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Friday, September 28, 2007

1:11:41 PM

Original

नोंदणी ३९ म.

Regn. ३९ M

पावती

पावती क्र. : 9639

गावाचे नाव पनवेल

दिनांक 28/09/2007

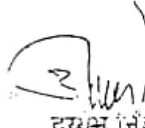
दस्तऐवजाचा अनुक्रमांक पवल3 - 09547 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सुरेखा भरांडी


नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (39)	:	780.00
एकूण रु.		30780.00

आपणास हा दस्त अंदाजे 1:26PM ह्या वेळेस मिळेल


दुय्येप निबंधक
सह दु.नि.पनवेल ३

वाजार मूल्य: 995000 रु. मोबदला: 3545900रु.
भरलेले मुद्रांक शुल्क: 195700 रु.

मूळ दस्त परत मिळाला


पक्षक, पनवेल
मूळ दस्त, पनवेल जिल्हा
लिपिक,
दुय्येप निबंधक, पनवेल-३

FRANKING DEPOSIT SLIP



Customer Copy

Deposit Br. A. P. M. C. Date 06/09/07

Pay to: ICICI Bank Ltd. A/C Stamp Duty

Franching Value	Rs.	195700
Service Charges	Rs.	10
Total	Rs.	195710

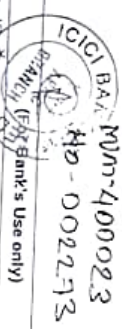
Name of Stamp duty paying party:

MRS SUREKHA MARANDI

195700

DD / Cheque No.

Drawn on Bank Central Bank



Tran ID *
Franching Sr. No

877

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Panvel this 06TH day of SEPTEMBER 2007 BETWEEN M/S. NEEL SIDHI ENTERPRISES a Partnership firm having its office at "THE EMERALD" 2nd Floor, Plot No. 195-B, Sector -12, Vashi, Navi Mumbai - 400 703, hereinafter referred to as "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm their survivor or survivors and the heirs, last survivor) of the ONE PART AND M/S. SHRI./SMT./KUM. MRS. SUREKHA MARANDI

(PAN NO- ADLP18673P)

having address at

601 SUN PLAZZO, SENAPATI BAPAT MARG, LOWER PARE MUMBAI, 400 013

hereinafter referred to as the "PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators and permitted assignees) of the OTHER PART.

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ICICI Bank Ltd. Vashi Branch
APMC Grain Market Phase 4th
Vashi-400703
D-5/ST/PH/C.R. 101106/2005/34-4705

STAMP DUTY MANAGER
187454

SEP 06 2007

AND WHEREAS Shri.Chamanlal Hansraj Gupta, Shri.Nandlal Munshiram Gupta, Shri. Mansukh C.Gopani & Shri.Gunwant C.Gopani were the lawful owners of Final Plot No.417, admeasuring 839 sq.mtrs.& Final Plot No.418, admeasuring 4744 sq.mtrs.totally admeasuring 5583 sq.mtrs.as per Town Planning Scheme, situated at Panvel (Called "Takka" area), within the limits of Panvel Municipal Council, Taluka & Registration Sub District Panvel, District & Registration District Raigad more particularly described in the First Schedule.

AND WHEREAS the said Shri.Chamanlal Hansraj Gupta, Shri. Nandlal Munshiram Gupta, Shri.Mansukh C.Gopani & Shri.Gunwant C.Gopani, have agreed to sell Final Plot No.417, admeasuring 839 sq.mtrs.& Final Plot No.418, admeasuring 4744 sq.mtrs.totally admeasuring 5583 sq.mtrs.as per Town Planning Scheme, situated at Panvel (Called "Takka" area), within the limits of Panvel Municipal Council, Taluka & Registration Sub District Panvel, District & Registration District Raigad for a consideration of Rs.90,00,000/- (Rupees Ninety Lacs Only) and have entered into an Agreement For Sale dated 18.02.2004 with the Builders mentioned herein. The said Agreement for Sale was lodged before the Sub Registrar, Panvel from 04.03.2004.

AND WHEREAS Shri.Chamanlal Hansraj Gupta, Shri. Nandlal Munshiram Gupta, Shri.Mansukh C.Gopani & Shri.Gunwant C.Gopani by their application dated 14.07.2004 applied for U.L.C. The Additional Collector and Competent Authority, Thane Urban Agglomeration, Thane, granted Certificate bearing No.ULC/TA/ATP/Certificate/601/2004, dt.July, 2004 wherein it is stated that the said Final Plot No.417 and Final Plot No.418 are beyond Eight Km.limits of Thane Urban Agglomeration, and Greater Bombay Urban Agglomeration.

AND WHEREAS Shri.Chamanlal Hansraj Gupta, Shri. Nandlal Munshiram Gupta, Shri.Mansukh C.Gopani & Shri.Gunwant C.Gopani upon receipt of the full and final payment of Rs.90,00,000/- (Rupees Ninety Lacs Only) have sold transferred & conveyed Final Plot No.417, admeasuring 839 sq.mtrs.& Final Plot No.418, admeasuring 4744 sq.mtrs.totally admeasuring 5583 sq.mtrs.as per Town Planning Scheme, situated at Panvel (Called "Takka" area), within the limits of Panvel

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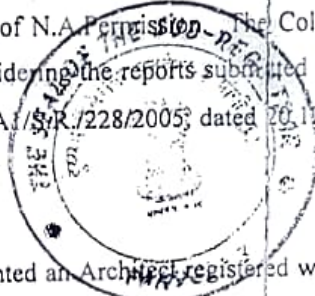
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Municipal Council, Taluka & Registration Sub District Panvel, District & Registration District Raigad by executing the Deed of Conveyance dated 3.8.2004. The Deed of Conveyance was lodged before the Sub Registrar, Panvel on 5.8.2004 at Sr. No. Panvel 105665 -2004.

