

462/647

पावती

Original/Duplicate

Monday, February 16, 2015

नोंदणी क्र. :39म

1:15 PM

Regn.:39M

पावती क्र.: 662

दिनांक: 16/02/2015

गावाचे नाव: खालापूर

दस्तऐवजाचा अनुक्रमांक: कलर-647-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विकास गजानन चिले - -

नोंदणी फी रु. 16500.00

दस्त हाताळणी फी रु. 1100.00

पृष्ठांची संख्या: 55

एकूण: रु. 17600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 1:24 PM ह्या वेळेस मिळेल.

दुय्यं Sub Registrar, Khairabur

बाजार मुल्य: रु.1268500 /-

मोबदला: रु.1650000/-

भरलेले मुद्रांक शुल्क :

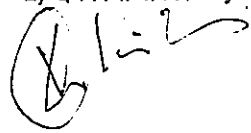
रु. 82500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.16500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005740951201415R दिनांक: 16/02/2015

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1100/-





16/02/2015

सूची क्र.2

दुय्यम निबंधक : दु.नि. खालापूर

दस्त क्रमांक : 647/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) खालापूर

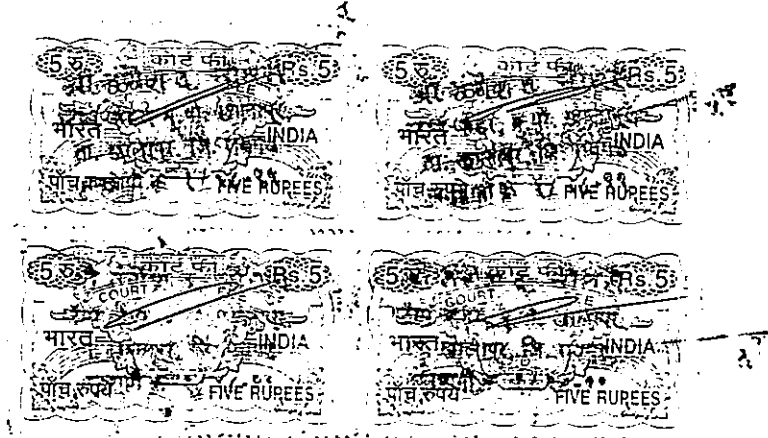
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1650000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1268500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन ; इतर माहिती: , इतर माहिती: सदनिका क्र बी-203,दुसरा मजला,लक्ष्मी टॉवर, बिनशेती प्लॉट न 5,सर्व्हे न 62+61+60++10+7+5ए+2+0,मौजे चिंचवली शेकीन ता खालापूर जी रायगड क्षेत्र 398.26 चौ फुट कारपेट + 137.7 चौ फुट ओपन टेरेस((Survey Number : ६२+६१+६०++१०+७+५ए+२+० ; Plot Number : 5 सिटिएस नं. 1602 ते 1608 ;))
(5) क्षेत्रफळ	1) 398.26 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे लक्ष्मी कनस्ट्रक्शन तर्फे भागीदार रमेश जवानमाल जैन - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस न २१,निककी टॉवर ,विश्राली तलाव जवळ ,पनवेल , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AAEFL1209L 2): नाव:-मे लक्ष्मी कनस्ट्रक्शन तर्फे भागीदार प्रविण शांतीलाल परमार - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस न २१,निककी टॉवर ,विश्राली तलाव जवळ ,पनवेल , महाराष्ट्र, रायघर (एमएच). पिन कोड:-410206 पॅन नं:-AAEFL1209L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विकास गजानन चिले - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रुम न १/५७,एम बी मावावाला बिल्डींग,डॉ बाटलीवाला रोड,परेल मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AFFPC4917G
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2015
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2015
(11)अनुक्रमांक,खंड व पृष्ठ	647/2015

- (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 82500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क 16500
(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

