व्हे क्र. / अंतिम मुखंड क्रमांक : 35
6. मूल्य दरविभाग (झोन) : 1 उपविभाग 1
7. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक 40,900/-
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 63.58 कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
9. कारपार्किंग : - गच्ची : - पोटमाळा : -
10. मजला क्रमांक : सहावा उदवाहन सुविधा :- आहे / नाही
11. बांधकाम वर्षे : - घसारा : -
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्र. : - ज्यान्वये दिलेली घट / वाढ
14. निर्धारित केलेले बाजारमूल्य : 27,31,000/-
15. दस्तामध्ये दर्शविलेला मोबदला : 27,30,800/-
16. देय मुद्रांक शुल्क : 1,63,900/- 18. भरलेले मुद्रांक शुल्क : 1,63,900/-
17. देय नोंदणी फी : 27,400/-

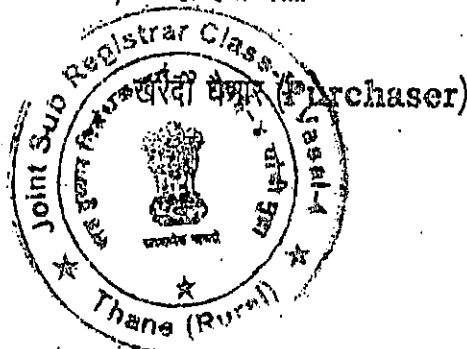
लिपीक

सह दुय्यम निबंधक

प्रतिज्ञा / घोषणापत्र

- मी/आम्ही १) श्री/श्रीमती. डॉ. का. वि. वि. कुमार गुप्ता
- 2) श्री/श्रीमती. श्वेता गौरव गुप्ता
- 3) श्री/श्रीमती. -

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली ही यापूर्वी खरेदी देणाऱ्याने कोठेही विकी, गहाण, दान, लीज, मुखत्या, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही नाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही हमी देतो.



1. Shweta
2. Shweta
- 3.

Hot Payment Successful. Your Payment Confirmation Number is 94897777

वसई - ४

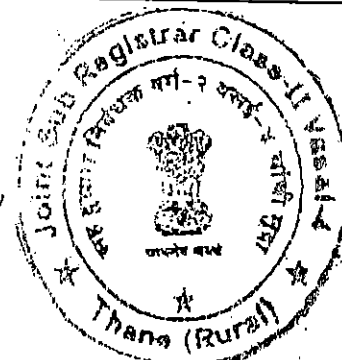
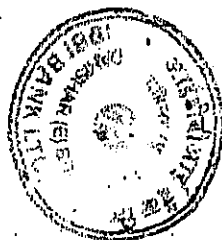
दस्ता क्रमांक ३६९०/२०१६

३ ५६

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH002696080201617R	BARCODE	Form ID :	Date: 15-07-2016
Department	IGR	Payee Details		
Receipt Type	RM	Dept. ID (If Any)		
Office Name	IGR135-VSI3_VASAI NO 3 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	
	PAN-AOUPG4961Q			
Year	Period: From : 14/07/2016 To : 31/03/2099	Full Name		
Object		Flat/Block No,	AKASH VISHAN GUPTA	
0030046401-75	Amount in Rs.	Premises/ Bldg	A 603 SAI ANAND	
0030063301-70	163900.00	Road/Street, Area /Locality	SURVEY NO 35D SIXTH FLOOR	
	27400.00	Town/ City/ District	SOPARA NALLASOPARA PALGHAR Maharashtra	
	0.00	PIN	4	0 1 2 0 3
	0.00	Remarks (If Any) :		
	0.00	Amount in words		
	0.00	Rupees One Lakhs Ninety One Thousand Three Hundred Only		
	0.00	FOR USE IN RECEIVING BANK		
Total	191300.00	Bank CIN No : 69103332016071550300		
Payment Details:IDBI NetBanking		Date	15-07-2016	
Payment ID : 94897777		Bank-Branch	680 Dahisar	
Cheque- DD Details:		Scroll No.		
Cheque- DD No.				
Name of Bank		IDBI BANK		
Name of Branch				

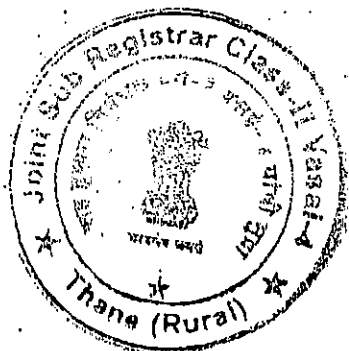


Data of Bank Receipt for GRN MH002696080201617R
Bank - IDBI BANK

Bank/Branch	:		Simple Receipt	
Pmt Txn Id	:	94897777	Print DtTime	:
Pmt DtTime	:	15/07/2016 12:08:51	GRAS GRN	:
ChallanIdNo	:	69103332016071550300	Office Name	:
District	:	1201 / THANE		IGR135 / VSI3_VASAI NO 3 JOINT SUB REGIS
StDuty Schm	:	0030046401-75/ Stamp Duty(Bank Portal)		
StDuty Amt	:	Rs 1,63,900.00/- (Rs One Lakh Sixty Three Thousand Nine Hundred Rupees Only)		
RgnFee Schm	:	0030063301-70 / Registration Fee		
RgnFee Amt	:	Rs 27,400.00/- (Rs Twenty Seven Thousand Four Hundred Rupees Only)		
Article	:	B25	Consideration	:
Prop Mvblty	:	Immovable		27,30,800.00/-
Prop Descr	:	A 603SAI ANANDSURVEY NO 35DSIXTH FLOOR , SOPARANALLASOPARAPALGHAR		
	:	Maharashtra		
	:	401203		
Duty Payer	:	PAN-AOUPG4961Q AKASH VISHAN GUPTA		
Other Party	:	PAN-ACHFS1483N SAIRAM CORPORATION		
Bank Scroll No	:	100		
Bank Scroll Date	:	16/07/2016		
RBI Credit Date	:	--		
Mobile Number	:	919997549869		

Only for verification-not to be printed and use

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वसई - ४
दस्ता क्रमांक ३९९०/२०१६
५ / ५९

AGREEMENT FOR SALE



ARTICLES OF AGREEMENT is made and entered into at Vasai/ Nallasopara ,
on this 16th day of JULY 2016, BETWEEN M/S SAIRAM CORPORATION

a registered partnership firm , through its partner

MR. SANDEEP. K. MEHTA , aged about 46 years, having office at :

Shop No. 10 , Sai Ashirwad Tower , Shanti Park , Nallasopara (W), Tal - Vasai , Dist -
Palghar. Hereinafter referred **THE BUILDER** (Which expression shall unless it be

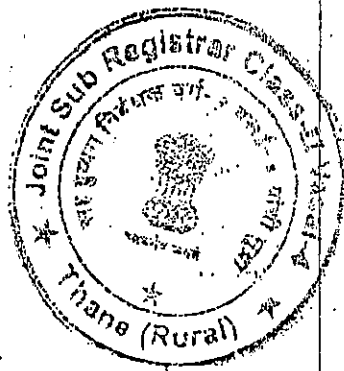
repugnant to the context or meaning thereof be deemed to include the partner or

partners for the time being of the said firm , their survivor or survivors or the heirs ,

executors , administrators and assigns of the other partners) OF THE FIRST PART .

See Atan Gupta Shweta

वसई - ४
दस्तावेज क्रमांक, ८६१०/२०१६
६/५६



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AND

1. MR. ARASH NISHAN KUMAR GUPTA

About 26 years.

aged
वर्ष - ४
दस्ता क्रमांक ३२९०
७१५८

2. MRS. SHWETA GAURAV GUPTA

About 32 years.

3.

About _____ years.

Residing at

ROOM NO. 09 R.D. SINGH CHAWL NO - 56/A, RAJA
NAGAR, MOGRA PADA WEST ANDHERI EAST
MUMBAI - 400069

THE PURCHASER/ S (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) **OF THE SECOND PART.**

WHEREAS :-

a) WHEREAS MR . NIPUN I. THAKKAR is seized and possessed of o. otherwise well and sufficiently entitle to all those pieces or parcel of the lands bearing S. No. 35 D Part , Total admeasuring about 13611.10 Sq.Mtrs., lying being and situated at Village – Sopara , Tal – Vasai, Dist - Palghar , within in the limits of VVCMC .

b) Whereas MR. NIPUN I. THAKKAR vide development agreement dated 22nd March 2013 , duly registered in the office of Vasai - 3 , under serial No. 2855 /2013 , Dated 25/03/2013, and vide power-of Attorney dated 22nd March 2013, duly registered in the office of Vasai-3, under serial No:2856/2013 Dated 25/03/2013 have granted Development permission to M/S . SAIRAM CORPORATION , of land admeasuring about 2373.42 Sq.Mtrs., from Total admeasuring about 13611.10 Sq.Mtrs., lying being and situated at Village – Sopara, Tal- Vasai , Dist – Palghar within in the limits of VVCMC.WHEREAS the TOWN PLANNING authority VASAI VIRAR SHAHAR MAHANAGARPALIKA have sanctioned the building plan and issued commencement certificate for construction of building vide its order VVCMC /TP/ CC / VP -0685 / 1193 / 2013-2014 Dated 20/07/2013 for construction of building having residential , GR+ 7 Upper floors having total permissible area 2373.42 Sq.mtrs..

se Arash Gupta Shweta

c) Whereas the development agreement and Power of Attorney is legal and valid and binding on the parties.

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d) Whereas on the basis of development Agreement, Power of Attorney and Commencement Certificate the builder have started a construction of building known as SAI ANAND, consisting of A AND B wings, which is constructed on land bearing S.No. 35 D Part, lying being and situated at Village - Sopara, within the limits of VVMC, consisting of Ground + 7 Upper Floors.

A) The Builder has commenced construction work of the building having self - contained tenements.

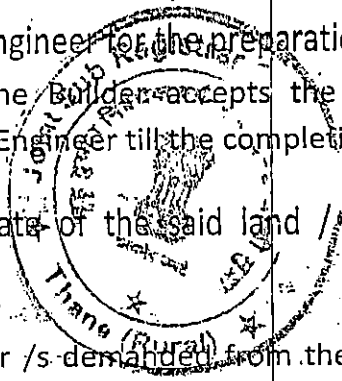
B) The Builder are entering into several agreement similar to this agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the builders with a view ultimately that the Purchaser / s of the various premises along with occupants of the other premises in the said plot of land shall form a co - operative housing society or limited company, the said plot of land together with the building thereon will be conveyed as herein provided.

C) The Purchaser / s has/ have demanded from the builders inspection of the aforesaid building plans, specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the Purchaser / s. The Purchaser / s has / have also satisfied himself / herself / themselves about the same.

D) The Builder has engaged the services of and ADY WADE & ASSOCIATES, registered with the council of Architect and as a Structural Engineer for such agreement is as per the agreement prescribed by the council of Architects, whereas the Builder has appointed a structural Engineer for the preparation of the structural design and drawing of the buildings and the Builder accepts the professional supervision of the said Architect and Structural Engineer till the completion of the building /s.

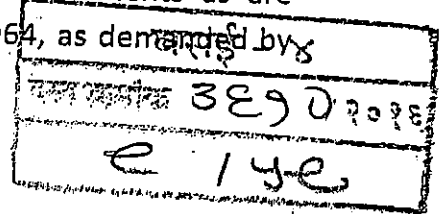
E) The Title Certificate of the said land / F.S.I. has been issued by M.K.Tiwari (Advocate).

F) The flat Purchaser /s demanded from the Builders and the Builders have given inspection to the flat/ shop Purchaser /s of all the documents of title relating to the said land the development agreement and the plans, designs and specification prepared by the Builders Architects _____ and of such other documents as are specified under the Maharashtra Ownership flat /shop (Regulation of the owner of construction, sale management and transfer) Act, 1963 (hereinafter referred to as "The Said Act" and the rules made there under) and the rules made there under, such



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G) The builders have supplied to the purchaser/s such of the documents as are mentioned in rule 4 of the Maharashtra Ownership Flat , Rules 1964, as demanded by the purchaser / s.



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

1 . The Builders shall construct the said building on the said plot of land in accordance with the plans , designs , specifications approved by the concerned local authority and which have been seen and approved by the Flat /Shop Purchaser /s with only such variations and modifications as the builders may consider necessary or as may be required by the concerned local authority / the government to be made in them or any of them.

2 . The Purchaser /s hereby declares that before executors of this agreement , the Developers have given the complete inspection of the entire set of title , deeds, plans etc. as follows:

a) Nature of development work and the developers rights title to the said property and encumbrances there to, along with all relevant documents.

b) All plans and specifications duly approved and sanctioned by VVMC. to be build on the said property.

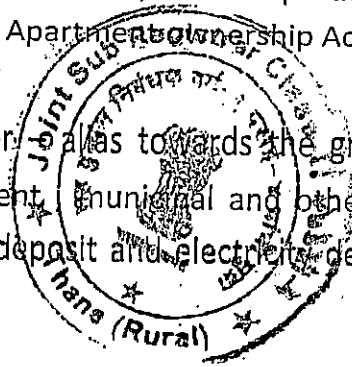
c) Nature and particulars of fixtures ,fittings and amenities to be provided in the building to be constructed on the said property.

d) All particulars of design and materials to be used in construction of the building on the said property.

e) The nature of organization of person to be constituted and to which the title to be passed , being either a co – operative Housing Society governed by the provisions of the Maharashtra Co-op. Societies Act, 1960 or a private Ltd. Company to be governed by a provision of Companies Act , 1956 and / or An Apartment owners association to be governed by the Maharashtra Apartment Ownership Act 1970.

f) The various amount that are to be paid inter alia towards the ground rent , betterment charges , land revenue , assessment , municipal and other taxes and water and electricity charges including water deposit and electricity deposit which would be for the time being in forced.

g) The list of amenities provided by the Developers to the Purchaser /s, it attached herewith.