AND WHEREAS the name of the Builders mentioned herein were mutated in the 7/12 extract pertaining to the said two Final Plots, vide Mutation Entry bearing No.9462, dated 25.10.2004 which was certified by the Circle Officer, Panvel on 19.11.2004.

AND WHEREAS the Builders herein are seized and possessed of and well and sufficiently entitled to the Final Plot No.417, admeasuring 839 sq.mtrs. & Final Plot No.418, admeasuring 4744 sq.mtrs. totally admeasuring 5583 sq.mtrs. as per Town Planning Scheme, situated at Panvel (Called "Takka" area), within the limits of Panvel Municipal Council, Taluka & Registration Sub District Panvel, District & Registration District Raigad more particularly described in the First Schedule hereunder written (hereinafter referred to as the said "Plot").

AND WHEREAS the Builders herein by their application dated 25.8.2005 applied to the Collector, Raigad-Alibag, for grant of N.A. Permission. The Collector, Raigad-Alibag, after making due enquiry and considering the reports submitted by the concerned officers, by Order Bearing No. MS/L.N.A./S.R./228/2005 dated 20.12.2005 has granted N.A. Permission for residential purpose.



AND WHEREAS the Builders have appointed an Architect registered with the Council of Architects, whereas the Builders have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Builders accept the professional supervisions of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Builders have submitted their application Bearing No.11433, dated 27.2.2006 to Panvel Municipal Council for grant of Development Permission for the said "Plot". The Panvel Municipal Council granted Development Permission vide

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its letter Bearing No.PNP/ABK 417/418/SB/275, dated 19.4.2006 for construction of a building for residential purpose.

AND WHEREAS the Builders propose to construct on the portion of the said plot as described in the first schedule annexed hereto, multi storey buildings on ownership basis known as "NEEL SIDHI GARDENS" as per the approved plans referred hereinabove and with such additions, modifications, revisions, alternations, therein if any, from time to time as may be approved by the Corporation/Planning Authorities.

AND WHEREAS the Builders have sole and exclusive right to dispose of the Flats/ Shops in the proposed buildings.

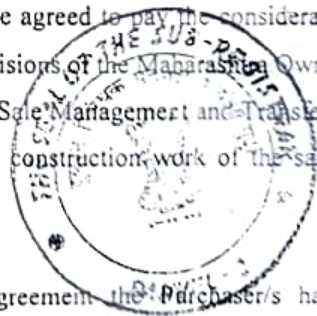
AND WHEREAS the Purchaser/s has/have verified the title documents and plans and has requested the Builders to allot a Flat bearing No. A-301 on the 3RD floor having a Built up area of 85.03 Sq. Mtrs. on ownership basis as agreed to by and between them which is hereinafter referred to as "the said unit" as per the Second Schedule annexed thereto.

AND WHEREAS the Purchaser/s has/have agreed to pay the consideration in respect of the said unit in accordance with the provisions of the Maharashtra Ownership Flat (Regulation of promotion of the construction, Sale Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said new buildings.

AND WHEREAS by executing this agreement the Purchaser/s has/have accorded his/her/their consent whereby the Builders will be entitled to make such alternation/s in the structures in respect of the said unit agreed to be purchased by the Purchaser/s and/or in the building/s as may be necessary and expedient in the opinion of their Architect/Engineer provided that such alternation/modification are approved by authorities of the Corporation.

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its letter Bearing No.PNP/ABK 417/418/SB/275, dated 19.4.2006 for construction of a building for residential purpose.

AND WHEREAS the Builders propose to construct on the portion of the said plot as described in the first schedule annexed hereto, multi storey buildings on ownership basis known as "NEEL SIDHI GARDENS" as per the approved plans referred hereinabove and with such additions, modifications, revisions, alternations, therein if any, from time to time as may be approved by the Corporation/Planning Authorities.

AND WHEREAS the Builders have sole and exclusive right to dispose of the Flats/ Shops in the proposed buildings.

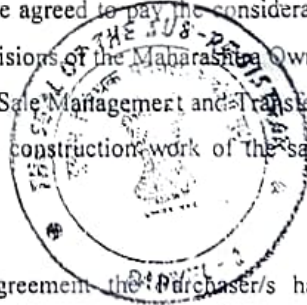
AND WHEREAS the Purchaser/s has/have verified the title documents and plans and has requested the Builders to allot a Flat bearing No. A - 301 on the 3RD floor having a Built up area of 85.03 Sq. Mtrs. on ownership basis as agreed to by and between them which is hereinafter referred to as "the said unit" as per the Second Schedule annexed thereto.

AND WHEREAS the Purchaser/s has/have agreed to pay the consideration in respect of the said unit in accordance with the provisions of the Maharashtra Ownership Flat (Regulation of promotion of the construction, Sale Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said new buildings.

AND WHEREAS by executing this agreement the Purchaser/s has/have accorded his/her/their consent whereby the Builders will be entitled to make such alternation/s in the structures in respect of the said unit agreed to be purchased by the Purchaser/s and/or in the building/s as may be necessary and expedient in the opinion of their Architect/Engineer provided that such alternation/modification are approved by authorities of the Corporation.

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AND WHEREAS the Builders expect to complete the construction of the said new buildings on the said land by June, 2008 or by such further date as may be necessary in the event of any unforeseen circumstances beyond the control of the Builders.