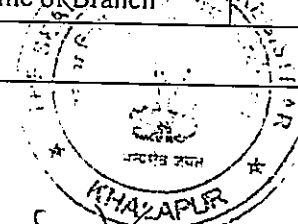


अध्यक्ष निबंधक, खा. नं. ३

Hot Payment Successful. Your Payment Confirmation Number is 47695421



CHALLAN					
MTR Form Number - 6					
GRN NUMBER	MH005740951201415R	BARCODE	Form ID :	Date: 11-02-2015	
Department	IGR		Payee Details		
Receipt Type	RE		Dept. ID (If Any)		
Office Name	IGR156-KLR_KHALAPUR	Location	PAN No. (If Applicable) PAN-AFFPC4917G		
Year	Period: From : 11/02/2015 To : 31/03/2099		Full Name vikas gajanan chile		
Object	Amount in Rs.	Flat/Block No.	flat no b 203 2nd floor		
0030046401-75	82500.00	Premises/ Bldg	laxmi		
		Road/Street, Area /Locality	tower plot no 5 s no 62 and		
0030063301-70	16500.00	Town/ City/ District	others chinchawali shekin khalapur Maharashtra		
	0.00	PIN	4 1 0 2 0 3		
	0.00	Remarks (If Any) :			
	0.00				
	0.00				
	0.00				
	0.00				
Total	99000.00	Amount in words	Rupees Ninety Nine Thousand Only		
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK			
Payment ID : 57354311					
Cheque- DD Details:		Bank CIN No : 69103332015021151064			
Cheque- DD No.		Date	11-02-2015		
Name of Bank	IDBI BANK		Bank-Branch		
Name of Branch			Scroll No.		



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Data of Bank Receipt for GRN MH005740951201415R

Bank - IDBI BANK

Bank/Branch :
Pmt Txn Id : 57354311 Simple Receipt
Pmt DtTime : 11/02/2015 15:54:50 Print DtTime :
ChallanIdNo : 69103332015021151064 GRAS GRN : MH005740951201415R
District : 1301 / RAIGAD Office Name : IGR156 / KLR_KHALAPUR SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 82,500.00/- (Rs Eighty Two Thousand Five Hundred Rupees Only)

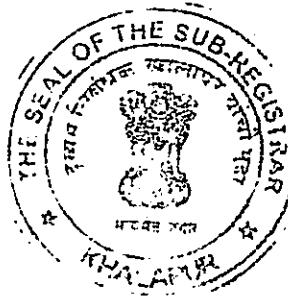
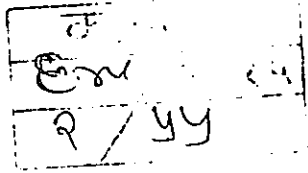
RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 16,500.00/- (Rs Sixteen Thousand Five Hundred Rupees Only)

Article : A25
Prop Mvblty : Immovable Consideration : 16,50,000.00/-
Prop Descr : flat no b 2032nd floor laxmitower plot no 5s no 62 and , otherschinchawalishekin khalapur
: Maharashtra
: 410203

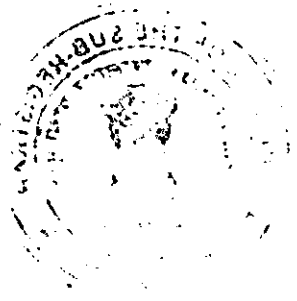
Duty Payer : PAN-AFFPC4917G vikas gajanan chile
Other Party : DLN- laxmi constructions

Bank Scroll No : 100
Bank Scroll Date : 12/02/2015
RBI Credit Date : 12/02/2015
Mobile Number : 919029220016

दुय्यम वि...



SECRET



AGREEMENT FOR SALE

THIS AGREEMENT made and entered into Khalapur, on this
16th day of Feb 2015 BETWEEN

M/S LAXMI CONSTRUCTIONS, a Partnership Firm, having its office at 21, Nikki Towers, Near Visrali Talao, Mumbai – Pune, Highway, Panvel, through its partners 1)Shri. Ramesh Jawanml Jain, 2)Shri. Irfan Mehboob Ali Bhopali, 3)Shri. Pravin Shantilal Parmar, 4)Shri. Vaibhav Gajanan Mhatre, 5)Shri. Sunekh Nemichand Jain, hereinafter referred to as “VENDORS - DEVELOPERS” (which expression shall unless it be repugnant to the context or meaning thereof shall mean and includes their respective heirs, executors, administrators, successors and assigns) of the FIRST

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PART.