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Apoorva

Shweta

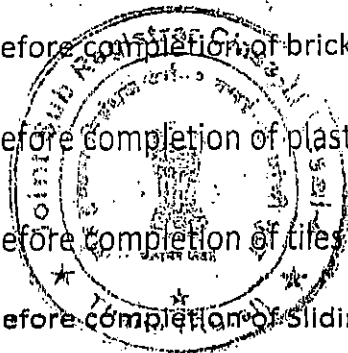
h) The Purchaser /s hereby declares that after reading and having understood the content of the aforesaid document and after taking the inspection of the entire set of title deeds, plans etc. they /he/she has entered in to agreement.

दस्तावेज क्रमांक ३८९० / २०१६

3. The Flat /Shop Purchaser /s hereby agrees to purchase from the builders and the builders hereby agrees to sell the said flat /shop purchaser/s flat/shop bearing Flat /shop No. 603, A wing, in Building No.4 of Built Up /Carpet area admeasuring 510.38 sq.ft. i.e. 52.99 SQ.MTRS, (510.38 sq.ft i.e. 52.99 sq.mtrs., Built Up/Carpet) (which is inclusive of the area of balconies) on SIXTH floor, as shown in the floor plan thereof there to annexed to the Agreement in building known as "SAI ANAND" (hereinafter referred to as the said flat /Shop for the price of Rs. 2730800 /- (RS. TWENTY SEVEN LAC THIRTY THOUSAND EIGHT HUNDRED Only) including price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the second schedule hereunder Written.

The said consideration of Rs. 2730800 /- (RS. TWENTY SEVEN LAC THIRTY THOUSAND EIGHT HUNDRED Only) shall be payable in the following manner:-

- 20 % at the time of booking of flat /SHOP.
- 15 % on or before completion of plinth.
- 10 % on or before completion of 1st slab.
- 5 % on or before completion of 2nd slab.
- 5 % on or before completion of 3rd slab.
- 5 % on or before completion of 4th slab.
- 5 % on or before completion of 5th slab.
- 5 % on or before completion of 6th slab.
- 5 % on or before completion of 7th slab.
- 5 % on or before completion 8th slab.
- 4 % on or before completion of brick work.
- 4 % on or before completion of plaster work (internal and external).
- 4 % on or before completion of tiles work.
- 4 % on or before completion of sliding work.
- 3 % on or before completion of Colour work.
- 1 % at the time of possession.



Payment in time is essence of Agreement / Contract .

दस्तावेज क्रमांक 3290/2023
११/५२

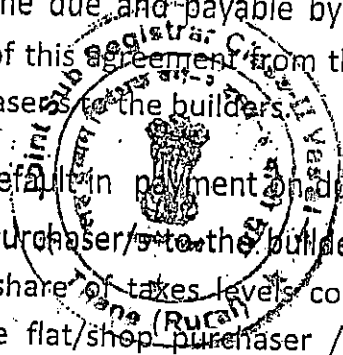
3 . THE builder hereby declares agrees to observe perform and comply with all the terms and conditions stipulations and restrictions ,if any , which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat /Shop to the Flat /Shop Purchaser /s obtained from the concerned local authority occupation and /or completion certificated in respect of the Flat /Shop.

4. The purchaser /s hereby Irrevocably grants to the Developers, right to modify the terms and condition of any of the said agreement , documents and agrees to abide , observed and performed the same , so far the same are the applicable to the said unit and the building structure/s.

5. The Builder hereby declares that the Floor Space Index available in respect of the said land is ____ only and that no part of the said floor space index has been utilized by the builders elsewhere for any purpose whatsoever. The builder have each and every right to use , occupy , consume , and or to purchase or acquire T.D.R. (TRANSFER OF DEVELOPMENT RIGHT) from any land owner and after getting T.D.R. and permission from competent planning authorities the promoter / builder have each and every right to use the said T.D.R. and construct upper storeys as permissible by the competent authorities and purchaser have given his/their irrevocable consent for the same. The builders have right to use the said T.D.R. and / or any scheme permitted by planning , authorities or any authorities having power to sanction the plan till the conveyance is executed in favour of the Society. This right can be utilized even after formation of the society and society or any of its member shall not raise any objection for the same. The purchaser have given irrevocable consent for the same and shall not raise any objection in future for further construction , raise of upper floors and or constructing additional building , wings in the open plot of land. The builder is further authorize to Obtain increased FSI as per DCR RULES an arise additional construction , additional upper floors and consume the entire FSI .

6 . The flat /shop purchaser /s agrees to pay to the builders interest at nine per cent per annum on all the amounts which become due and payable by the flat/shop purchaser's to the builders under the terms of this agreement from the date of the said amount is payable by the flat/shop purchaser to the builders.

7. On the flat/shop purchaser/s committing default in payment on due date of any amount due and payable by the flat /shop purchaser/s to the builders under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the flat/shop purchaser /s committing breaches of any of the terms and conditions herein contained , the builders shall be entitled at his / her own option to terminate this agreement.



Provided always that the power of termination herein before contained shall not be exercised by the builders Unless and until the builders shall have Given to the flat/shop purchaser/s fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have

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(Signature)

(Signature)

been made by the flat/shop purchasers in remedying such breach or breaches with a reasonable time after the giving of such notice.

PROVIDED FURTHER that upon termination of this agreement as aforesaid. The builders shall refund to the flat/shop purchaser/s the installments of sale price of the Flat/Shop which may till have been paid by the Flat/Shop Purchaser /s to the builders but the builders shall not be liable to pay to the flat/shop purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the builders, the builders shall be at liberty to dispose of and sell the flat/shop to such person and at such price as the builders may in their absolute discretion as he thinks fit.

दस्त क्रमांक ३६९० / २०१६
१२ / ५६

8. The fixtures, fitting & amenities to be provided by the builders in the premises and the said building are those that are set of in ANNEXURE-D ANNEXED hereto.

9. The builders shall give possession of the premises to the Flat/shop Purchaser/s on or before ____ day of DECEMBER 2016. If the builders fails or neglects to give possession of the Flat/shop to the flat/shop purchaser/s on account of reasons beyond his/her their control and of his/her/their agents as per the provisions of section 8 of the Maharashtra Ownership Flat/Shop by the aforesaid date or dates prescribed in section 8 of the said Act, then the builders shall be liable on demand to refund to the Flat /Shop purchaser/s the amounts already received by him/them in respect of the Flat/shop with simple interest at Twenty One percent, per annum from the date the Builders received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not or will be referred to the competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the builders to the Flat/Shop Purchaser/s they shall, subject to prior encumbrances, if any, be a charge on the said land as well as the construction or building in which the Flats/Shops are situated or were to be situated:-

PROVIDED that the builders shall be entitled to reasonable extension of time for giving delivery of flat/shop on the aforesaid date, if the completion of building in which that flat is to be situated is delayed on account of:

- Non-availability of steel cement and other building materials, water or electric supply.
- War, Civil commotion or act of God.
- Any notice, order rule, notification of the Government and / or other public or competent authority.



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d) Change in policy of Government authority , Semi Government Authority , Town planning Authorities, Local Authorities regarding construction providing water etc under their power and authority.

e) Not providing part occupancy certificate.

f) Any reasons which is beyond control and power of builder and not willful default in handing over possession.

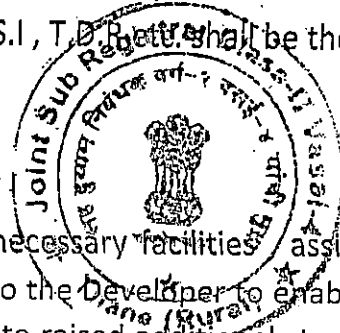
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10. The Purchaser/s of the unit herein and all the other purchaser/s of the unit in the said building shall not have any right, title claim or interest in the respect of open spaces , parking spaces and common areas , Inclusive of the garden area and that the right of the purchaser /s is continued only to the unit agreed to be sold.

11. The purchaser/s agrees and given his / her /their irrevocable consent that the Developers shall have right to make additions , amendments and alteration in the plan and / or to the said buildings or any part thereof for any user to buildings or any part thereof for any user to change the user (excluding the said unit) including to raise additional stories or unstructured on the land open part or parts of the said buildings including on the terrace at any time either before or after transfer of the property and such right shall include the right to use F.S.I or the additional F.S.I. which may be available in respect of the said property.

12. The purchaser/s shall have no claim or right to any part of the said property and also to any other part or parts of the said building other than the said unit agreed to be taken by him/her. All open spaces , parking spaces , stair cases , terraces , part - terrace , compound walls / fences , garden , balance F.S.I , T.D. Ratio shall be the property of the Developer.

13. The Purchaser/s hereby agrees that all necessary facilities assistance and co - operation will be rendered by him / them/her to the Developer to enable to Developers to make any additions and alterations and / or to raised additional storey or storey's or structure /s in accordance with the plan sanctioned or which may be here after sanctioned by CIDCO LTD , and Purchaser/s hereby further agrees that after the proposed Co - Op society is registered Purchaser/s as a member and share holder or such society shall accord his / her consent through such society giving to the Developers to change the user , to make the said additional storey's which may be constructed by the Developers and also for the aforesaid , purpose to shift the water tank on the upper floor when so constructed . It is further agreed that if there is any increase in the floor space index (F.S.I) , the further benefit of such increase shall always belongs entirely to the Developers to the execution of the Purchaser/s and / or such society , and the Developers may utilize such increase in the F.S.I. on the said property or elsewhere at their absolute discretion and the purchaser /s hereby irrevocably consent to the same.



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14. The purchaser shall not be entitled to any of the aforesaid things or claim any reduction in the price of the said unit agreed to be acquired by him / her or to the compensation or damage on the ground of inconvenience or any other ground including the loss of air and / or any right of easements. The Purchaser/s shall not have any right of easement by way of air, light or otherwise in respect of the said unit or any portion of the said property till the Developers confirmed and informed in writing that the said project is completed.

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15. The Developers and their nominees intend to retain certain tenements, commercial with themselves. In such event they shall be the member of the proposed society and / or associations and they shall uninterrupted, irrevocable / right / title and interest to grant lease and / or give on lease and license of the said premises and, the purchaser /s herein and the purchaser/s of the other units and society or association to be formed by them, shall not have any additional or special claim, under any head against the Developers or their nominees and they shall be paying all outgoings maintenance in the matter and at the rate as shall be paid by other unit holder in the said building.

16. The Purchaser/s also agrees to pay to the Developers Rs. 31460 /- towards advance maintenance charges for eighteen months prior to taking the possession of the said premises.

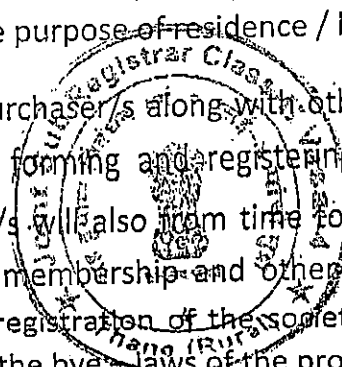
17. The said building shall always be known as 'SAI ANAND' and the name of the co-operative housing Society or Limited Company or Association to be formed shall bear the name 'SAI ANAND' as its first name and name shall not be changed without the written consent of the Developers.

18. Irrespective of the dispute if any arise between the developers and the purchaser/s and /or the said co-operative society, all amounts, contributions and deposit including amount payable by the purchaser/s to the developers under the agreement shall always be paid punctually by the purchaser/s to the developers and shall not be with held by the purchaser/s for any reason whatsoever.

19. The flat/shop purchaser/s shall take possession of the flat/shop within seven days of the builders giving written notice to the flat/shop purchaser/s intimating that the said flats/shops are ready for use and occupation.

20. The flat purchaser/s shall use the flat/shop or any part thereof of or permit the same to use only or for the purpose of residence / business.

21. The flat/shop purchaser/s along with other purchaser/s of flat in the building shall join in lease space forming and registering the society or a limited company. The flat/shop purchaser/s will also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society or limited company and for becoming a member, including the bye laws of the proposed society and fulfill and sign and return to the builders within seven days of the same being forwarded by the builders to the flat purchaser/s so as to enable builders to register the organization of the flat/shop purchaser/s under section 10 of the said Act within the time limit prescribed by Rule 8



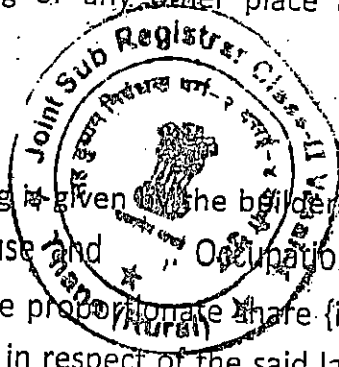
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/shop purchaser /s if any , changes or modification are made in draft bye - laws or the memorandum and /or Articles of Association as may be required by the register of co-operative Societies or the registrar of companies , as the case may be or any other competent authority.

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22. The Builder /Developer informed the purchaser /s that he has obtained part F.S.I. to develop. The Buildings will be develop in Phase wise. The Building approvals and Non Agricultural Permission is same. There may be delay in executing conveyance in favour of society and in case of delay the Builder is not liable for any action by purchaser/s or society. The purchaser/s have granted irrevocable consent to extend the execution of conveyance. The conveyance in favour of society will be executed only after completion of entire complex project and after utilizing all the F.S.I./TDR and Potential of land including increased F.S.I. by competent authority. The purchaser / society shall co - operate to Builder / Developers for extension of period for execution of conveyance if required in future.