AND WHEREAS relying upon the said offer and declaration the builders have agreed to sell to the purchaser/s the said unit at the price on the terms and conditions hereinafter appearing.

AND WHEREAS the Builders have given inspection to the Purchaser/s Agreement For Sale dated 18.02.2004, U. L. C. Certificate bearing No.ULC/TA/ATP/Certificate/601/2004, dt. 14 July, 2004, Deed of Conveyance dated 3.8.2004, Mutation Entry bearing No.9462, dated 25.10.2004, N. A. Order Bearing No.MS/L.N.A1/S.R./228/2005, dated 20.12.2005, Development Permission granted by Panvel Municipal Council vide its letter Bearing No. PNP/ABK 417/418/SB/275, dated 19.4.2006, title report, plans sanctioned by the Panvel Municipal Council designs and specifications, documents, letters and all other papers as required under provisions of Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the Rules framed there under.

AND WHEREAS the Builders have agreed to provide/provide the amenities to the Purchaser/s as set out in the Annexure-A hereunder attached subject to the provisions of this Agreement.

AND WHEREAS the purchaser/s has/have examined and approved the floor plan of the building, the nature and quality of construction and fittings, fixtures, facilities and amenities provided or to be provided hereto as per the general specifications stated in Annexure A (hereunder attached).

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NOW THIS INDENTURE WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

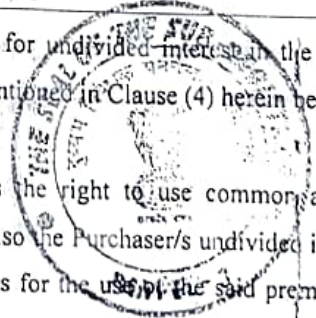
1. The Builders shall under normal conditions construct buildings as per the plans designs and specifications inspected and approved by the said unit Purchaser/s with such variations and modifications as the builders may consider necessary or may be required by any public authority to be made in any of the said units. The purchaser/s hereby consents to such variations.

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Builders to the said plot, and no requisition or objection shall be raised upon the Builders in any matter relating thereto. A copy of the Certificate of Title issued by Adv. A. Y. NARVEKAR is hereto annexed and marked Annexure "B".

3. The Purchaser/s has/have agreed to acquire the said Flat No. A-301 on the 3RD floor having a Built up area of 85.03 sq. mtrs. are and also an undivided interest as shown on the Plan hereto attached and marked thereon surrounded by red colored boundary line at or for lump sum price of Rs. 3545900 (Rupees THIRTY FIVE LAKH FOURTY FIVE - THOUSAND NINE HUNDRED only) which includes the proportionate price for undivided interest in the common areas and facilities of the building as mentioned in Clause (4) herein below :

4. The Premises under purchase includes the right to use common areas and facilities available in the Building and also the Purchaser/s undivided interest in the restricted common area and facilities for the use of the said premises. The common area does not include the area demarcated for parking spaces under stilt or open parking spaces.

5. The Purchaser/s agrees to pay to the Builders the lump sum purchase price of Rs. 35.45.900/- (Rupees THIRTY FIVE LAKH FOURTY - FIVE THOUSAND NINE HUNDRED ONLY) as per the schedule set out here under.



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PAYMENT SCHEDULE

1)	Earnest Money Deposit	10 %
2)	On Commencement of Work	10 %
3)	On Commencement of Plinth	10 %
4)	On Commencement of 1 st Slab	5%
5)	On Commencement Of 2 nd Slab	5%
6)	On Commencement Of 3 rd Slab	5%
7)	On Commencement Of 4 th Slab	5%
8)	On Commencement Of 5 th Slab	5%
9)	On Commencement Of 6 th Slab	5%
10)	On Commencement Of 7 th Slab	5%
11)	On Commencement Of 8 th Slab	5%
12)	On Commencement Of Brick Work	5%
13)	On Commencement Of Plaster Work	5%
14)	On Commencement Of Concealed Plumbing Work	5%
15)	On Commencement Of Flooring & Tiling Work	5%
16)	On Commencement Of Door & Windows Work	5%
17)	On Possession	5%
		100 %



The total amount due as per the current progress is Rs. 31,91,310/-
 (Rupees THIRTY ONE LAKH NINETY ONE THOUSAND THREE-
- HUNDRED TEN Only) which you have agreed to pay on or before 21/07/2007.

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6. The specifications, materials, fixtures/fittings and all such other amenities shall be as per the list set out in the ANNEXURE "A" hereunder written and the purchaser/s has/have satisfied himself/herself/themselves about the same as also about design of the building.
7. The Builders shall not be liable for any loss, damage, injury or delay due to any cause beyond their control, including act of Government, Strikes, lock out, fire, lightening, explosion, flooding, riots, civil commotion's, acts of war, malicious mischief or theft.
8. If the purchaser/s commit default in payment of any of the installments aforesaid on their respective due date (time being essence of the contract. The Builders shall be at liberty to terminate this Agreement in which event 20% of the purchase price of said unit shall stand forfeited. On the Builders terminating this Agreement under this Clause, they shall be at liberty to sell the said unit to any other person as the Builders may deem fit at such price as Builders may determine and the unit purchaser/s shall not be entitled to question such sale or to claim any amount whatsoever from the builders. The balance amount after deducting 20% of the amount as aforesaid may be refunded without interest by the Builders to the Purchaser/s only after the Builders have disposed of/sold the said unit to any other purchaser/s.
9. The Builders shall in respect of any amount unpaid by the unit Purchaser/s have first lien or charge on the said unit agreed to be acquired by the unit Purchaser/s.
10. Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance on their part of giving extensions of time by the Builders to the Purchaser/s for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the Builders of any breach of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the right of the Builders.