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Ramesh Jain

AND

MR./MRS. VIKAS GAJANAN CHILE

_____ Age 49 year, Indian inhabitant having
his/her/their/its address at 1/57, M. B.
MANAWALA Bldg, Dr. Bhatiwala Road,
Opp-K.E.M. Hospital, PAREL. B-7400012 hereinafter
called and referred to as "THE PURCHASER/S"(which expression shall
unless it be repugnant to the context or meaning thereof shall mean and
includes his/her/its/their respective heirs. executors, administrators,
successors and assigns) of the SECOND PART.

WHEREAS all the piece and parcel of Non Agricultural Plot of land bearing
Plot No. 5 out of land bearing Survey No. 62+61+60+10+7+5A+2+0
admeasuring about 896.40 Sq. Mtrs. Assessed at Rs. 89.64, situated lying
and being at revenue village Chinchawali Shekin, Tal : Khalapur, Dist
Raigad. The said Plot of land is described as per the property card
maintained by City Survey Office, Khopoli bearing City Survey No. 1602,
1603, 1604, 1605, 1606, 1607 & 1608, was absolutely seized and
possessed by SRB Associates, a Partnership Firm, registered under the
provisions of Indian Partnership Act, having its office at Shilphata, Khopoli,
Tal : Khalapur, Dist : Raigad, through its partners 1)Shri. Sunil Satish Gupta,
2)Shri. Rajesh Prabhulal Abhani, 3)Shri. Babubhai Pukharaj Oswal and/or
otherwise sufficiently well entitled to deal with the said Land.

AND WHEREAS SRB Associates, a Partnership Firm, was desirous of
developing the said Land by erecting a new building's thereon but due to
the lack of sufficient fund, SRB Associates, a Partnership Firm, decided to
give the said Land to well known Developer and entered into an
Agreement for Development with the Party of the First Part on 18st

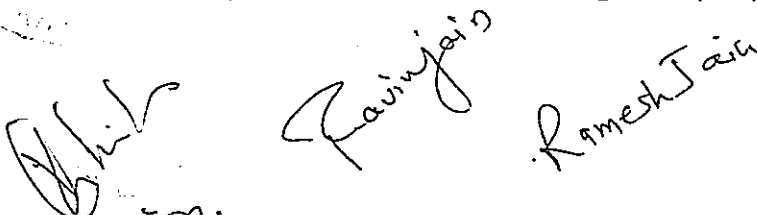
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March, 2012, hereinafter called & referred to as "THE DEVELOPER" for the development of the said Land (hereinafter referred to as "THE DEVELOPMENT AGREEMENT") under the terms and conditions contained therein and the same was registered in the office of the Sub-Registrar of Karjat vide Serial No. 1658/2012 dated 18.04.2012. Also SRB Associates, a Partnership Firm, have executed a General Power of Attorney in favour of Developer herein on 18th April, 2012, duly registered in the office of sub – Registrar Karjat at Serial no. 1659/2012 on dated 18.04.2012.

AND WHEREAS on the execution of Development Agreement and General Power of Attorney, SRB Associates, a Partnership Firm, have handed over the physical, vacant and peaceful possession of the said Land to the Developer and empowered and authorised the Developer to construct the building/s on the Said Land and to SELL AND DISPOSED OFF & TRANSFER their share's Flat/s, Shop/s, Showroom/s, Office/s, Unit/s to the Prospective Purchase's on ownership basis as its likes and think fit (the power and authority of which are more specifically set out in the above said Development Agreement and General Power of Attorney).

AND WHEREAS by virtue of the above said Development Agreement the Party of the FIRST PART alone have the sole and exclusive and absolute right authority and power to sell the Shop/s, Showroom/s, Duplex/s, Office/s, Unit/s of their share in the building to be constructed on the said Land and enter into Agreement for sale, Deed of Sale, Deed of Administration and to get the same registered with the prospective flat/s, Shop/s, Showroom/s, Duplex/s, Office/s, Unit/s, Purchaser/s, & to receive and disbursed the sale price in respect thereof.

AND WHEREAS The Developer has decided to construct building/s on the Said Land to be known as "LAXMI TOWER". And the Party of the First Part decided to sell the Shop/s, Showroom/s, Duplex/s, Office/s, Unit/s of their share in said building to the prospective Purchaser's.