23. Unless it is otherwise agreed to by and between the parties hereto the Builders shall within four months of the registration of the Society or Limited Company as aforesaid cause to be transferred to Society or Limited Company all the right , title and interest of the Vendor and or the aliquot part of the said land together with the building/s obtaining or executing the necessary conveyance and or assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such Society or Limited Company , as the case may be such conveyance / assignment of this lease shall be in keeping with the terms and provision of this Agreement. However this period can be extended till FULL F.S.I. of land or increased F.S.I. if any in future which has not been consumed by builder & the builder can use his balance F.S.I. on the piece of land /building or any other place after getting our permissions from competent authorities.



24. Commencing a week after notice in writing is given to the purchaser/s to the flat/shop purchaser/s that the flat/shop is ready for use and Occupation , the flat/shop purchaser/s shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area at the flats/shops) of outgoings in respect of the said land and buildings namely local taxes , betterment charges of such other levies by the concerned local authority and/or government, other water charges, insurance , common lights , repairs and salaries of the clerks, bill collectors , chowkidars , sweepers and all other expenses necessary and incidental to the management and maintenance of the said land buildings. Until the society /limited company is formed and the said building transferred to it, the flat/shop purchaser/s shall pay to the builder such proportionate share of outgoings as may be determined. The flat /shop purchaser/s share is so determined the flat /shop purchaser /s shall pay to the builder's provisional monthly contribution of Rs. 2080 /- per month toward the outgoings . The amounts so paid by the Flat /Shop Purchaser/s to the Builders shall not carry any interest and remain with the Builders until a conveyance /assignment of lease is executed in favour of the society or a limited company as aforesaid. Subject to the provisions of section 6 of the said Act , on

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such conveyance /assignment of lease being executed , the aforesaid deposits (less deduction provided for this agreement) shall be paid over by the builders to the society or the Limited Company as the case may be. The Flat/Shop Purchaser /s undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

25. The Purchaser /s hereby agree and confirm that in event of the purchaser/s insisting on observance and performance of any of the terms and condition of this agreement or in carrying out any requirement and the developers are unable or unwilling to copy the same irrespective of the nature of such requirement , requisitions or the obligations , then the developer shall have an option to terminate this agreement and to pay back all the amount paid by the purchaser/s to the developers as provided under the provision of Maharashtra ownership flat Act, and the purchaser/s shall not be entitle to insist upon the developers to comply with or discharge such requisitions and / or the obligations as the case may be.

26. The purchaser/s shall at his/her/their own cost including stamp duty and registration charges lodged this agreement for registration with the sub Registrar of Thane /Mumbai and forth with inform the developers lodged to enable them to admit execution of the same.

27. The purchaser/s shall be bound to sign all papers and documents and to do all other acts, deeds, things as the developers may lawful require him/her to do from to time in this behalf for safe guarding the property and the interest of the other Flat /Shop acquired and/or formation of and/or joining the co-operative society or limited company or incorporated body and for transfer of the property to such co- operative society or limited company or other incorporated body.

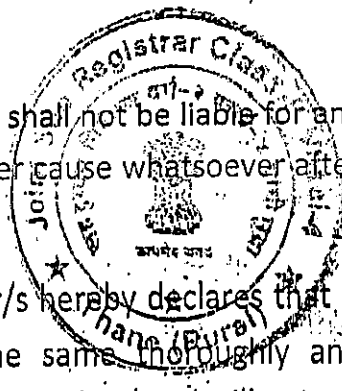
28. Without prejudice to the aforesaid provision, the purchaser /s of the premises on the ground floor agree not to store coal, phosphorous, sulpher rage, coke, Gey and fodder fire wood, charcoal and coconut fiber etc.

29. The purchaser/s shall at no time demand partition of his interest in the said land and building. It being hereby agreed and declare by the purchaser /s that his/her/its/their interest in the said land and building is impartial and it is agreed that the developer shall not be liable to execute any convenience in respect of the said premises in favour of the purchaser/s.

30. The developer shall not be liable for any lost caused by fire , riot, strike , earthquake or give to any other cause whatsoever after handing over the possession of premises to the purchaser/s.

31. The purchaser/s hereby declares that he/she has entered into this agreement after going through the same thoroughly and with fully knowledge of the terms and conditions herein contaned and will not raise any dispute In future.

32. If purchaser/s neglect , omits or fails to pay for any reason whatsoever to the developer any part of the amount due and payable under the terms and conditions of



observe any of the covenant and stipulation developer shall be entitled to reenter upon and take over the possession of the said premises and of conveying whatsoever therein and this agreement shall cease and stand terminate. The purchaser/s in such event being occurred agrees that on the developers reentering the said unit as aforesaid all the rights, title and interest of the purchaser/s shall also be extinguished and all the moneys paid herein by the purchaser/s shall stand forfeited.

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33. At the time of registration the flat/shop purchaser/s shall pay to the builder/s the flat /shop purchaser/s share of stamp duty and registration charges payable, if any , by the said society or limited company on the conveyance or lease or any documents or instrument of transfer in respect of the said land and building to be executed in favour of the society or limited company.

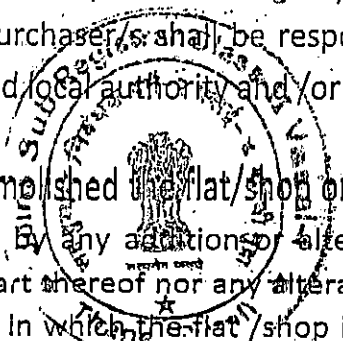
34. The flat/shop purchaser/s or himself / herself/ themselves with intentions to bring all persons into whatsoever hands the flat/shop may come, both hereby convenient with the builders as follows :-

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

b) Not to store in the flat/shop any goods which are of hazardous , combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat/shop 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 whose upper floors which may damage or likely to damage the staircase , common passages or any other structure of the building in which the flat / shop is situated in case any damage is caused to the building in which the Flat / shop is situated as or the flat/shop on account of negligence or default of the flat/shop purchaser/s in this behalf the flat /shop purchaser /s shall be liable for the consequences of the breach.

c) To carry at his own cost all internal repairs to the said flat/shop in the same conditions , state and order in which it was delivered by the builders to the flat/shop purchaser /s and shall not do or suffering to be done anything in or to the building in which the flat/shop is situated or the flat/shop 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 flat/shop purchaser /s committing any act the contravention of the above provision , the flat/shop purchaser/s 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/shop or any part thereof , not at any time make or cause to be made by any additions or alteration of what so ever nature in or to the flat /shop or any part thereof nor any alteration in the elevation and outside colour scheme of the building in which the flat/shop is situated and shall keep the portion , sewers, drains pipes in the flat/shop and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the building in which the flat/shop is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C parapet or other



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structural members in the flat/shop without the prior written permission of the builders and / or the society or limited company.

E) Not to do or permit to be done any act or thing which may render void or violable any insurance of the said land and the building in which the flat/shop is situated or any part thereof or ~~whereby and 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/shop in the compound or any portion of the said land and the building in which the flat/shop is situated.

G) Pay to the builders within seven days demand by the builders their share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the building in which the flat/shop is situate.

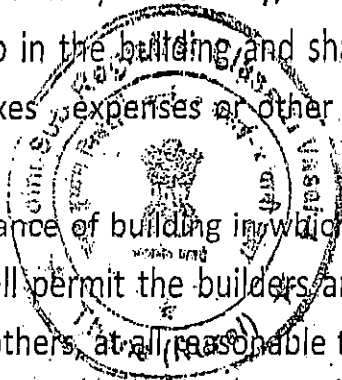
H) To bear and pay increase in local taxes, water charges, insurance and such other levys, if any which are imposed by the concerned local authority and / or government and / or other public authority, on account of change of user of the flat/shop purchaser /s viz. User for any purposes other than for residential / business purpose.

I) The flat/shop purchaser /s shall not let, sublet, transfer, assigning or part with flat / shop purchaser/s interest or benefit factor of this agreement or part with the possession of the flat/shop until all the dues payable by the flat/shop purchaser/s to the builders under this agreement are fully paid up and only if the flat /shop purchaser /s had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the flat/shop purchaser/s has/have intimated in writing to the builders.

J) The flat/shop purchaser /s shall observe and perform all the rules, and regulations which the society or limited company may adopt at its inceptions and the additions, alternations or amendments thereof that may be made from time to time for protection and maintenance of the said buildings and the flats/shops therein and for the observance and performance of the said buildings rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The flat/shop purchaser/s shall also observe and perform all the stipulations and conditions lay down by the society, limited company regarding the occupation and use of the flat/shop in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of this agreement.

K) Till a conveyance of building in which flat/shop is situated is executed the flat/shop purchaser/s shall permit the builders 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 or any part thereof to view and examine the state conditions thereof.

L) On possession being taken by the Purchaser/s they shall not make any claims or raise objection, contention or proceeding against the Developers regarding the said building or the said unit or anything connected herewith including defects, quality of



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35. The builders shall maintain a separate account in respect of sums received by the builders from the flat/shop purchaser/s as advance or deposits, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the outgoings, legal charges and shall utilise the amounts only for the purposes for which they have been received,

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36. Nothing contained in this agreement is intended to be nor shall be a constructed as a grant, demise or assignment in law of the flat/shop or the said plot and building or any part thereof. The flat /shop purchaser/s shall have no claim save and except in respect of the flat/shop hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircase, recreation spaces, etc. will remain the property of the builders until the said land and building is transferred to the society / limited company as in herein above mentioned.

37. Any delay tolerated or indulged shown by the builders in enforcing the terms of this agreement or any forbearance or of giving of time to the flat / shop purchaser /s by the builders shall not be construed as a waiver on the part of the builders of any breach or non-compliance of any of the terms and conditions of this agreement by the flat /shop purchaser/s shall mean and the same in any manner prejudice the right of the builders.

38. The flat/shop purchaser/s and/or the builders shall present his agreement as well as the conveyance lease at the proper registration office of the registration within the limits prescribed by the registration act and the builders will attend such office and admit execution thereof.

39. All notices to be served on the flat/shop purchaser/s as contemplated by this agreement shall be deemed to have been duly served, if sent, to the flat /shop purchaser/s by registered post A.D. under certificate of posting at his/her/their Address specified below:-

VIZ:- ROOM NO-9 R.D.SINGH CHAWL NO.56/A RAJA NAGAR
MOORA PADA WEST ANDHERI EAST MUMBAI 400069

40. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace flats in the said building, if any, shall belong exclusively to the respective purchaser/s of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat/shop purchaser/s. The said terrace shall not to be enclosed by the flat/shop purchaser/s till the permission in writing is obtained from the concerned local authority and the builders or the society or the case may be, the limited company.

41. IT IS AGREED BETWEEN the builder and purchaser/s that if case any additional F.S.I., is granted or construction of additional floor of floors is allowed then the builders are entitled to construct and dispose of the said additional construction and the builders have reserved the right to construct the same additional construction mentioned above and dispose the same. The necessary covenant in the deed of conveyance to be executed in favour of Co-operative housing society shall be incorporated.

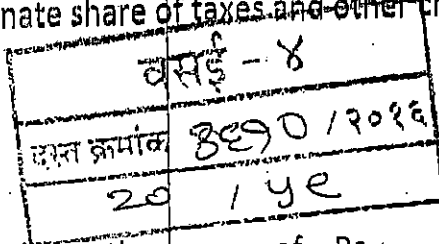
42. The flat/shop purchaser/s shall on or before delivery of possession of the said premises keep deposited with the builders the following amounts:-

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- a) Rs. _____/- for legal charges.
- b) Rs. _____/- for share money , application entrance
fee of the society or limited company.
- c) Rs. _____/- for formation and registration of the society or limited company.
- d) Rs. _____/- for proportionate share of taxes and other charges.
- Rs. _____/- TOTAL



43. The builder shall utilize the sum of Rs. _____/- (RUPEES
_____ ONLY) paid by the purchaser /s to the builder for meeting all
legal costs , charges and expenses including professional costs of the attorney as law
/advocates of the builders in connection with formation of the said society or as the
case may be limited company, preparing its rules Regulations and bye laws and the cost
of preparing and engrossing this agreement and the conveyance or assignment of lease.

44. It is agreed that the builders shall be entitled , without affecting the rights of the
purchaser/s to the said premises including the area thereof, to revise the building plans
in respect of the buildings and to utilize the total F.S.I and the development rights
available in respect of the said property by suitably modifying the building plans in
respect of the said premises as the builders may desire and the purchaser/s hereby
irrevocably consents to the rights of the builders to revise and modify the building plans
in respect of the said premises from time to time.

45. In the event of any society being formed and registered before the sale and disposal
by the builders of all the premises, the powers and the authority of the society or
limited company or condominium of apartment so formed or purchaser/s and other
holders of the premises shall be subject to the overall authority and control of the
builders in respect of all the matters concerning the said building and in particular the
builders shall have absolute authority and control as regards to the unsold premises and
the disposal thereof.

PROVIDED AND ALWAYS the purchaser/s hereby agrees and confirms that in the
event of the said society and or/limited company or condominium of apartment been
formed earlier. Than the builders dealing with or disposing of the said property than
and in that event any allotted or purchasers of premises from the builders shall be
admitted to such cooperative society , limited company of condominium of apartment
on been called upon by the builders without payment of any premium or any additional
charges save and except Rs.500/- for the share money and Rs.100/- entrance fee and
such allottee /purchaser/s or transferee thereof shall not be discriminated or treated
prejudicially by such co-operative society/limited company or condominium of
apartment as the case may be. The builder or purchaser is not liable to make any kind of
payment and / or maintenance charges or any charges to the society.

46. The purchaser/s hereby agrees that in the event of any amount towards
development charges or betterment charges or of a similar nature becoming due and
payable by the builders to the

said property , the same shall be reimbursed by the purchaser/s in proportion to the area of the his/her/their flat/shop.