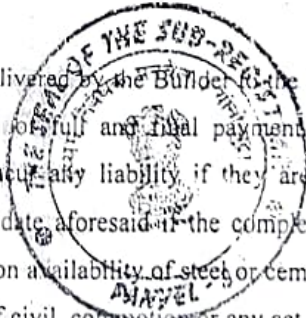


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11. Without prejudice to the Builder's right under this Agreement and/or in law the unit Purchaser/s shall be liable to pay damages at 24% per annum on all amounts due and payable by the unit Purchaser/s under this agreement, if such amount remains unpaid for seven days or more after its due date.
12. The Builders shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to Corporation/Local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the said unit.
13. On getting part occupancy/occupancy certificate from the concerned authority the Builders shall be at liberty to handover possession of the said unit to the Purchaser/s, even though permanent electric & water connection are not sanctioned by the respective authorities. The Purchaser/s shall not be entitled to make any claim/demand on the Builders for the delay in getting the permanent electric and water connections. On the Builders offering possession of the unit to the Purchaser/s, the Purchaser/s shall be liable to bear and pay their proportionate share in the use/consumption of electricity and water if supplied through temporary connection.
14. Possession of the said unit shall be delivered by the Builder to the Purchaser/s by June, 2008 subject to realization of full and final payment under this Agreement. The Builders shall not incur any liability if they are unable to deliver possession of the unit by the date aforesaid if the completion of the building is delayed by the reasons of non availability of steel or cement or such other building materials or by reason of civil, commotion or any act of GOD or if non delivery of possession is a result of any notice, order, rules, notifications of the Government, Court of Law and/or any other public authority or for non-availability of water and/or electricity connection from the concerned authorities for any reasons unforeseen or beyond the control of the Builders.



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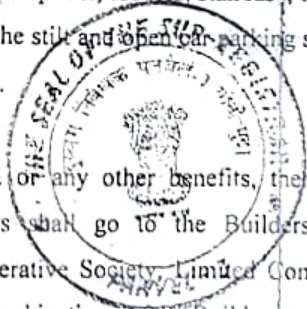
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15. Upon possession of the said unit being delivered to the Purchaser/s he/she/they shall be entitled to use the occupation of the said unit and he/she/they shall have no claim against the Builders in respect of any items of work in the unit.
16. It is hereby agreed and understood by the Purchaser/s that he/she/they shall use the said unit for the purpose of the residence/ commercial use only. The Purchaser shall use the stilt or parking space only for the purpose for keeping or parking the Purchaser/s own vehicle.
17. Commencing a week after notice is given by the builders to the Purchaser/s that the said unit is ready for the use and occupation, irrespective of the fact as to whether the purchaser/s have actually taken possession or not, the Purchaser/s shall be liable to bear and pay all the taxes and charges for electricity and other services and the out going payable in respect of the said unit from the date from which the Builder obtains the part occupancy/occupancy certificate from the Corporation/Concerned authority.
18. The purchaser/s shall have no claim, save and except in respect of the particular unit hereby agreed to be acquired i.e. all open spaces, lobbies, staircases, terrace, areas demarcated for parking spaces under the stilt and open car parking spaces, etc., will remain the property of the builders.
19. If there is any increase in F.S.I., T.D.R. or any other benefits, then such increased F.S.I., T.D.R. or such benefits shall go to the Builders. The purchaser/members or the proposed Co-operative Society, Limited Company, Association or legal body shall not raise any objections to the Builders utilizing such increased F.S.I. and/or using/appropriating such benefits.
20. The Purchaser/s agree/s and bind/s himself/herself/themselves to pay regularly every month by the 5th of each month to the Builders until the Deed of Conveyance of the said property is executed in favour of a Co-operative Society, limited Company, Association or Legal Body as the case may be.

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proportionate share that may be decided by the Builders for the following outgoings.

- a) Insurance Premium.
 - b) All municipal assessment bills and other taxes and outgoings that may from time to time be levied against the said plot and/or building, water taxes and the water charges.
 - c) Outgoings for the maintenance and management of the building common lights and other outgoings and collection charges incurred in connection with the said property.
 - d) Any property tax, municipal tax, or any other taxes/ charges levied by any Municipal / State / Central Government authority on the said plot of land, flat and / or the land along with the constructed buildings.
 - e) The Purchaser/s shall deposit with the Builders before taking the possession of the said unit the sum as worked out by the Builders towards the aforesaid expenses. If found necessary, the Purchase/s shall deposit further amount with the Builders on and upon being required or called upon by the Builders to do so.
21. It is agreed that if one or more of such units remain unsold at the time the building is ready for occupation, the Builders will be deemed to be the owners thereof until such units are agreed to be sold by the Builders.
22. The Purchaser/s shall from the date of possession maintain the said unit at his/her/their own cost in good and tenantable condition and shall not do or suffer to be done anything in or the said building or the said unit, staircase and common passage which may be against the rules or bye-laws or any other authority without prior permission of the Builders or the Co-operative Society or Limited Company or such other Legal Body as the case may be, no structural / architectural alteration / modification or changes shall be carried out by the



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Purchaser/s to the unit. The Purchaser/s shall be responsible for breach of any Rules and Regulations in respect thereof.