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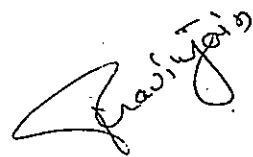
AND WHEREAS the party of First Part have appointed MR. YOGESH SHELKE as their Architect andSANKET..... as a Structural Engineer for the preparation of the structural designs and drawing of the building/s and the Developer have accepted the professional supervision of the said Architect and the structural Engineer till the completion of the building/s.

AND WHEREAS an application dated 01/06/2012 made by the Architect to the Khopoli Municipal Council for development permission and the said Khopoli Municipal Council has granted development permission in respect of the said Land and approved the Plans vide their letter No. KMC/PWD/BP/560/1342 on dated 27.07.2012 (hereinafter referred to as "THE SAID PERMISSION") under the terms and conditions contained therein.

AND WHEREAS the Party of the First Part alone have the sole and exclusive rights to sell their share's Shop/s, Showroom/s, Duplex/s, Office/s, Unit/s in the said building/s constructed by the Developer on the Said Land an to enter into agreement's with the Purchaser's of the Said Premises/s, Shop/s, Showroom/s, Duplex/s, Office/s, Unit/s and receive the Sale Price in respect thereof.

AND WHEREAS the Purchaser is demanded the Party of the First Part has given inspection to the Purchaser/s of all the document/s of title relating to the Said Lands, the plans, designs and specifications prepared by the "ARCHITECT" & R.C.C. Consultant and such other document's as are specified under the Maharashtra Ownership Flats Act 1963 (hereinafter referred to as "THE SAID ACT") and the rule made there under.

AND WHEREAS the copies of Certificate of title issued by the advocate of the Developer and the Party of First Part showing the nature of the title of the Developer and of the party of First Part to the said Land on which the Residential cum Commercial building are to be constructed as per the plans and specifisations approved under the said Permission agreed to be



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purchased by the Purchaser/s have been annexed hereto and marked ANNEXURE - "A" and "B" respectively.

AND WHEREAS the Purchaser/s has satisfied / himself / herself / themselves prior to the execution of this agreement, about the title of the Developer and the Party of FIRST PART of the said Land and he/she/they have no objection for the same.

AND WHEREAS the Developer has accordingly commenced the construction work of said building/s in accordance with the Said Permission and plan/s approved by the Khopoli Municipal Council.

AND WHEREAS The Party of First Part is desirous of selling the Flat/Shop/Showroom/Office/Unit in the above said building/s on ownership basis and the Purchaser's being interested in purchasing a Flat/Shop/Showroom/Office/Unit on ownership basis in the said building and approached the Party of the First Part and a talked regarding sale transaction of the Flat/Shop/Showroom/Office/Unit. After the discussion the Party of the First Part agrees to sell and the Purchaser/s agrees to purchase a Flat/Shop/Showroom/Office/Unit No. B-203 on the SECOND floor, admeasuring carpet area thereabout 398.26 Sq.ft. equal to 37 Sq.mtr. of Built-Up are + 137.7 Sq.ft. Open terrace equal to 12.8 Sq.mtr. of open terrace/stilt adjoining to the Flat/Shop/Showroom/Office/Unit, which in all makes total 40 Sq.ft. of Super Covered area (inclusive of F.B. area, Cupboard + ^{Sit} _{out} area and Balcony area) in the building known as "LAXMI TOWER" which is being constructed on the Said Land and more particularly described in the schedule - II written hereunder (hereinafter referred to as "THE SAID PREMISES") for the total Lump Sum Consideration of Rs. 16,50,000/- Rupees Sixteen lac fifty thousand Rupees only Only) under the terms and conditions are mutually settled and agreed between the parties as appearing herein below.

Chit
Ramesh Jain
Ramesh Jain

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

1. The Developer have proposed to construct a building consisting of ground plus Five upper floor on the Said Land in accordance with the plans, designs & specifications approved under the Said Permission with only such variation and modification as the Developer may consider necessary or as may be required by the concerned authority.