47. THE PURCHASER/S hereby agrees that in the event of any amount by way of premium or security deposits is payable to the concern municipality or the state government taxes or CIDCO betterment charges or development tax or check security deposits for the purpose of giving water connection of or any other tax of payment of a similar nature becoming payable by the builders the same shall be paid by the purchaser/s to the builders in proportion to the area of the said premises and in determining such amount. The discretion of the builders shall be conclusive and binding upon the purchaser/s.

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दिनांक 30/07/2016
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48. ALL VAT , Service taxes shall be paid and borne by the Vendor /Builder.

49. The Purchaser/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the builders under this agreement.

50. The agreement shall always be subject to the provision of Maharashtra Co-operative societies act , 1960, with rules made there under and also. The Maharashtra ownership flats/shops (Regulations of the promotion of construction, sale, management, and transfer) ACT 1963.

SCHEDULE

THE SCHEDULE ABOVE REFERRED TO

All that Flat /shpp No. 603 , A wing in Building No.4 of Built Up/Carpet area admeasuring 510.38 sq.ft. i.e. 52.99 SQ.MTRS , (510.38 sq.ft i.e. 52.99 sq.mtrs., Built Up / Carpet) (which is inclusive of the area of balconies) on SIXTH floor ; as shown in the floor plan thereof there to annexed to Agreement in building known as "SAI ANAND" of land bearing S.No. 35 D Part , Lying being and situated at Village - Sopara , within the limits of Vasai Virar Shahar Mahanagarpalika , Tal.- Vasai , Dist.- Palghar.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AT VASAI ON THIS 16th DAY OF JULY - 2016 HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED

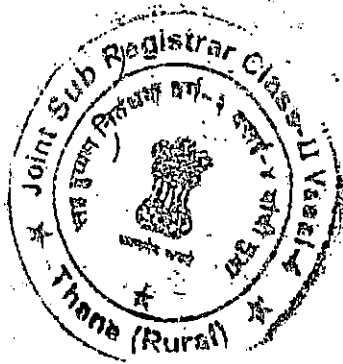
By the within named BUILDER

M/S SAIRAM CORPORATION

Through its partner

MR. SANDEEP K. MEHTA

IN PRESENCE OF



Mehta S. K.



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SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED PURCHASER /S

Arash Gupta

1. MR ARASH VISHANI KUMAR GUPTA

2. MRS. SHWETA GAURAV GUPTA

Shweta

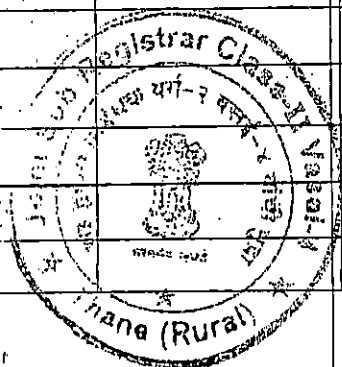
3. _____

IN PRESENCE OF

RECEIPT

RECEIVED of and from within named purchaser /s , the sum of Rs. 500000/-
(Rupees FIVE LAC ONLY ~~_____~~ ~~_____~~ ~~_____~~
_____ Only) by way of part payment /Full and Final Payment of total sale price herein
above mentioned by cash O/ D.D./ Pay Order/ Cheque as under :

Amount	Date	Cash / Cheque No.	Bank
250000	17.06.16	NEFT	1
100000	18.06.16	000045	DCB BANK
150000	18.06.16	151281	SARASWAT BANK



In the name of "SAIRAM CORPORATION" A/c

Subject to realization , payable to us.

For *pendra s-c*

Authorized Signatory

LIST OF AMENITIES

- The Building will be RCC Frame structure. External and Internal and partition walls will be of bricks/blocks.
- Flooring of Ceramic Tiles (16" x 16") in the entire Flat.
- Full height tiles in Bathroom and W.C tiles Upto 4ft.
- Kitchen platform of marble with 4" height ceramic tiles.
- Concealed copper wiring with limited electrical point.
- T.V. point in living room.
- Concealed plumbing with good quality fitting.
- Distemper Colour in all the rooms.
- External wall paint with cement paint and Tax Colour.
- Aluminium Sliding windows with all side Marble Framing.
- Main door with good quality of flush door.

वसई - ४
दस्ता क्रमांक ३६९० / २०२
२३ / ५०

OPTIONAL EXTRA AMINITIES

- 1) Flooring (24 x 24) Vitrified in the Entire Flat.
- 2) Full Bathroom Tiles
- 3) Kitchen Platform of Granite with 4 Height ceramic Tiles with service Platform.
- 4) Modular Kitchen Trolley.
- 5) Attractive P.O.P
- 6) Fall Ceiling with spot lights.



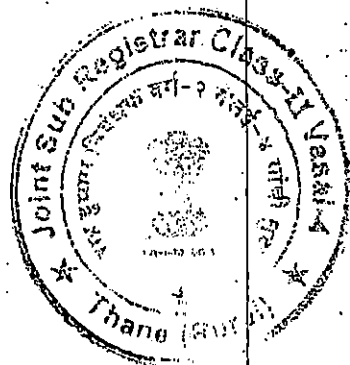
Apant Subdy

Shucda

बसहं - ४

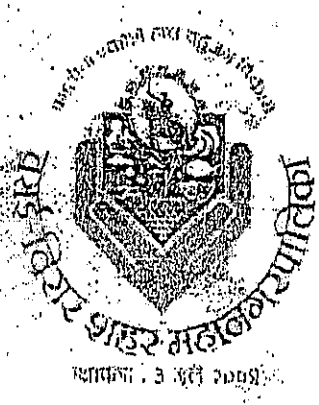
दात प्रमाण: ३९९० / २०२३

२४ / ५९



29/1/13

मुख्य कार्यालय, विराट
विराट (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरधनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०९
ई-मेल : vasalvkracorporation@yahoo.com

जा.क्र. : व.वि.रा.म.
दिनांक :

VVCMC/TP/CC/VP-0685/1772/2013-14

Dated 20/07/2013

To,
Mr. Nipun Thakkar,
Jay shree Ranchod dham,
LT Road, Dahisar (W)

Assesment Order

SUB -- Development Permission for the proposed Residential building No.4 on land bearing Sr.No: 35 of Village - Sopara, Tal- Vasai, Dist-Thane.

Ref -- 1) Your Registered Engineer's letter dated 25/06/2013

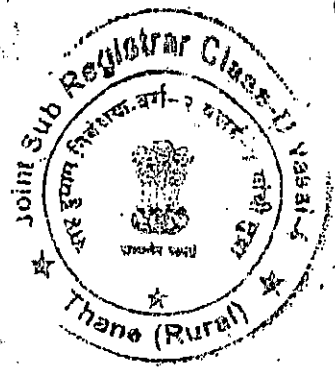
Sir / Madam,

1. Name of Assessee owner / P.A. Holder.	Mr. Nipun Thakkar,
2. Location	Sopra
3. Land use (Predominant)	Residential Building
4. Gross Plot Area	21420.00 Sqm.
5. Deduction	
a. Road set back	493.02 Sqm.
b. G/P/G Reservation	3121.38 Sqm.
Market	2373.42 Sqm.
12 m.w.D.P.Road	1781.48 Sqm.
20 m.w.D.P.Road	1163.02 Sqm.
6. Balance Plot area	8932.32 Sqm.
R.G. 10%	12487.68 Sqm.
C.F.C 5%	1248.77 Sqm.
9. Buildable Plot Area	624.38 Sqm.
10. FSI Permissible	10614.53 Sqm.
11. BUA Permissible	1.00
12. Additions for floor space index	10614.53 Sqm.
a. 100 % of 12 m wide DP Road	1781.48 Sqm.
b. 100 % of 20 m wide DP	1163.02 Sqm.
c. 100 % of G/P/G Reservation	3121.38 Sqm.
d. 100 % of Market area	2373.42 Sqm.
13. Total BUA Permissible	8439.30 Sqm.
14. Proposed BUA	19053.83 Sqm.
15. Area for Assessment	19050.81 Sqm.
a) On Plot/Land area	
Residential	2373.42 Sq.m. x 100.00 = Rs237,342.00
On BUA	
Resi	2370.42 Sq.m. x 250.00 = Rs592,605.00
Comm.	0 Sq.m. x 80.00 = Rs0.00
c) Construction area free of FSI	679.81 Sq.m. x 250.00 = Rs1,69,952.50
	<u>Rs999,899.50</u>
16 Less : Development Charges Paid Vide	
a) Receipt No. 141896, dated 10/07/2013	Rs1,000,000.00
	<u>Rs1,000,000.00</u>



Handwritten signature/initials

COLOUR XEROX

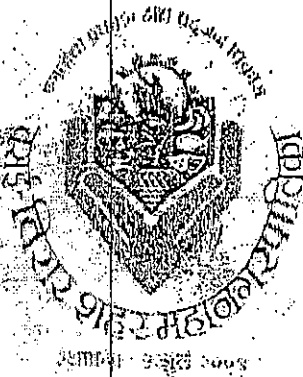


वसई - ४

दस्ता क्रमांक 3E90/2016

2E/14E

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०/०२/०२/०४/०५/०६
फॅक्स : ०२५०-२५२५१०६
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : प.वि.शा.प.
दिनांक :

VVCMC/TP/CC/VP-0685/1192/2013-14

Dated 20/07/2013

17. Premium Components given free FSI :					
a) Balcony	236.90	x	750		Rs177,675.00
b) Staircase	404.48	x	750		Rs303,360.00
d) Nitch	38.43	x	750		Rs28,822.50
e) Flower Bed	264.31	x	750		Rs198,232.50
f) Dry Balcony	96.54	x	750		Rs72,405.00
18 Less : Premium Paid Vide					
a) Challan No.9421 dated 16/12/2004					Rs780,600.00
19 Balance Premium Charges to be paid					Rs780,600.00
20 Labour Cess Charges : On Construction Area :	3050.23 Sq.mtx	12000	1%		366027.60
21 Less : Labour cess Paid Vide					
a) Receipt No. 141836, dated 05/07/2013					Rs366,100.00
22 Balance Labour cess Charges to be paid					Rs366,100.00
23 As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below:					Nil

SCHEDULE OF PAYMENT

Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
					Nil

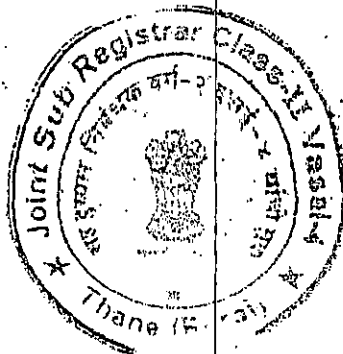


Yours Faithfully,

Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

C.C. to
1 M/s. Ajay Wade & Associates
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : THANE

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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दस्तावेज क्रमांक 3290/2013
20/07
दस्तावेज नं. : 0240-2424101/02/03/04/05/06
फैक्स : 0240-2424109
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : स.वि.स.म.
दिनांक :

07/2013

VVCMG/TP/CC/VP-0685/1193/2013-14

20/07/2013

To,
Mr. Nipun Thakkar,
Jayashree Ranchod dhani,
LT Road, Dahisar (W)

Sub: Development Permission for the proposed Residential building No.4 on land bearing Sr.No. 35 of Village - Sopara, Tal-Vasal, Dist-Thane.

- Ref:-
- 1) Commencement Certificate Letter No. CIDCO/VVSR/CC/BP-1936/W/754 dated 09/06/2004.
 - 2) Revised Development No. CIDCO/VVSR/RDP/BP-1936/W/3767 dated 13/04/2009.
 - 3) Revised Development No. CIDCO/VVSR/RDP/BP-1936/W/5660 dated 15/01/2010.
 - 4) Revised Development No. CIDCO/VVSR/RDP/BP-1936/W/184 dated 23/04/2010.
 - 5) Your Architects letter dated 25/06/2013.



Sir / Madam,
Development Permission is hereby granted for the proposed Residential Building named under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Nipun Thakkar.
It is conditions mentioned in the letter No. CIDCO / VVSR / CC / BP-1936 / W / 751 dated 09/06/2004.
The detail of the layout is given below:

1 Name of assess owner/P.A.Holder	Mr. Nipun Thakkar
2 Location	Sr.No.35, Village - Sopara, Tal- Vasal, Dist-Thane.
3 Land-use (predominant)	Residential
4 Plot area as per 7/12	21420.00 Sqm.
5 Road set back Area	493.02 Sqm.
6 G/P/G Reservation	3121.38 Sqm.
7 Market Reservation	2373.42 Sqm.
8 12.00 m wide Road	1781.48 Sqm.
9 20.00 m wide Road	1163.02 Sqm.
7 Balance Area of the p	12487.68 Sqm.
9 R.G (15 %)	1873.15 Sqm.
10 C.F.C (5 %)	624.38 Sqm.
11 Buildable plot area	10614.53 Sqm.
12 Permissible FSI	1.00 Sqm.
13 Permissible Builtup Area	10614.53 Sqm.
14 Additions of 100% 12.00m wide Road area	1781.48 Sqm.
15 Additions of 100% 20.00m wide Road area	1163.02 Sqm.
16 100 % of (G/P/G) Area	3121.38 Sqm.
17 100 % of (Market) Area	2373.42 Sqm.
18 Total Permissible BUA	19053.83 Sqm.
19 Proposed BUA	19050.81 Sqm.