23. So long as each unit in the said Buildings shall not be separately assessed, the unit Purchaser/s shall pay such proportionate part of the assessment in respect of the entire building as may be provisionally determined by the Builders or the Co-operative Society or the Limited company, Association or the Legal Body as the case may be, whose decision shall be final and binding upon the unit purchaser/s.

24. The Purchaser/s will not at any time demolish or cause to be demolished the unit or any part thereof agreed to be taken by him/her/them nor at any time make or cause to be made any additions or alternations of whatsoever nature to the said unit or any part thereof. The Purchaser/s shall not permit the closing of verandah, lounges, balconies etc. or make any alterations in the elevation and outside colour scheme of the unit to be acquired by him/her/them.

25. The Purchaser/s shall not store in the unit goods of hazardous or combustible nature or which tend to damage/effect the construction or structure of the said building or causes damages to the occupants of the Buildings.

26. The said buildings shall always be known as "NEEL SIDHI GARDEN" and the name of the Co-operative Housing Society, Limited Company, or Legal Body to be formed may bear the same name or any other name, but the buildings name shall not be changed.

27. On the completion of the said building and on the receipt by the builders of the full payment of all the amounts due and payable to them by all the purchaser/s of the said building, the Builders shall co-operate with the Purchaser/s in forming, registering or incorporating a Co-operative Society, Limited Company, Association or a Legal Body. The rights of the members of the Co-operative society or of the said limited company or legal body as the case may be, shall be



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subject to the rights of the Builders under this Agreement and also subject to the assignment to be executed in pursuance thereof.

28. The Purchaser/s shall be bound from time to time to sign all papers and documents with regard to the formation of the Co-operative Society and/or Limited Company/s and/or Association and/or Legal Body and to do all the other things as the builders may require him/her/them to do from time to time for safe guarding the interest of the builders and of the other purchaser/s of the other premises in the said building. Failure to comply with the provisions of this clause will render this Agreement ipso facto null and void and 20% of the purchase price and other money paid by the purchaser/s hereunder shall stand forfeited to the Builders.
29. When the Co-operative Society or Limited Company or Association or Legal Body is registered or incorporated as the case may be and all the said dues paid in full as aforesaid by the Purchaser/s to the Builders, the Builders shall execute the necessary Deed of Conveyance in favour of such co-operative society, Limited Company, association or Legal Body as the case may be. All the costs in this behalf shall be borne and paid by the unit Purchaser/s proportionately.
30. Provided it does not in any way affect or prejudice the rights of the Purchaser/s in respect of the said unit, the Builders shall be at liberty to sell, assign, transfer or otherwise deal with their rights and interest in the said land and in the building to be constructed thereon.
31. Nothing contains in these presents is intended to be nor shall be construed to be a grant, demise or assignment in law to the said unit or the said land, hereditaments and premises or any part thereof for the said Building thereon or any part thereof.
32. The Purchasers shall not let, sublet, transfer/assign or part with possession of the said unit without the written consent of the Builder's and that too until all



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the income that may be derived by display of the said advertisements. The Agreement with the Purchaser/s and all the Purchaser/s of the other units in the said building shall be subject to the aforesaid right of the Builders who shall be entitled to use the terrace, including parapet walls and the water tanks therein for any purpose including the display of advertisements and sign boards.

42. The Purchaser/s shall maintain at his/her/their own cost the said premises agreed to be purchased by him/her/them in the same condition and shall abide by all Bye-Laws, Rules and Regulations of the Government, Maharashtra State Electricity Board, the Corporation, Municipal Authority and any other authorities and local bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions or Rules or Bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.
43. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served to them if sent to their respective unit by registered post or under certificate of posting at his/her/their address specified below :

To,

MRS. SUREKHA MARANDI .

601 SUN PLAZZO ,

SENAPATI BAPAT MARG,

LOWER PAREL,

MUMBAI - 400013



S. Marandi

पदल - ३	
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THE FIRST SCHEDULE OF PROPERTY

ALL THAT pieces and parcels of land bearing Final Plot No. 417, admeasuring 839.00 sq. metres as per Town Planning Scheme, constituted out of Survey No. 349, the area whereof as per 7/12 Extract is 0 H. 09 Ares, i.e. 900.00 sq. metres approximately, and Final Plot No. 418, admeasuring 4744.00 sq. metres as per Town Planning Scheme, constituted out of SURVEY NO. 348, the area whereof as per 7/12 Extract is 0 H. 50 Ares 6 Points, i.e., 5060.00 sq. metres approximately, totally admeasuring 5583.00 sq. metres as per Town Planning Scheme, comprised in Town Planning Scheme Panel No. 1 (1st Variation) (Final), situate at Panel (called Takka Area), Near Panel Railway Station, within the limits of the Panel Municipal Council, Taluka And Registration Sub-District Panel, District And Registration District Raigad, and bounded as follows :

- On Or Towards The North : Final Plot No. 413/3.
 On Or Towards The South : Final Plot No. 416
 On Or Towards The East : Cidco Land.
 On Or Towards The West : 06 Metre Wide D.P Road.

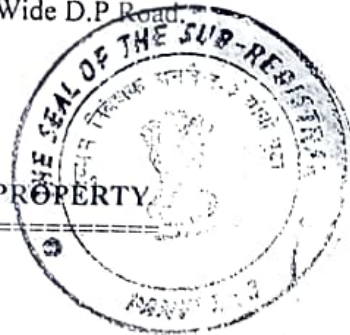
THE SECOND SCHEDULE OF PROPERTY

The Unit No. A-301 in Building known as "NEEL SIDHI GARDENS" on 3RD floor, admeasuring 85.03 Sq. mtrs Built Up Area.

