

7

Customer Copy		Sr. No. 8768
Deposit Br. Thane		Date 28/1/06
Pay to: A/c No. 11727200810058-1416 A/C stamp duty		
Type of Document	Special Adhesive	
Type of Stamp	Rk. 92.35	
Franchising Value	Rs. 92.35	
Service Charges	Rs. 02.13	
Total	Rs. 94.48	
Name of stamp duty paying party		

Cheque/DD # _____
 Drawn on Bank _____
 DC No. _____
 Franchising Sr. No. _____
 Authorized by _____
 BSN No. _____

INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.
FRANKED ON
 FROM COUNTER NO. 18950
 SIGNATURE OF PURCHASER

(For Bank's Use only)

Please sign the declaration printed behind



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 31st day of Jan, 2006 BETWEEN COSMOS PROPERTIES, a joint venture between Gold Gerg Finance Pvt. Ltd. and M/s. Parshwanath Properties, having its office at 201, Arihant, above Sams's Electronics, Parsi Agyari Lane, Tembhi Naka, Thane (West) 400 601 hereinafter referred to as 'the BUILDERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the members of the joint venture and their successors or successor and assigns) of the One Part AND Mr. Ranchod

Jayram Padel having his/her/ its/their address at Sbrusti Tower, 903, Shastri Nagar, Kawa Naka, hereinafter referred to as 'the PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof

FOR INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.
 AUTHORIZED SIGNATURE
 Industrial Development Bank of India Ltd. Ground Floor, G/1 Yeshwant Building, Near Malhar Cinema, Gokhale Road, Naupada Thane-400602. D-S:ST/P/M/C/R.190705/05/1256-8

18950
 107003
 R.00923501-PB5367
 STAMP DUTY MAHARASHTRA
 SPECIALLY ADHESIVE
 JAN 28 2006
 12:36

1

28/01/06

टन-२
 दस्तावेज क्र. १०६३ '२००६
 9/108

AND WHEREAS the Builders have appointed M/s. Sakar & Abhikalpan, Architects, & R.C. Tipnis, R.C.C. Consultants for the preparation of the architectural and structural designs and drawings of the said buildings and to supervise the construction thereof till the completion of the said buildings on the portion of the said property;

AND WHEREAS the said property has been mutated in the name of the said Unnathi in revenue records and the requisite order from the Competent Authority under the provisions of the Ceiling Act has been obtained on 22/02/2003 by the said Unnathi;

AND WHEREAS in the premises aforesaid and in pursuance of the abovecited Agreement, Orders, etc. the Builders are entitled to develop the portion of the said property by constructing thereon the said buildings in accordance with the plans sanctioned by the Corporation and have also sole and exclusive right to sell the flats and premises in the said buildings to be/being constructed on the portion of the said property and to enter into agreement/s with the purchaser and to receive the sale price in respect thereof;

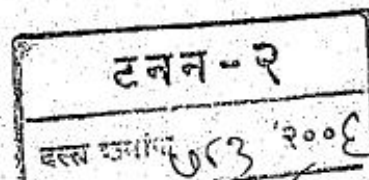
AND WHEREAS the Purchaser is desirous of acquiring from the Builders ~~Flat/Duplex Flat/Pent House/Shop/Office~~ No. 1102 in 'A' Wing of building to be known as Orion & open/covered/stilt car parking space with the exclusive right to use, occupy and enjoy the open garden/terrace adjoining/appurtenant/ abutting thereto at or for the consideration & on the terms & conditions hereinafter appearing;

AND WHEREAS the Purchaser demanded from the Builders and the Builders have given inspection to the Purchaser of all the documents of title relating to the portion of the said property, building plans as well as specifications and designs thereof prepared by the Architect, Orders passed by the concerned authorities and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of promotion of construction, sale, management and transfer) Act, 1963 and the Rules made thereunder (hereinafter called 'the MOF Act');



7

रक्षित क. 424



... any requisition, objection or requirement of the Concerned Authorities. The Purchaser shall not object to the aforesaid and hereby grants irrevocable consent to the same. PROVIDE THAT if such variations or modifications adversely affect the area of the flat agreed to be purchased by the Purchaser, then and in such event, the Builders shall obtain consent of the Purchaser in writing.

2. The Purchaser has prior to the execution of this agreement satisfied himself with the title of the said Unnathi to the portion of the said property and other documents referred to hereinabove and the Purchaser hereby agrees & investigate the title of the said Unnathi and the rights, powers and authorities of the Builders and no requisition or objection shall be raised by the Purchaser on any matter relating thereto or howsoever in connection therewith.