Handwritten signature



COLOUR XEROX

वसई - ४
 दस्त क्रमांक 3890 / 2013
 20/14e

मुख्य कार्यालय, विरार
 विरार (पश्चि.)
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५२०२/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५१०९
 ई-मेल : vasai@vircorporation@yahoo.com

शा.क्र. : क.पि.रा.म.
 दिनांक :

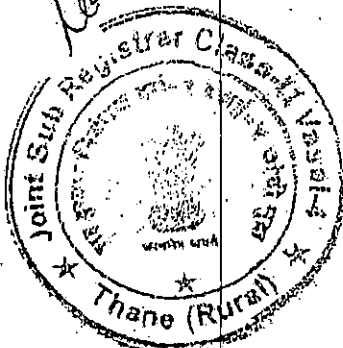
VVCMC/TP/CC/VP-0685/1193/2013-14

20/07/2013

The details of the building is given below:

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Shops	No. of Flats	Built Up Area (In sq. mt.)
1	Residential	4	Stilt/pt+7	--	55	2370.42

- 1) 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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs.152600/- (Rupees One Lac Fifty two Thousand Six Hundred Only) deposited vide Receipt No.141987 dated 10/07/2013 with VVCMC 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 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.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of VVCMC. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) 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 VVCMC.
- 7) You shall develop the road to the satisfaction of VVCMC applying before PCC. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for PCC.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall responsible for disputes occur due to access & title.
- 10) You shall provide Mosquito Proof treatment in order to avoid Mosquito Breeding to the satisfaction of VVCMC. Occupancy certificate will not be granted if Mosquito Treatment is not provided.



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मुख्य कार्यालय, विरार
विरार (पूर्व)
पो. वसई, जि. ठाणे, पिन ४०१ १०५.



दस्ता क्रमांक ३६९० / २०१६

२२/५६

दूरध्वनी : ०२५०-२५२५१०१/२२/०२/०२/०२/०२
फॅक्स : ०२५०-२५२५१०१
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म.
दिनांक :

VVCMC/TP/CC/VP-0685/1193/2013-14 3....

20/07/2013

- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) Rain Water Harvesting system shall be provided by drilling bore and recharging the underground aquifer as per Government Notification Dtd. 10/03/2005 & 06/07/2005.
- 13) You shall submit NOC from Chief Fire Officer before applying for PCC.
- 14) You shall construct the compound wall before PCC.
- 15) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 16) You shall submit subsoil investigation report for structural stability & Rain Water Harvesting purpose before P.C.C.



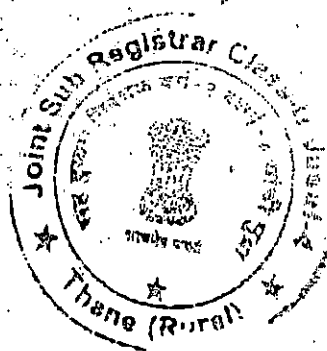
Yours faithfully,

Deputy Director Town Planning
Vasal Virar City Municipal Corporation

Encl: a/a
C.c..... to

1. Asst. Commissioner, UCD
Vasal Virar City Municipal Corporation,
2. The Collector,
The Office of the Collector, Thane.
3. The Tahsilidar,
Office of the Tahsilidar, Vasal.
4. M/S Ajay Wade & Associates,
A/6, Sai-Tower, 1-st floor,
Ambadi Road, Vasal (W)
Tajurka - Vasal, Dist-Thane.

COLOUR XEROX



वसई - ४

दस्तावेज क्रमांक ३६९० / २०१६

३९ / १८

गाव: वसई न

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमिनी अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव: सोपारा

जिल्हा: ठाणे

तहसील: वसई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपक्रमांक	भूमापन पध्दती	भोगवट्याधाराचे नांव	खाते क्रमांक : ६१
५३	-	७	११९ ४२९ २२० ४५९ २३० ३६१ १०२५	दुक्याचे नांव :
गावाचे स्थानिक नाव			विष्णू इश्वरदास उक्कर	२१३ २२० २४९ ७४५ २७८ २२ २२० २६५ २२५
लागवडी	हेक्टर	आर	११३२	इतर अधिकार
योग्य क्षेत्र	चौरस मिटर	अति		
मि. मी. २६१५.२२				
६५५.५१	२३६१५	१०		
२३७३.४२				
५६५६.६६				
२३६१५.१०				
एकूण	२३६१५	१०		
आकारणी	रुपये	पैसे		
आकारणी	०४०५			सीमा आणि भूमापन चिन्हे :

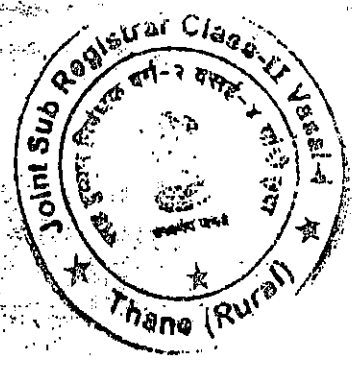
गाव नमुना १२ (पिकांची नोंदवह्या)

महाराष्ट्र जमिनी अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९

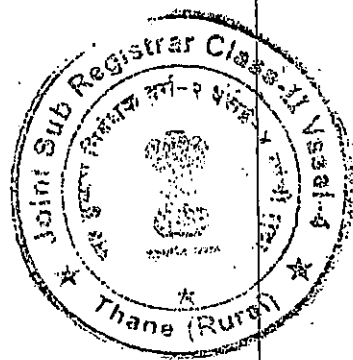
वर्ग	पिकांखालील क्षेत्र									पडीत व पिकास गिरुपर्यागी अशा जमिनीचा तपशिल	पाणी पुरवठ्याचे साधन	जमीन करणाऱ्याचे नांव	धारा	
	निष्पिकाचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळपिकाचे क्षेत्र							
	निष्पिकाचा क्षेत्रांक	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	रुप	हेक्टर			
२	५	४	६	६	७	८	९	१०	११	१२	१३	१४	१५	१६
	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.			

पत्रक नं. ७/२/२०१६

तहसील वसई, जि. ठाणे



वसई - ४
दस्ता क्रमांक 3९० / २०१६
32 / 4e



Tiwari Associates

वसई - ४
दस्त क्रमांक ३६९० / २०१६
३३ / ५९

K. Tiwari
B. Sc., LL.B.
MOB: 8087393155

Mr. M. Tiwari
B. Sc., LL.B.
Mob.: 9860225447 / 9921309641

ADVOCATE HIGH COURT

Office: Tiwari Nagar, Tulinj Road,
Sopara (E), Tal. Vasai, Dist. Thane.
Mobile: 9422578701

Timing :
Morn : 10.00 a.m. to 1.30 p.m.
Even : 6.00 p.m. to 9.30 p.m.

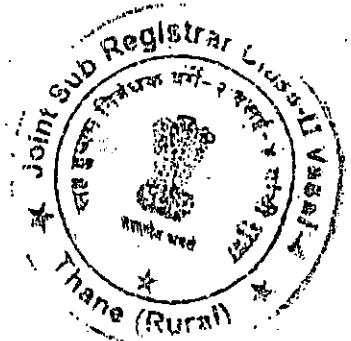
Residence :
Flat No. 101, 1st Floor, Shamma Apts.
Tulinj Road, Nallasopara (E), Tal. Vasai,
Dist. Thane. 401209. Tel.: 2431398

Date: 19.11.2016

TITLE CERTIFICATE

This is to certify that I have investigated the title of non-agricultural plot of land bearing, S. No. 35D (Part), admeasuring about 623.14 Sq.Mtrs, lying being and situate at village - Sopara, within the limits of Vasai Virar Shahr Mahanagar Palika, Tal. Vasai, Dist. Thane, vide RECEIPT NO. 6023/2013, dated 30/8/2013 of Index II in the office of Sub Registrar of Assurances at Vasai I, II, III, from 1984 TO 2013 AND vide Receipt No. 15032, from 1952 to 2014 i.e. 60 Years.

It is said that MR. NPUN ISHWARDAS THAKKAR, have sold, assigned and transferred to M/S SAIRAM CORPORATION the land bearing S.No. 35 Part, Admeasuring about 623.14 Sq.Mtrs., lying being and situated at Village - Sopara, Nallasopara (E), Tal - Vasai, Dist - Palghar by Conveyance Deed dated 25/3/2013, duly registered under Serial No. 28541 -2013.



का.प्र.सं - ४४
दस्तावेज सं. ३२७-०/२०१६
३४ / ५६

The said land have been mutated in name M/S SAIRAM CORPORATION vide Mutation Entry No. 1220.

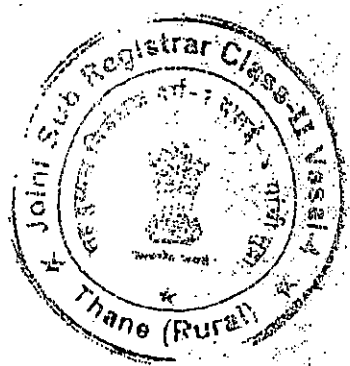
I have examined index II, Conveyance Deed, Mutation Entry in favour of M/S SAIRAM CORPORATION and after search and verification and as per available records, and I am opinion the title of the aforesaid property/P.S.I. is clear, marketable and free from encumbrances and M/S. SAIRAM CORPORATION IS THE OWNER OF THE SAID LAND.

C
R
I
P
T
I
O
N

SIGNATURE

[Handwritten Signature]

ADVO
 COURT
 200



Annexure "1"

-1-

क्रमांक/क/३/अनुप्रा/सुतार-१०/२००२
 जिल्हाधिकारी कार्यालय, ठाणे
 दिनांक: २८/१२/२००२

घावल :-

- १. श्री. निपुण सुंदरदास बनकर, रा.सुडार, मुंबई - यांच्या अर्जा दि. २७/१२/२००२
- २. असो.सेक्टर, सिडको परसई यांच्या विचाराधीनत्वाचा आदेशात घड्याळ क्रमांक. सिडको/मोडेल/एकलगाव/पत्रपत्री/३००० - १९३६/२००२ दिनांक २२/११/२००२
- ३. मंडोसोपदार परसई यांच्या अर्जात काँग्रे. जमीनदाय/मालकी/परसो/२०१/२००२ दिनांक २०/१२/२००२
- ४. नालासोपारा नगर सार्वभौमिक कमीत बोधोदाय/मालकीचा नातव्यात घड्याळ क्र. बाधि/३३३८/१८ दि.१६/१२/२००२
- ५. पूर्वपावन शाखेचे अर्जाचेचारेचे संदर्भ क्रमांक. सामान्य/का-४/टे-३/भूसां/कायि- २६/०२ दिनांक २८/१/०२
- ६. उप सिभाग ५ अधिकाारी नियुक्ती विभाग भिवंडी यांचे कडील आदेश क्र. चौही/कुव/त.-२/परसई/परसो-५/२००१ दि.२/१/२००१
- ७. अर्जादर घाणी सादर केलेली ह्योपच दि.२५/१२/२००२
- ८. इन्टेल सापवालाचे दि. २०/११/२००२ दिनांके येथील 'नरपीर पिताळी ' या पुस्तकाला प्रसिद्ध केलेला जाहिरनामा



ज्या अर्जा, श्री. निपुण सुंदरदास बनकर, रा.सुडार, मुंबई यांनी आपण जिल्हाधीन परसई विचाराधीन मोजे सोपारत या ठिकाणी सं. नं. ३५५०२/१५५०१ मधील आपल्या मालकीच्या जमीनीतील क्षेत्र २१४२०-०० चौ.मी. जगाचा भविष्यात या विचारोत्प्रेत प्रयोजनाय घापर कनण्याची परवानगी गिरध्याय वाचत अर्ज केलेला आहे.

आणि ज्या अर्जा, परतार्थिता जमीनीत विचाराधीन परवानगी अर्जाच्या संदर्भात दिनांक २८/१२/०२ रोजीचे व्हिनिक 'नरपीर' यामधील या पुस्तकाला जाहिरनामा प्रसिद्ध करण्यात आला होता. सध्या जगाधीनत्वाचा प्रयोजनात लक्ष घेऊन आणखी अर्ज द्यावे लागतील याबाबतचे धरणीत एक ठरवणु या मालकीच्यात प्रशा. कमीती होती.

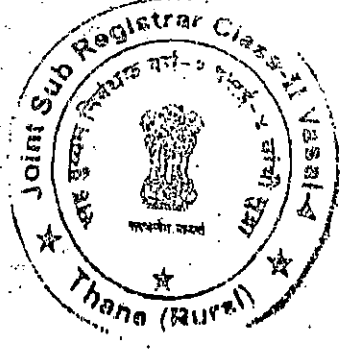
श्री. निशाल कसनकर अॅडव्होकेट, मुंबई यांनी याबाबत दि. २८/१२/२००२ रोजी लेखणी अर्ज केला होता. प्रस्तुत प्रकरणी प्रथम सुनावणी दि. २६/१२/२००२ रोजी घेण्यात आली होती. त्यानंतर दि. २१/२/०३, ४/३/०३, ११/५/०३, १७/६/०३, १५/७/०३, १४/८/०३ रोजी सुनावणी घेतल्यात आल्या होत्या. परंतु त्यातून हे सुनावणीचे नोटीस फेडिल ही सर्व तारखेस गिरकात होते. त्यामुळे अंतिम सुनावणी दि. २/१/२००३ रोजी घेण्यात आली होती. सध्या सुनावणीची नोटीस दिलेले संघील तक्रारदार सुनावणीस उपस्थित राहिले नाहीत. त्यामुळे दि. ३/१/२००३ रोजी सुनावणीसूचक खात्रीत प्रमाणे निष्पत्त्या घेतल्यात आहे. "तक्रारदार यांनी दि. २/१२/२००२ रोजीची तक्रार फेटाळण्यात येत आहे." त्यामुळे तक्रारी ह्याकडे निष्काळीण पाहणेच आपली अर्थे.