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9/18

S. Marandi

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SIGNED, SEALED AND DELIVERED)
By the Withinnamed " BUILDERS ")
M/S. NEEL SIDHI ENTERPRISES)

Through its Partners)

- 1. JAMNADAS J. PALAN)
- 2. SANDEEP K. SAMPAT)

For Neel Sidhi Enterprises

[Handwritten Signature]
Partners

In the presence of)

- 1. *[Handwritten Signature]*)
- 2. *[Handwritten Signature]*)

SIGNED, SEALED AND DELIVERED)
By the Withinnamed 'PURCHASERS/')

M/S./SHRI/SMT/KUM. MRS. SUREKHA)
MARANDI)

In the presence of)

- 1. *[Handwritten Signature]*)
- 2. *[Handwritten Signature]*)



प व ल - ३	
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२७ / ३९	

ANNEXURE "A"SPECIFICATION AND AMENITIES

1. SWIMMING POOL WITH FILTRATION PLANT.
2. LANDSCAPED GARDEN WITH CHILDREN PLAY EQUIPMENTS
3. INTERCOM FACILITY
4. GENERATOR BACKUP FOR ESSENTIAL COMMON SERVICES.
5. DECORATIVE LIFT OF 6 PASSENGERS IN EACH WING WITH S.S.CABIN.
6. MATT / ACRYLIC LATEX PAINT FOR THE EXTERNAL FACE OF THE BUILDING.
7. OIL BOUND DISTEMPER FOR THE INTERNAL FACE OF THE APARTMENTS.
8. CONCEALED COPPER WIRING WITH MODULAR SWITCHES.
9. CONCEALED PLUMBING WITH GOOD QUALITY FITTINGS.
10. GLAZED TILES DADO UPTO 7' IN ALL TOILETS
11. VITRIFIED FLOORING IN ENTIRE FLAT AND ANTISKID PILES FOR TERRACE.
12. GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK.
13. POWER COATED ALUMINUM SLIDING WINDOWS ON MARBLE SILLS.



प ब ल - ३	
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385
DMS

S. Manandhi

AYINASH Y. NARVEKAR
B.Com.,LL.B.
ADVOCATE HIGH COURT

10, SHAH PLAZA, BEHIND ADARSH LODGE
RAM GANESH GADKARI PATH,
PANVEL 410 206 DISTRICT RAIGAD.

PHONES : (OFF) (022) 2745 0405/4045

19.06.2006

**CERTIFICATE OF TITLE
(TO WHOMSOEVER IT MAY CONCERN)**

RE : ALL THAT pieces or parcels of land, bearing Final Plot No. 417, admeasuring 839.00 sq. metres (constituted out of land bearing Survey No. 349 and Final Plot No. 418, admeasuring 4744.00 sq. metres (constituted out of land bearing Survey No. 348)(totally admeasuring 5583.00 sq. metres), comprised in Town Planning Scheme Panvel No. 1 (1st Variation) (Final), situate near Panvel Railway Station, within the limits of the Panvel Municipal Council, Taluka And Registration Sub-District Panvel, District And Registration District Raigad.

I have investigated the title of M/s. NEEL SIDHI ENTERPRISES, a partnership firm, registered under the Indian Partnership Act, 1932 having its Office at "THE EMERALD" 2nd Floor, Plot No. 195-B, Sector - 12, Vashi, Navi Mumbai - 400 703, represented by its PARTNERS (1) SHRI JAMNADAS JETWANI, (2) SHRI KALPESH JAMNADAS PALAN, (3) SHRI VILAS MADANLAL KOLHARI and (4) SHRI SANDEEP KANAKSINGH SAMPAT, (hereinafter referred to as "the OWNERS") to the property bearing Final Plot No. 417, admeasuring 839.00 sq. metres and Final Plot No. 418, admeasuring 4744.00 sq. metres (totally admeasuring 5583.00 sq. metres), situate near Panvel Railway Station, within the limits of the Panvel Municipal Council, Panvel, District Raigad.

Upon taking search of the concerned record and verification of all the papers, deeds and documents, I certify that the title of the OWNERS to the said property, namely, Final Plot No. 417, admeasuring 839.00 sq. metres (constituted out of land bearing Survey No. 349) and Final Plot No. 418, admeasuring 4744.00 sq. metres

JNB
[Signature]

[Signature]
S. Marandi

पत्र - ३	
२५/६	२००६
२५/३९	

पनवेल नगर परिषद

(महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६५ कलम ४५ अन्वये)

विकासाची परवानगी

पनप/अ.मु.क्र. ४१७/१९८/सांघा/२०५

क्रमांक २

दिनांक: १८/०८/०६

प्रति,
 मे. निलासीदी एंटरप्राइजेस
 पानिर्. श्री लक्ष्मी कनकासिंग संपत व्हातर
 आर्कि. होभवर्क - मुंबई

विकासाचे काम पार पाडण्यासाठी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६५ याच्या

कलम ४५ अन्वये मिळण्यासाठी प्लॉट क्र./सर्वेक्षण क्रमांक/बनार-भूमापन क्रमांक/अ.भू.क्र. ४१७/१९८

नं/रस्ता दुर्गा - दुर्गा. येथे स्थित असलेल्या प्रभाग क्र. ६ गाव पनवेल

वांधकाम परवानगी करिता केलेल्या अर्ज क्रमांक ११४३३ दिनांक २७/१२/०६ च्या संदर्भात पुढील

अटीच्या अधिन राहून वांधकाम परवानगी देण्यात येत आहे.