2.(A) The Purchaser/s hereby agrees to Purchase from the Party of the First Part and the Party of the First Part hereby agreed to sell to the Purchase/s the above Said Premises for a total price of Rs. 1650000/- (Rupees Sixteen lakhs Fifty thousand Rupees only .
_ only) to be paid as follows :-

1) The Purchaser/s has paid to the Party of the First Part a sum of Rs. 150000/- (Rupees One lac fifty thousand Rupees only .
Only) on or before execution of this agreement towards the part payment out of total amount of consideration (the payment and receipt whereof the Party of the First Part admits and acknowledges and indemnifies the Purchaser/s forever).

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2) The Purchaser/s hereby agrees to pay to the Party of the First Part the balance amount of the purchase price of Rs. 1500000/- (Rupees fifteen lakhs Rupees only
_ Only) in the following manner :-

a)	Rs <u>148,500/-</u>	9% of sale price on commencement of construction work.
b)	Rs <u>330,000/-</u>	20% of sale price on or before completion of plinth work.
c)	Rs <u>16,5000/-</u>	10% of sale price on or before completion of 1 st RCC slab work.
d)	Rs <u>16,5000/-</u>	10% of sale price on or before completion of 2 nd RCC slab work.
e)	Rs <u>132,000/-</u>	8% of sale price on or before completion of 3 rd RCC slab work.
f)	Rs <u>132,000/-</u>	8% of sale price on or before completion of 4 th RCC slab work.
g)	Rs <u>132,000/-</u>	8% of sale price on or before completion of 5 th RCC slab.
h)	Rs <u>132,000/-</u>	8% of sale price on or before completion of 6 th RCC slab.
i)	Rs <u>132,000/-</u>	8% of sale price on or before completion of Brick Work.
j)	Rs <u>49,500/-</u>	3% of sale price on or before completion of Plastering work.
k)	Rs <u>49,500/-</u>	3% of sale price on or before completion of Flooring Work.
l)	Rs <u>49,500/-</u>	3% of sale price on or before completion of Plumbing & Painting Work.
m)	Rs <u>33,000/-</u>	Balance on handing over the possession.
	<u>16,50,000/-</u>	

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It is expressly agreed by and between the parties hereto that in respect of the above payments, time of payment according to the schedule of payment is the essence of the contract.

Condition of payment time is essence of this Contract, if the due payments is not made within the stipulated time, in that event the penalty

[Handwritten signature]

Ramesh Jain
Ramesh Jain

/ interest will be charged @24% p.a. on the due amount till the actually payment made.

B) The Purchaser/s have also agreed to pay the stamp duty & registration charges in respect of the Said Premises incidental to the execution of this Agreement.

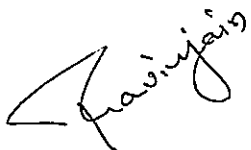
C) In addition to the above Sale Consideration the Purchaser/s has/have to pay to the VENDORS the other charges for

- i) Legal charges for documentation.
- ii) Formation and registration charges for the Society or Limited Company.
- iii) MSEB Meter deposit & electric connection/electric sub-station, cable charges.
- iv) Water connection deposit and meter charges.
- v) Building maintenance Deposit.

(D) The Purchaser/s agrees to and bind himself/ herself/ themselves to pay directly to the Vendor his/her/their proportionate share in property taxes or any other rates or collect bill as determined by the Vendors right from the beginning of the levy by the appropriate local authority which is empowered to levy such property taxes or rates or collect bills, etc. in respect of the building proposed to be constructed on the Said Land as described in the First Schedule and determined by the local authority in respect of the Said Land. As regards Electricity and water deposit and other charges, insurance charges, common lights, watchman, sweeper, sanitations, additions and alteration, oil painting, colour washing, repairs etc. and all other outgoings and expenses incidental to the management and maintenance of the property, The Purchaser/s agrees that from the date of delivery of possession (which date means the day on which the Party of the First Part shall give notice to the Purchaser/s that the Said Premises is ready for possession, he/she/they shall pay Rs.