त्या अर्जा आता महासद्वृत्त जमीन महासुल आधिनिवस १२६६ येथे पावत आहे. आधीच्या परसई मालकीच्यात याबाबतचे अर्जात आलेल्या आधीच्या घापर घड्याळ क्रमांक. सिडको/मोडेल/एकलगाव/पत्रपत्री/३००० - १९३६/२००२ दिनांक २२/११/२००२ मधील या पुस्तकाला जाहिरनामा प्रसिद्ध केलेला आहे. जगाधीनत्वाचा प्रयोजनात लक्ष घेऊन आणखी अर्ज द्यावे लागतील याबाबतचे धरणीत एक ठरवणु या मालकीच्यात प्रशा. कमीती होती.

श्री. निपुण सुंदरदास बनकर, रा.सुडार, मुंबई यांना तालिका क्रमांक. मधील मोजे सोपारत घड्याळ क्र. बाधि/३३३८/१८ दि.१६/१२/२००२ मधील या पुस्तकाला जाहिरनामा प्रसिद्ध केलेला आहे. जगाधीनत्वाचा प्रयोजनात लक्ष घेऊन आणखी अर्ज द्यावे लागतील याबाबतचे धरणीत एक ठरवणु या मालकीच्यात प्रशा. कमीती होती.

श्री. निपुण सुंदरदास बनकर, रा.सुडार, मुंबई यांनी आपण जिल्हाधीन परसई विचाराधीन मोजे सोपारत या ठिकाणी सं. नं. ३५५०२/१५५०१ मधील आपल्या मालकीच्या जमीनीतील क्षेत्र २१४२०-०० चौ.मी. जगाचा भविष्यात या विचारोत्प्रेत प्रयोजनाय घापर कनण्याची परवानगी गिरध्याय वाचत अर्ज केलेला आहे.

आणि ज्या अर्जा, परतार्थिता जमीनीत विचाराधीन परवानगी अर्जाच्या संदर्भात दिनांक २८/१२/०२ रोजीचे व्हिनिक 'नरपीर' यामधील या पुस्तकाला जाहिरनामा प्रसिद्ध करण्यात आला होता. सध्या जगाधीनत्वाचा प्रयोजनात लक्ष घेऊन आणखी अर्ज द्यावे लागतील याबाबतचे धरणीत एक ठरवणु या मालकीच्यात प्रशा. कमीती होती.



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 एम.कॉम. 3290/2015
 3e/ye

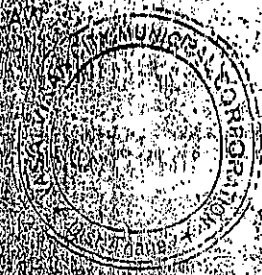
SHEET NO.

BLDG. NO. 4

WING - A&B

STAMP OF DATE OF RECEIPT OF PLANS

PLANS OF SHOPS BUILT UP
 GROUP OF OWNERSHIP FOR
 DISKTES NAYAGOURTON VASAI



Approved as amended in
 Subject to the Conditions mentioned in
 this Office Order No. VVC/MC/TB/C-2
 VP/685/113/2015 dated 20/11/15
 Dated 20/11/15

Deputy Director Town Planning
 Vasai-Virar City Municipal Corporation
 Vasai-Virar (E)

PROFORMA - II

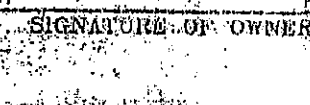
CONTENTS OF SHEET

GROUND FLOOR, TERRACE, FLOOR PLAN, BUILT UP AREA, STATEMENT & DIAGRAM,
 EAST EAST AREA, DIAGRAM, CALCULATION, CONSTRUCTION AREA, STATEMENT, PARKING AREA, STATEMENT, ETC.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON S. NO. 35
 AT VILLAGE - SUPARA TAL. - VASAI, DIST. - THANE

NAME OF OWNER / PROPRIETOR
 MRS. NIPUN THAKKAR

SIGNATURE OF OWNER


DATE DRAWN BY SIGNATURE / NAME AND ADDRESS OF LICENSED SURVEYOR / ARCHITECT

20/11/15 HANSHU TRASTI



SCALE CHECKED BY

NORTH (SEE) DIRECTION

HANSHU TRASTI & ASSOCIATES
 17/01 ST. FLOOR, SAI TOWER, AMBADI ROAD,
 VASAI (West), PHONE NO - 02201-23555041

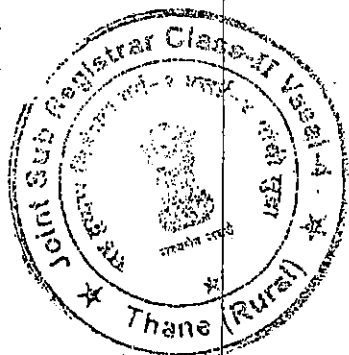
CONCEPT DRAWN BY: HEMANT PATIL (S. NO - 35) sum. No. 07/20/13/dwd

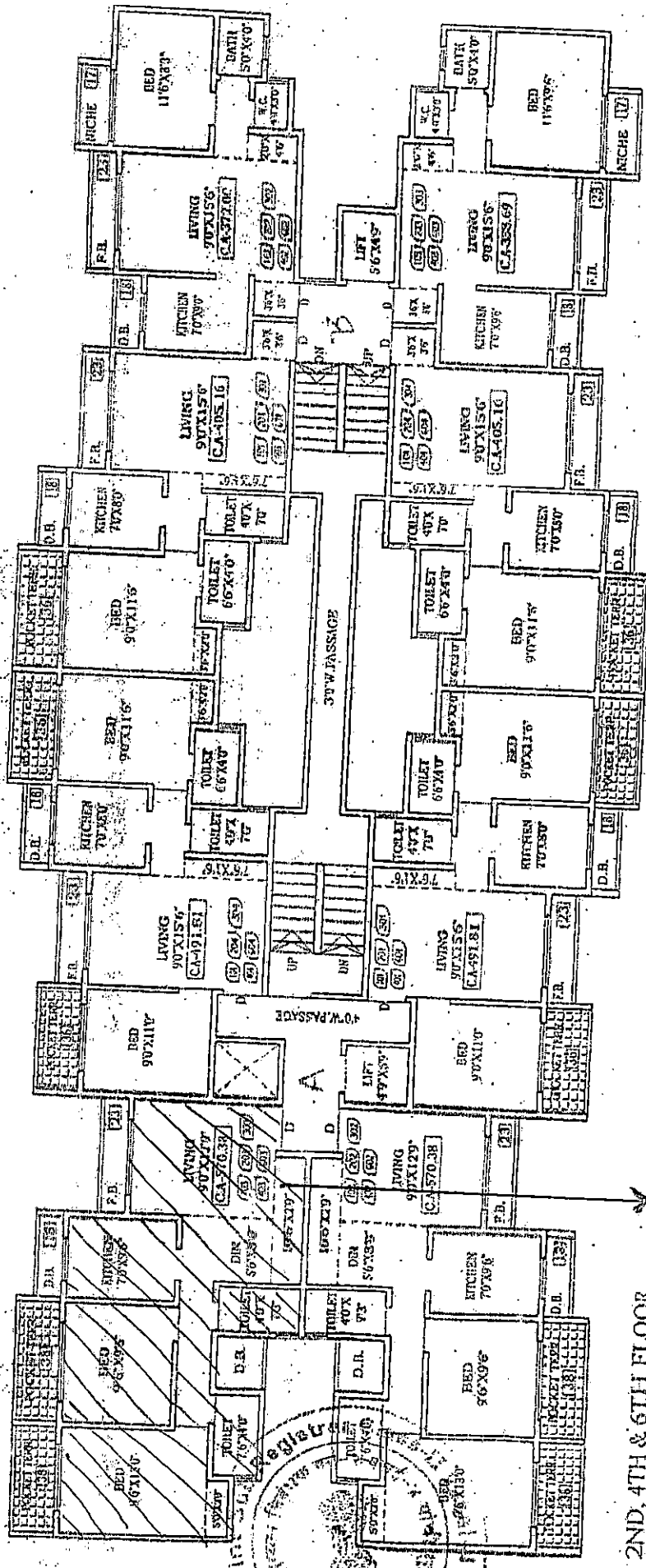


वसई - ४

दस्त क्रमांक ३६१० / २०१६




४० / ५६





2ND, 4TH & 6TH FLOOR

ALGOS SIXTH FLOOR - New.s.y

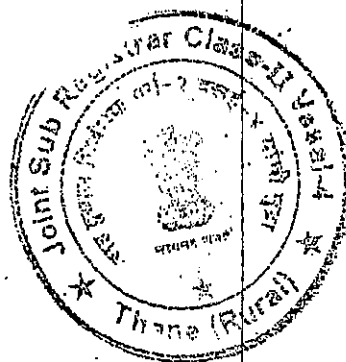
DEVELOPER	PROJECT:	ARCHITECTS:
PROPOSED BUILDING ON S.NO.35 AT VILLAGE - SOPARA, TAL. - VASAL, DIST. - THANE.	 NORTH	 Ajay Wade & Associates Architects Engineers & Surveyors. WEBSITE: www.ajaywade.com OFFICE: 101, MIDC, VASAL, DIST. THANE. PHONE: 022-2554-2158
		DATE: 21.07.2013

Shweta

वसुंध - ४

दस्तावेज क्रमांक ३६९०/२०१६

४२१५८



वसई - ४
दस्ता क्रमांक ३९९० / २०१६
०३ / ५९

350/7982

2

दाखिल

350/7982
Thursday, June 23, 2016
10:43 AM

पावती

Original/Duplicate
नोंदणी क्र. : 39M
Regn.: 39M

गावाचे नाव: सोपारा
दस्तऐवजाचा अनुक्रमांक: वसई-3-7982-2016
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मे. साईराम कॉर्पोरेशन तर्फे भागीदार संवीप के मेहता - -

पावती क्र.: 9495 दिनांक. 23/06/2016

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 200.00
पृष्ठांची संख्या: 10

एकूण: रु. 300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:02 AM ह्या वेळेस मिळेल.

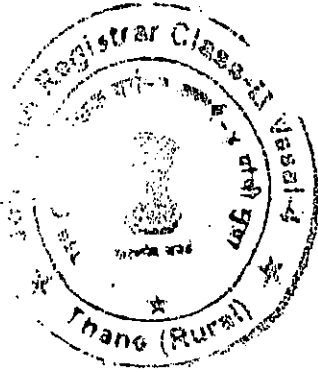
Sub Registrar Vasai 3

बाजार मूल्य: रु. 0/-
मोबदला रु. 1/-
भरलेले मुद्रांक शुल्क: रु. 500/-

[Signature]
वसई नगर निगम, सी-२
वसई न. ३

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 200/-

[Handwritten signature]





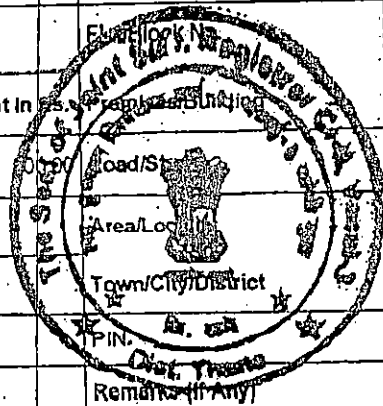
वसई - ४
 दस्त क्रमांक ३९९०/२०१६
 ४०१५६

CHALLAN
 MTR Form Number-6

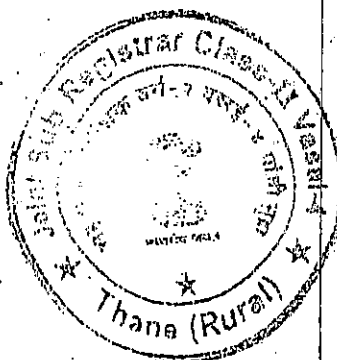
IV

वसई - ३
 दस्त क्र. ७६२/२०१६
 ९ १९०

GRN	MH002055338201617E	BARCODE	Date 23/06/2016-09:32:53		Form ID 48(f)
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)		
			PAN No. (If Applicable)		
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR		Full Name	SAIRAM CORPORATION	
Location	THANE				
Year	2016-2017 One Time				
Account Head Details	Amount In				
0030046401 Stamp Duty	500.00				
		Area/Location	NALLASOPARA		
		Town/City/District	4 0 1 2 0 3		
		Remarks (If Any)	SecondPartyName=ROMALI A BHATKAR-		
Total	500.00	Amount In	Five Hundred Rupees Only		
		Words			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	REF No.	69103332016062310422 93039585	
Cheque/DD No		Date	23/06/2016-09:33:35		
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. Date	Not Verified with Scroll		



Mobile No. : Not Available



V

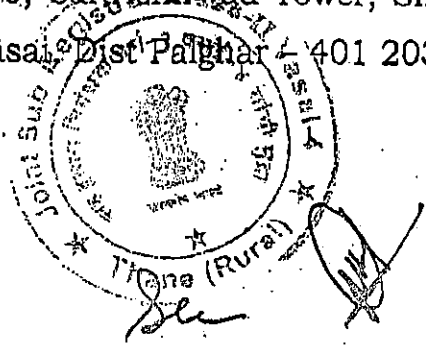
वसई - ३
दस्ता क्र. ७९८२/२०१६
२ / १०

वसई - ४
दस्ता क्र. ८९९०/२०१६
४५ / ५९



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL Come,
M/S SAIRAM CORPORATION , Through its Partner **MR. SANDEEP K. MEHTA**, Age 46 years, both adult, having its office at Shop No. 10, Sai Ashirwad Tower, Shanti Park, Nalasopara (West), Tal: Vasai, Dist Palghar - 401 203. Do hereby **DO SEND GREETINGS:-**



.....2/-

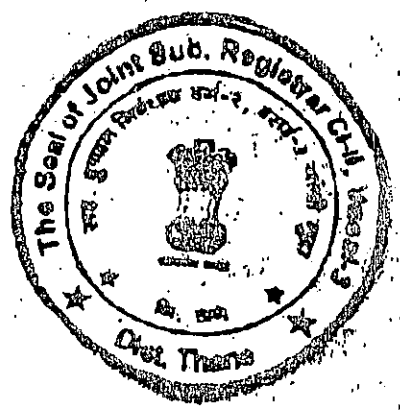
R. Bhatnagar

SL

सत क्र. ७९२/१९९३
३/१०

वसई - ४
क्रमांक ३९९०/१९९३
४९/५९

१५३९९९



वसई - ४
दस्ता क्रमांक ३६७०/२०१६

वसई - ३
दस्ता क्र. ६६२/२०१६
४१९०

WHEREAS:- ४०/५९

A) I am Partner of **M/S SAIRAM CORPORATION**, having its Office at Shop No. 10, Sai Ashirwad Tower, Shanti Park, Nallasopara (West), Tal: Vasai, Dist Palghar - 401 203. I am constructing the Building known as "**SAI ANAND**", constructed on land bearing Survey No. **35D**, situate and being at Village - **Sopara**, Tal. Vasai, Dist. Palghar, within the area of Sub-Registrar Vasai and have to sell Flats/Shops in the said building.