3. The Purchaser hereby agrees to acquire and purchase from the Builders and the Builders hereby agree to sell to the Purchaser Flat/Shop/Office bearing No. 1102 on the 11th floor in building known as ~~Orion A/ Orion B/ Orion C/ Nebula A/ Nebula B/ Nebula C/ Nebula D/ Cirrus A / Cirrus B~~ (hereinafter referred to as 'the said building') of COSMOS PARADISE having carpet area of 673 + 55 Terrace sq. ft. (which is inclusive of the area of balcony as well as door & window sills) and bounded by red colour boundary line on the floor plan hereto annexed &

[Handwritten signature]

[Handwritten signature]

श्री एस. व. उरु



दस्तावेज - २
दिनांक ०६/०३/२००८

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

THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing Survey Nos.189/1/1(P), 190/(P), 191/(P), 192/1(P), 193/1, 194/2, 194/4(P), 202/1(P), 202/5(P) & 202/6 aggregating to 74,945 sq. mtrs. situate, lying & being at village Majiwade, Taluka & Dist. Thane, within the limits of the Municipal Corporation of the City of Thane, Registration District and Sub-District of Thane.

SIGNED, SEALED AND DELIVERED)

by the withinnamed Builders)

COSMOS PROPERTIES)

through)

SHRI Surya R. Poojari)

in the presence of ...

1. [Signature]

2.

for COSMOS PROPERTIES

[Signature]
Authorised Signatory

SIGNED, SEALED AND DELIVERED)

by the withinnamed PURCHASER)

Mr. Ranchod J. Patel)

)

in the presence of ...

1. [Signature]

2.

23/11/2015 ४४. ५२६



टनन - २

ANNEXURE 'C'

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 36/24)

1427

परधानगी/सी. सी. - **PERMISSION/COMMENCEMENT CERTIFICATE**
 इमारत क्र. आय-१ ते सी-६३डी, एफ. जे. क्र. = स्ट्रिट अधिक ७ मजले.
 इमारत क्र. सी-१ ते सी-६३डी, एफ. जे. क्र. = स्ट्रिट अधिक १० मजले.
 इमारत क्र. आय-१ ते सी-३६ = तांब अधिक १ मजला
 इमारत क्र. जी-१ ते जी-३६ = तांब अधिक १ मजला
 इमारत क्र. एफ-१ व एफ-२ = स्ट्रिट अधिक ७ मजले.

V. P. No. २००३/३५७ TMC/TOD/3638 Date 25/3/2003

To, Shri/Smt. श्री. संदीप प्रभु [बदरशा मे. ताकार, आर्किटेक्ट्स करिता] (Architect)
 Shri/Smt. मे. देवीदगाळ इलेक्ट्रॉनिक्स अन्ड वॉयस लि. (Owner)
 Sir, मे. उन्नती एंटरप्राइसिस (मालक)

With reference to your application No. ३८८३ dated २०.२.०३ for development permission /
 tant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town
 Planning Act, 1966 to carry out development work and or to erect building No. वरीलप्रमाणे
 in Village माजिवडे Section No. ५ Ward No. --- situated
 at Road/Street ने. १ व २, S. No. १८२/१/१ (पै), १९०पै, १९१, १९३/१पै, १९३/१,
१९४/२, १९४/४, २०२/१, २०२/४, २०२/५, २०३/६

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person, until occupancy permission has been granted ..
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) नाला बदलावायतवे तसेच स्टार वाटर ड्रेनवायतवे नकाशे ड्रेनेज विभागाकडून मंजूर करून घेऊन नकाशे नाडरकत दाखल्याबद्द तादर करणे आवश्यक आहे. (उक्त अन्. ३६)
- ६) अस्तित्वातील बांधकामे तोडण्याबाबत टॅक्स विभागाची एन.ओ. सी. सी. एन. पर्वी तादर करावी
- ७) सी. एन. पर्वी मोकळ्या जागेचा कर भरणा केल्याची कर विभागाकडील भरणापावेती दाखल करणे आवश्यक आहे.
- ८) सी. एन. पर्वी निवमानुसार जागेवर माहितीदार्क फलक तावणे आवश्यक आहे.
- ९) सी. एन. पर्वी रत्तपायातील क्षेत्राचे, सुविधा भूखंडाचे स आरधणाखालील क्षेत्राचे घोषणापत्र नोंदणी करून [रजिस्टर्ड] करून दाखल करणे आवश्यक आहे.
- १०) अमेनिटी तपसवी जागा ठाणे महानगरपालिकेच्या ताब्यात विनामत्त्व देणे बंधनकारक आहेत व त्यावर मा. आयुक्त, तां. तांगतील त्यापुढील रस्ता, सुविधा भूखंड केंद्र आरधणाखालील क्षेत्र देणे बंधनकारक आहेत. तसेच वापरपरध्यापुर्वी रस्ता, सुविधा भूखंड केंद्र आरधणाखालील क्षेत्र ५/१२ उता-वावर ठाणे महानगरपालिकेच्या नावे बदलून त्यापुढील नोंदणी करणे आवश्यक आहे.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.
 ११) सी. एन. पर्वी दाखल मोजणी नकाशात्वचे भूखंडाच्या हद्दी भुण मितिच्या बांधकामाने कायम करणे आवश्यक आहे.
 १२) रद्दित्त वापराचा अधिक दाखला जोत्यापुर्वी दाखल करणे आवश्यक आहे.
 १३) व. एन. सी. कलम २२ चे अंतीम आदेश जोत्यापुर्वी दाखल करणे आवश्यक आहे.

हलल - [कु. मा. प.]
 Office No. _____
 Office Stamp _____
 ५६३१०९
 Municipal Corporation