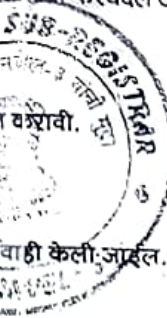
- १) सदरहू वांधकाम परवानगी एक वर्ष पर्यंत वैध असेल.
- २) परिशिष्ट 'अ' मधील सर्व अटी आपणांवर बंधनकारक राहतील.
- ३) या परवानगीमुळे जी जमिन तुमच्यामध्ये विहित झालेली नाही, अशा जमिनीचा विकास करण्याचा हक्क असणार नाही.
- ४) सर्व वांधकाम/दुरुस्ती सोबतच्या मंजूर नकाशाप्रमाणे करणे / करावी. त्यामध्ये कोणत्याही त्रुटीच्या केरधदल अगाऊ मंजूरी शिवाय करता कामा नये.
- ५) यद्युतच्या पर्यंत वांधकाम करावे. यद्युतच्याचे प्रमाणपत्र घेतल्यानंतरच पुढील कामास सुरुवात करावी.
- ६) इमारतीचा वापर बदल करायचा असल्यास त्याची परवानगी घेणे आवश्यक राहिल.
- ७) भोगवटा प्रमाणपत्र घेतल्या वाचून इमारतीचा भोगवटा करू नये, केल्यास कायदेशिर कार्यवाही केली जाईल.
- ८) संपूर्ण अर्जाचा वापर करण्यात यावा.

मंजूर वांधकाम परवानगी व्यतिरिक्त काम केल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६५ चे

कलम ५२ नुसार कायदेशिर कार्यवाही करण्यात येईल.



प व ल - ३	
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मुख्याधिकारी
 पनवेल नगर परिषद

पनवेल नगर परिषद
बांधकाम परवानगी

पनप/अ.क्र.४१०,४१५/सावा/२०५/
परवानगी क्र.२

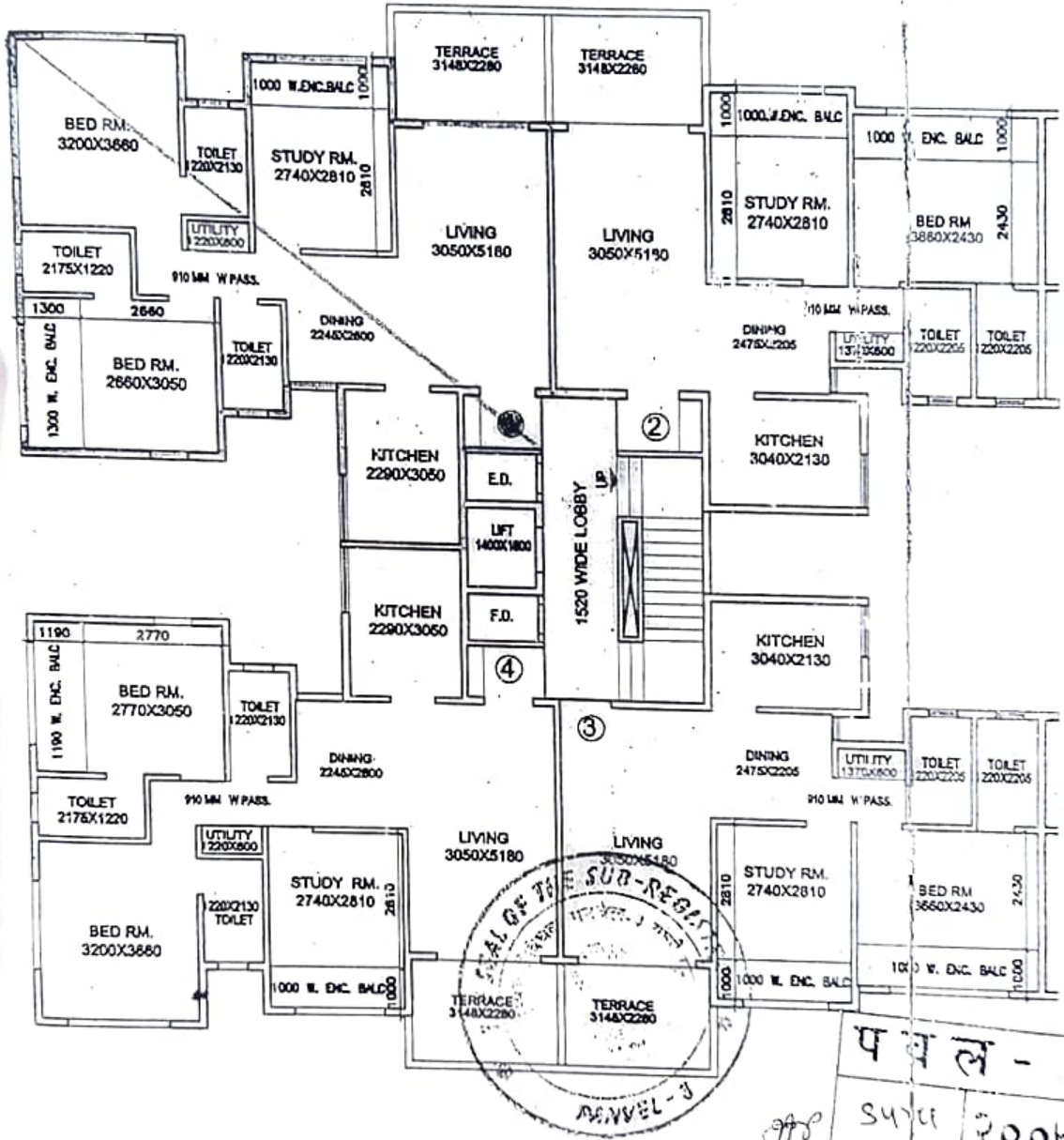
दिनांक : १९ / ४ / २००६

परिशिष्ट - अ

अटी :