B) On account of our pre-occupation it is not possible for us to register the said agreement/s in favour of the various purchaser/s of flats/Shops.

NOW, THEREFORE THESE PRESENTS WITNESSES AND **M/S SAIRAM CORPORATION** through its Partner **MR. SANDEEP K. MEHTA**, do hereby appoint jointly or severally 1] **ROMALI A. BHATKAR**, Age 24 years, 2] **MR. SWAPNIL E. KADAM**, Age 25 years, 3] **MR. KRENEER R. CHURI**, Age 45 years, all adults residing at First floor, Shomangal Complex, Tulinj Cross Road, Nallasopara (East), Taluka Vasai, District Palghar, Pin 401209. To be our agent and true and lawful attorney for us in our name and on our behalf to do.

1) **TO PRESENT** Agreement for sale, Rectification Deed, Cancellation, lease, assignment, supplementary agreement, amenities agreement in the said buildings or any other documents executed by us for registration, admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction, cancellation, lease assignments of surrender or other instruments and assurance which may be executed and signed by us.

2) **THIS** Power of Attorney is given for registration of the documents executed by us. (Rural)

Se- [Signature] Bhatkar [Signature]

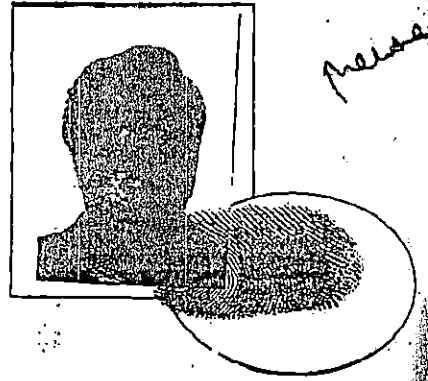
वसई - ३

दस्त क्र. 622/2016

4 190

IN WITNESS WHEREOF I HAVE HEREUNTO SET AND
SUBSCRIBED MY RESPECTIVE HANDS AND SIGNATURE ON
THIS 29th DAY OF June 2016.

SIGNED AND DELIVERED by the
Within named "THE EXECUTANTS"
M/S SAIRAM CORPORATION,
Through its Partner
MR. SANDEEP K. MEHTA



Mehta

In the presence of

वसई - ४
दस्त क्रमांक 3870/2016
80/14e

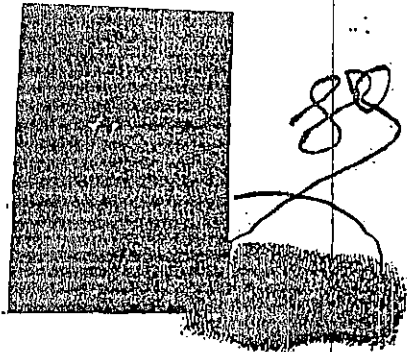
EXECUTANTS

Accepted by me

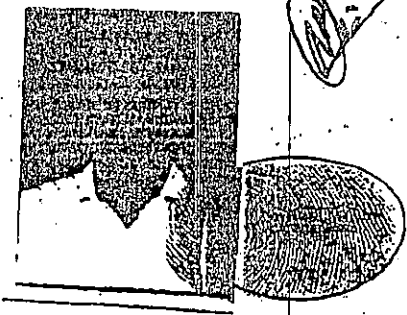


R. Bhatkar

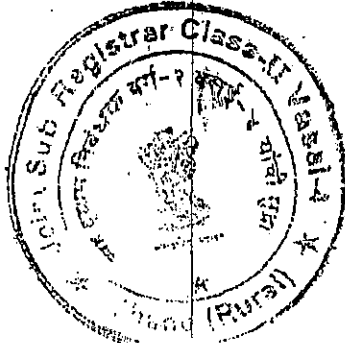
1] ROMALI A. BHATKAR,



2] MR. SWAPNIL E. KADAM,



3] MR. NARENDRA R. CHURI



भारत सरकार
GOVT. OF INDIA
SARFARAZ KHAN
27/08/2012
Formulari Account Number
ACHISB 118
वसई - ३
६६२/२०१०
६ १९०

आयकर विभाग
INCOME TAX DEPT
ROMALI AJIT BHATKAR
AJIT GANPAT BHATKAR
17/12/1991
Formulari Account Number
BAYPB3876N



वसई - ४
दस्ता क्रमांक ३६९०/२०१६
४६/५६

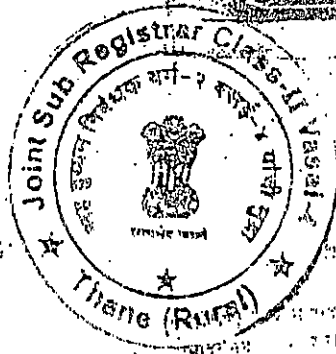


आयकर विभाग
INCOME TAX DEPARTMENT
CHANDANI SINGH
SURENDRA BAHADUR SINGH
02/10/1993
DWPPS8232A
Chandani Singh
Signature

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
NARENDRA RAMCHANDRA CHURI
RAMCHANDRA DAMODAR CHURI
ACWEC6591B

भारत सरकार
GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

निहाल महेश महाजद
Nihal Mahesh Mahajad
Date of Birth: 1996
Male



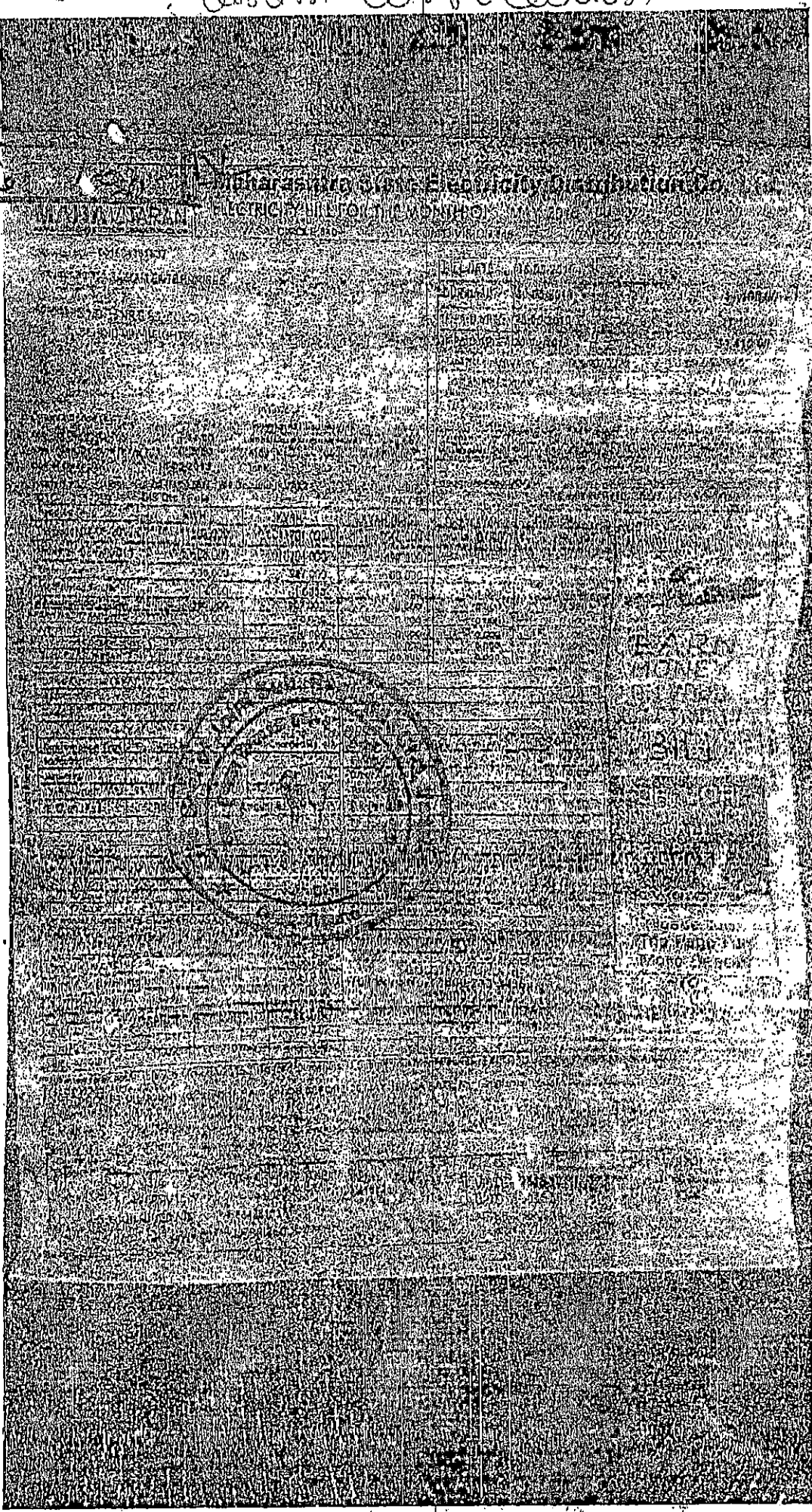
Address: S.O. Mahesh Mahajad
A/11, Dandekar Road, Thane
Road, Opp. Vardha Hall
Mumbai-400 001, India
101200

३०९० ३९७८ ९६७२

सामान्य जनसंख्या आँकड़ा

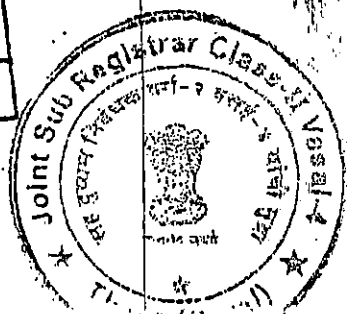
Handwritten scribbles at the top of the page.

वसई - ४
दस्ता क्र. ८



<https://mail.google.com/mail/u/0/#inbox/1556c6fd0be5068b7projector=1>

वसई - ४
दस्ता क्रमांक 3890 / 2023
५० / ५९



350/7982

गुरुवार, 23 जून 2016 10:59 म.पू.

दस्त गोपवारा भाग-1

वसई 3

१९०

दस्त क्रमांक: 7982/2016

दस्त क्रमांक: वसई 3 /7982/2016.

वाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भारलेले मुद्रांक शुल्क: रु. 500/-

वसई - ४

दस्त क्रमांक ३६९०/२०१६

५९ / ५९

दु. नि. सह. दु. ति. वसई ३ यांचे कार्यालयात

पावती: 9495

पावती दिनांक: 23/06/2016

अ. क्र. 7982 वर दि. 23-06-2016

सादरकरणाराचे नाव: मे. साईराम कॉर्पोरेशन तर्फे भागीदार
संदीप के मेहता - -

रोजी 10:42 म.पू. या. हजर केला.

नोंदणी फी

रु. 100.00

वस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

दस्त हजर करणाऱ्याची सही:

एकूण: 300.00

Sub Registrar Vasai 3

पसई क्र. ३

Sub Registrar Vasai 3

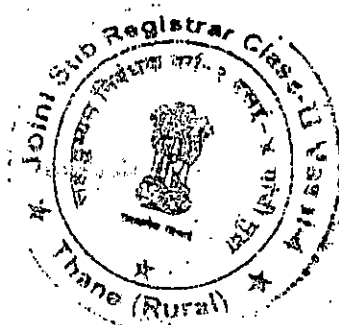
पसई क्र. ३

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्ताऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्ताऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्षा क्र. 1 23 / 06 / 2016 10 : 41 : 59 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 23 / 06 / 2016 10 : 42 : 14 AM ची वेळ: (फी)





23/06/2016 10:53:42 AM

दस्त गोषवारा भाग-2

वसई 3

90/190

दस्त क्रमांक: 7982/2016

दस्त क्रमांक : वसई 3/7982/2016
दस्ताचा प्रकार : कुलमुखत्यारपत्र

वसई - 8
दस्त क्रमांक 3890 2016
42/92

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: रोमाली ए भाटकर -- पत्ता: प्लॉट नं: पहीला मजला, , माळा नं: -, इमारतीचे नाव: यशोमंगल कॉम्प्लेस्क, ब्लॉक नं: -, रोड नं: तुळीज क्रॉस रोड, नालासोपारा पुर्व, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-24 स्वाक्षरी:- <i>R. Shetty</i>		
2	नाव: स्वप्निल ई कवम -- पत्ता: प्लॉट नं: पहीला मजला, , माळा नं: -, इमारतीचे नाव: यशोमंगल कॉम्प्लेस्क, ब्लॉक नं: -, रोड नं: तुळीज क्रॉस रोड, नालासोपारा पुर्व, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-25 स्वाक्षरी:- <i>S</i>		
3	नाव: नरेन्द्र आर चुरी -- पत्ता: प्लॉट नं: पहीला मजला, , माळा नं: -, इमारतीचे नाव: यशोमंगल कॉम्प्लेस्क, ब्लॉक नं: -, रोड नं: तुळीज क्रॉस रोड, नालासोपारा पुर्व, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:- <i>N. Churi</i>		
4	नाव: मे. साईराम कॉर्पोरेशन तर्फे भागीदार संदीप के मेहता -- पत्ता: प्लॉट नं: दुकान क्रं 10, माळा नं: -, इमारतीचे नाव: साई आशिर्वाद टॉवर, ब्लॉक नं: शांती पार्क रोड नं: नालासोपारा प, महाराष्ट्र, ठाणे. पिन नंबर: ACHFS1483N	कुलमुखत्यार देणार वय :-46 स्वाक्षरी:- <i>M. S. Sahasrabudhe</i>		

वरील दस्तऐवज करून देणार तधाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 23/06/2016 10:52:12 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

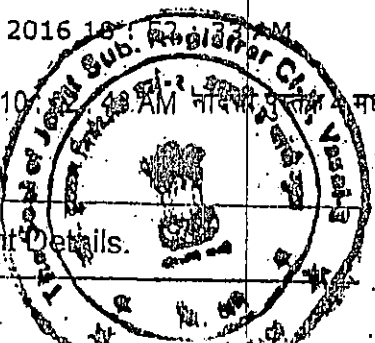
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: निहाल महाडिक -- वय: 19 पत्ता: नालासोपारा पू पिन कोड: 401209	स्वाक्षरी <i>Nihal</i>		
2	नाव: चांदणी सिंह -- वय: 22 पत्ता: नालासोपारा पू पिन कोड: 401209	स्वाक्षरी <i>Chandani Singh</i>		



शिकका क्र.4 ची वेळ: 23/06/2016 10:53:42 AM

शिकका क्र.5 ची वेळ: 23/06/2016 10:53:42 AM

वसई क्र. 8 EPayment Details.



sr. Epayment Number

Facement Number

Know Your Rights as Registrants

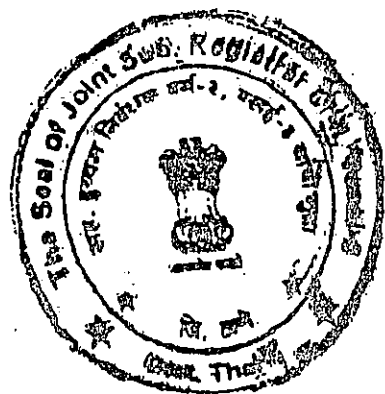
- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- 2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

वसई - ४
दस्ता क्रमांक ३९१०/२०१६
५३/५९

IV

वसई - ३
दस्ता क्र. ६९६/२०१६
१०/१०



दुस्तक क्रमांक ३९१०
 कार्याकावर नोंदले.
 दुय्यम नियंत्रक, वसई-३
 तारीख २३ मार्च २०१६



वसई - ४
दस्त क्रमांक 3६१० / २०१६
५४ / ५९

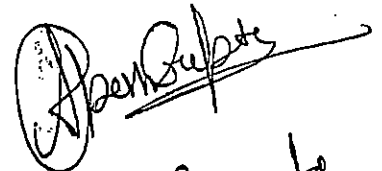
घोषणापत्र

मी/आम्ही, जयदेव उदार न्युरी याद्वारे
घोषित करतो की, सह दुय्यम निबंधक वसई-४ यांचे कार्यालयात
करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
याकामी श्री संदीप के मेहता इतर यांनी
दिनांक २३/६/२०१६ रोजी मला दिलेल्या कुळमुखत्यारपत्राच्या आधारे मी, सादर दस्त
नोंदणीस सादर केला आहे. व तो निष्पादीत करून कबुलीजबाब दिला आहे. मला दिलेले
सादर कुळमुखत्यारपत्र लिहून देणार यांनी कुळमुखत्यारपत्र रद्द केलेले नाही किंवा अन्य
कोणत्याही कारणामुळे कुळमुखत्यारपत्र रद्दबादल ठरलेले नाही. सादरचे कुळमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी/आम्ही पूर्णतः सक्षम आहे. सादरचे कथन
चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी/आम्ही
पात्र राहिन याची मला जाणीव आहे.



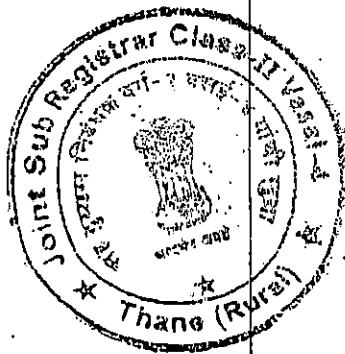
कुळमुखत्यार धारकाची सही

दस्तऐवजासोबतचे कुळमुखत्यारपत्र मी/आम्ही वाचून समजून घेतले आहे.
अखत्यारपत्र धारक यांना सादर अखत्यारपत्राचे आधारे हा दस्त ऐवज लिहून देण्याचे पूर्ण
अधिकार व हक्क असल्याचे माझी कायदेशीर खात्री झालेली आहे. या अखत्यारपत्राचे
आधारे होणाऱ्या या दस्तऐवजाच्या परिणामाची जबाबदारी पूर्णपणे दस्तऐवज लिहून देणार
अखत्यारी व दस्तऐवज लिहून घेणार यांचीच आहे त्याचा दुय्यम निबंधक किंवा त्यांचे
कार्यालयीन कर्मचारी यांचा काहीच संबंध असणार नाही.

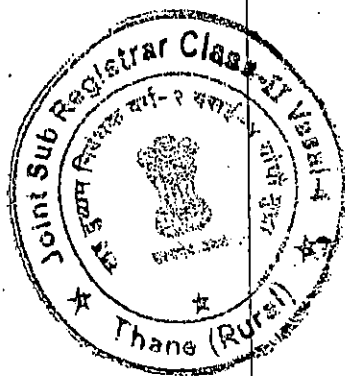


Shweta

खरेदी करणाऱ्याची सही/-



वसई - ४
दस्ता क्रमांक ३९०/२०१६
५६/५६



533/3610
शनिवार, 16 जुलै 2016 5:34 म.नं.

दस्त गोपवारा भाग-1

दसई 4 ५७/५९
दस्त क्रमांक: 3610/2016

दस्त क्रमांक: दसई 4 /3610/2016

वाजार मुल्य: रु. 27,31,000/-

मोवदला: रु. 27,30,800/-

भरलेले मुद्रांक शुल्क: रु. 1,63,900/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

द. नि. मह. द. नि. दसई 4 यांचे फायर्यालयात

पावती: 4539

पावती दिनांक: 16/07/2016

अ. क्र. 3610 वर दि. 16-07-2016

सादरकरणाचे नाव: आकाश विशन कुमार गुप्ता - -

गेजी 5:31 म.नं. वा. हजर केला.

नोंदणी फी रु. 27400.00

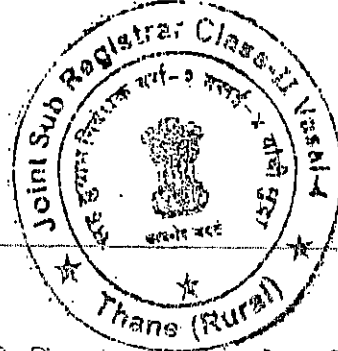
दस्त हाताळणी फी रु. 1180.00

पृष्ठांची संख्या: 59

दस्त हजर करणाऱ्याची मही:

एकूण: 28580.00

Joint S R Vasai-4
सह दुय्यम निबंधक वर्ग-२



Joint S R Vasai-4

दसई क्र. ४

दस्ताचा प्रकार: करारनामा

सह दुय्यम निबंधक वर्ग-२

दसई क्र. ४

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अंमलेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दान) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 16 / 07 / 2016 05 : 31 : 37 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 16 / 07 / 2016 05 : 32 : 14 PM ची वेळ: (फी)

सहस्रपेवजास्तोयत जोडलेले कागदपत्रे. कुलमुन्सारक्या
अधीक व्यक्ती हत्यादी वतावट आदकून आल्यात
याचे देखून जबाबदारी निष्पादकाची राहिल
विष्णु देणार विष्णु देणार



16/07/2016 5 36:52 PM

दस्त गोषवारा भाग-2

वसई 4/40

दस्त क्रमांक:3610/2016

दस्त क्रमांक :वसई4/3610/2016

दस्ताचा प्रकार :-कारनामा

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्रीकाश विश्वनाथ कुमारे गुप्ता -- पत्ता:प्लॉट नं: रूम नं. 09, माळा नं: -, इमारतीचे नाव: आर. डी. सिंह चाळ नं. 56 / ए, ब्लॉक नं: -, रोड नं: राजा नगर, सोयरा पाडा प, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AOUPG4961Q	लिहून घेणार वय :-26 स्वाक्षरी:-		
2	नाव:श्वेता गौरव गुप्ता -- पत्ता:प्लॉट नं: रूम नं. 09, माळा नं: -, इमारतीचे नाव: आर. डी. सिंह चाळ नं. 56 / ए, ब्लॉक नं: -, रोड नं: राजा नगर, सोयरा पाडा प, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AVOPG0613N	लिहून घेणार वय :-32 स्वाक्षरी:-		
3	नाव:से. साईराम कॉर्पोरेशन सर्वे भागीदार श्री. संदिप के. मेहता सर्वे कृ. सु. श्री. नरेश चुरी -- पत्ता:प्लॉट नं: दुकान नं. 10, माळा नं: -, इमारतीचे नाव: साई आशिर्वाद टॉवर, ब्लॉक नं: -, रोड नं: शांती पार्क, ता.सांगोपारा प, महाराष्ट्र, ठाणे. पिन नंबर:ACHFS1483N	लिहून घेणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तशाकथीत कारनामा चा दस्त ऐवज करून दिल्याचे कमुल करतात.
शिक्का क्र.3 ची वेळ:16 / 07 / 2016 05 : 33 : 40 PM

ओळख:-

खालील डस्त असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:उषा गुप्ता -- वय:53 पत्ता:अंधेरी पूर्व पिन कोड:400069	स्वाक्षरी		
2	नाव:गौरव गुप्ता -- वय:35 पत्ता:अंधेरी पूर्व पिन कोड:400069	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:16 / 07 / 2016 05 : 35 : 52 PM

शिक्का क्र.5 ची वेळ:16 / 07 / 2016 05 : 36 : 08 PM नोंदणी पुस्तक 1 मध्ये

Joint Registrar

सह दुय्यम निबंधक वर्ग-२

वसई क. ४
iSarita v. 1.3.0



वसई - ४
दस्त क्रमांक ४९०/२०१६
५२/५९

Summary-2(दस्त गोषवारा भाग -२)

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3610 /2016

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पुस्तक क्रमांक ५२
३९० क्रमांकावर जोदले

सह उपनिबंधक, धरई-५.
तारीख १९ माहे ०७ सन २०१६



16/07/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बसई 4

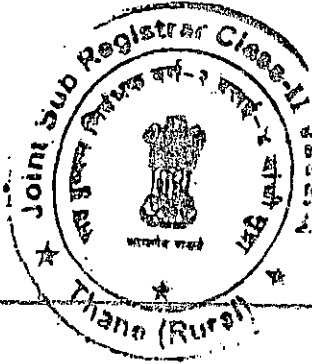
दस्त क्रमांक : 3610/2016

नोंदणी :

Regn:83m

गावाचे नाव : 1) सोपारा

(1) विलेखाचा प्रकार	करारनामा
(2) मोंवदला	2730800
(3) वाजागभाव(भाडेपट्टयाच्या चायनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2731000
(4) भू-मापन, पोट्टिहिन्या व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 603, ए विंग, माळा नं: महावा मजला, इमारतीचे नाव: साई आनंद, विल्डींग नं. 4, रोड : सोपारा((Survey Number : 35 ड पैकी ;))
(5) क्षेत्रफल	1) 63.58 चौ.मीटर
(6) आकारणी किंवा जुडी दिण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/मिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पता.	1): नाव:-ये. साईराम कॉर्पोरेशन तर्फे भागीदार श्री. मंदिप के. सेहता तर्फे कु. मु. श्री. नरेन्द्र बुरी -- वय:-43; पत्ता:-प्लॉट नं: दुकान नं. 10, माळा नं: -, इमारतीचे नाव: साई आशिर्वाद टॉवर, ब्लॉक नं: -, रोड नं: शांती पार्क, नालासोपारा प, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-ACHFS1483N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पता	1): नाव:-आकाश विभन कुमार गुसा -- वय:-26; पत्ता:-प्लॉट नं: रूम नं. 09, माळा नं: -, इमारतीचे नाव: आर. डी. सिंह चाळ नं. 56 / ए, ब्लॉक नं: -, रोड नं: राजा नगर, मोगरा पाडा प, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AOUPG4961Q 2): नाव:-श्रेता गौरव गुसा -- वय:-32; पत्ता:-प्लॉट नं: रूम नं. 09, माळा नं: -, इमारतीचे नाव: आर. डी. सिंह चाळ नं. 56 / ए, ब्लॉक नं: -, रोड नं: राजा नगर, मोगरा पाडा प, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AVOPG0613N
(9) दस्तऐवज करून दिल्याचा दिनांक	16/07/2016
(10) दस्त नोंदणी केल्याचा दिनांक	16/07/2016
(11) अनुक्रमांक, खंड व पृष्ठ	3610/2016
(12) वाजागभावाप्रमाणे मुद्रांक शुल्क	163900
(13) वाजागभावाप्रमाणे नोंदणी शुल्क	27400
(14) शेरग	



सह दुय्यम निबंधक वर्ग-२

बसई क्र. ४

मुल्यांकनामाटी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

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