- १) जागेच्या मालकी हक्काची, वहिवाटी व आजूबाजूचे मालमत्ता मालकीची हर एक प्रकारचे तकारीसंबंधी सर्व जबाबदारी अर्जादारावर राहिली.
- २) प्रस्तावित भूखंड बिनशेती परवानगी मिळालेला असावा, नसल्यास महसूल खात्याकडून बिनशेती परवानगी घेतल्यानंतर बांधकाम करणेस सुरुवात करावी.
- ३) बांधकाम करण्यापूर्वी भूखंडाचे / मालमत्ता ही जालुका निरीक्षण व भूमी अभिलेख खात्याकडून सिमांकन करावे व त्यानंतर बांधकामास सुरुवात करावी.
- ४) सर्व बांधकाम / दुरुस्ती सोबतच्या मंजूर नकाशाप्रमाणे करावे / करावी.
- ५) बांधकाम करतांना शेजारी असलेल्या मालमत्ताधारकांना त्रास होणार नाही याची दक्षता घ्यावी.
- ६) बांधकाम करण्यास पनवेल नगर परिषदेकडून कोणत्याही प्रकारची पाण्याची व्यवस्था होणार नाही.
- ७) सांडपाण्यासाठी योग्य ती व्यवस्था करावी.
- ८) नियोजित इमारतीच्या मालकीचे, विकासकाचे, वास्तुविशारद व ठेकेदार यांची संपूर्ण नावे व पत्ते, नियोजित इमारतीच्या जागेच्या नंबर / सिटी सर्व्हे नंबर / मालमत्ता नंबर / अं.भू.क्र.आणि प्रभाग क्र. अनुषंगी बांधकाम क्षेत्र / निवारणी व वाणिज्य गाळ्यांची संख्या व त्यांचे क्षेत्रफळ, तपशिलदार मंजूर नकाशाचो प्रत ज्या ठिकाणी पाहण्यासाठी उपलब्ध असेल त्या ठिकाणाचा फुता, सदरचा तपशिल ज्या ठिकाणी राहिलास व वाणिज्य सकुल प्रस्तावित असेल त्या भागातील दोन वर्तमानपत्रात देण्यात यावा. त्यामधील एक स्थानिक भाषेमधील (मराठी) असावे.
- ९) इमारतीचे बांधकाम हे भूकंपरोधक स्वरूपाचे भारतीय मानक संस्थेने प्रमाणित केलेल्या तरतुदीप्रमाणे करण्यात यावे. आय.एस. १८९३/१९८४, ४३२६/१९९३, १३८२७/१९९३, १३८२८/१९९३, ३९२०/१९९३, १३९३५/१९९३.
- १०) नियोजित इमारतीवर काम करणाऱ्या कर्मचारी व मजूरांची यादी पत्ता व फोटोसह

कृ.मा.पहा..

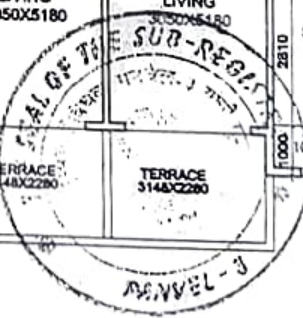


WING - B SIDE

WING - B SIDE

WING - A

1ST, 3RD, 5TH AND 7TH FLOOR LVL. PLAN



पवेल - ३
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 २००७

PROPOSED RESIDENTIAL BUILDING ON PLOT NO-417 & 418 AT PANVEL, TAL. PANVEL. DIST. RAIGAD.

LAT NO. १०१ FLOOR ३RD
 BLDG. NO. 1A

AREA ८५.०३ SQMTR.

HOMWORK
 ARCHITECTS
 INTERIOR DESIGNER

A-103, TRENAL, 8TH ROAD, SION SOCIETY,
 CHEMUR, MUMBAI-400071, INDIA
 PHONE : (91-22) 5322558, 5322883
 FAX : (91-22) 5325774
 E Mail : homework@chemur.com, homework@rediffmail.com

S. Manavadi



दस्तावेजांचा क्रमांक व वर्ष: 9547/2007

Friday, September 28, 2007

1:13:35 PM

दुय्यम निबंधक: सह दु.नि.पनवेल 3

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पनवेल

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,545,900.00
बा.मा. रु. 995,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र ए/301, तिसरा मजला, ए विंग, नील सिध्दी गार्डन, फायनल प्लॉट क्र 417 व 418, पनवेल ता पनवेल, जि रायगड
- (3) क्षेत्रफळ (1) 85.03 चौमी विल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ने/- नील सिध्दी इन्टरप्रायझेस तर्फे भागिदार संदीप के संमत आणि पालान जमनादास जे तर्फे अखत्यारी सागर डावरे - -; घर/प्लॉट नं: द ईमरल , दुसरा मजला, प्लॉट नं 195बी, सेक्टर 12, वाशी ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुरेखा मरांडी - -; घर/प्लॉट नं: सन प्लाझा, सेनापती बापट मार्ग, लोअर परेल , मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एडीएलपीएम8673पी .
- (7) दिनांक करून दिल्याचा 06/09/2007
- (8) नोंदणीचा 28/09/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 9547 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 195360.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12)* शेरा

दुय्यम निबंधक, पनवेल-३
(वर्ग-२)