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...../- every month in advance towards and on account of maintenance charges and expenses as aforesaid to the Vendors/Developer. The Purchaser/s shall indemnify and keep indemnified the Vendors/Developer against the aforesaid outgoing and taxes and other payment and expenses. If on account of failure on the part of the Purchaser/s and/or the other Premises occupiers to pay the proportionate share against the above payments of the outgoings and other taxes remain in arrears and the local authority takes any action for recovery of the same the Party of the First Part and the Developer shall not be liable or responsible for any loss or damage suffered by the Purchaser/s on account of the said action. Further provided that in the case of actual expenses of outgoing and taxes and other expenses as aforesaid comes to more than Rs. 500/- per moth the Purchaser/s shall pay the same forthwith on demand made by the Developer / Vendors.

- 3) The fixtures fittings and amenities to be provided by the Developer in the said Premises and in the said building are those that are set out in the Schedule-III hereto.
- 4) The Party of the First Part shall endeavor to hand over possession of the Said Premises to the Purchaser/s on or before JULY 2015 if for any reasons beyond the control of the Developer, including non availability of Labours, building materials or inefficiency of contractor or controlled material or occurrence of flood, riot, war or other inevitable accidents, natural calamities or circumstances taking place including restrictions on construction work and use of the building materials that may be put by the authorities concerned the Developer are unable to give possession by the said date, then it is agreed by and between the parties hereto that the said date shall be deemed to have been automatically extended by the period during which the delay has taken place. A notice shall be given by Party of the First Part to the

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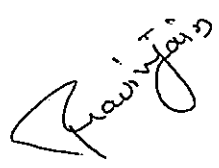
Purchaser/s to take possession on a specified date of possession and possession shall be delivered by the Party of the First Part provided all the amounts under this Agreement and otherwise at law are paid by the Purchaser/s to the Party of the First Part and to the Developer all necessary papers for possession as also various forms, applications, letter, papers, writings or document/s required for the formation of the Society or Limited Company or to be given to various authorities are duly filed in signed, executed and delivered by the Purchaser/s.

5) The Purchaser/s shall take possession of the Said Premises within a period of 10 days from the Party of the First Part giving written notice to the Purchaser/s intimating that the Said Premises is ready for use and occupation. And the Purchaser/s shall use the Said Premises for the purpose of his/her/their residence/commercial only. He/she/they shall use the parking space if any allotted to him/her/their only for the purpose of parking of his/her/their own vehicle.

6) The Purchaser/s doth hereby covenant with the Party of the First Part and the Developer as follows:

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

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- b) Not to store in the Said Premises any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Said Premises is situated or storing of which goods is objected by the concerned authority or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passages or any other structure of the building in which the Said Premises is situated. Any damages caused to the construction or structure of the building on account of negligence or default of the Purchaser/s in this behalf, The Purchaser/s shall be liable for the consequences of the breach of this clause.
- c) To carry at his/her/their own cost all internal repairs to the Said Premises in the same conditions state and order in which it was delivered by the Vendor/Developer to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Said Premises is situated and to observe the Rules and Regulations and bye-laws of concerned authority of Co-Operative Society/Limited Company or any other Authority. And if the contravention to the above provision, the Purchaser/s shall be responsible and liable for consequences thereof to Co-operative Society/Limited Company or concerned authority and any other Public Authority.
- d) Not to demolish or cause to be demolished the Said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Said Premises or any part thereof nor any alteration in the elevation and outside colour scheme of the building in which the Said Premises is situated and shall keep the portion,

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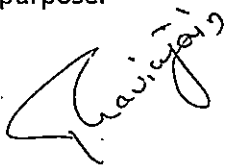
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sewers, drains, pipes in the Said Premises. and appurtenances thereof in good, tenantable repair and conditions and in particular so as to support, shelter and protect the other part of the building in which the Said Premises is situated and shall not chisel or in any other damage the columns, beams, walls, slabs or R.C.C., Pardis or other structural members in the Said Premises without the prior written permission of the Developer and/or the Society or in Limited Company or Apartment Association under Maharashtra Ownership flat Act.

- e) Not to do or permit to be done any act or things which may render void or voidable any insurance of the Said Land and the building in which the Said Premises is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Premises in the compound or any portion of the Said Land & building in which the flat is situated.
- g) Pay to the Developer within 30 days of demand by the Vendor/Developer, his/her/their share of Security Deposit and other charges demanded by the concerned authority or Government or any other Authority for giving water, electricity or any other service connection to the building in which The Said Premises is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by concerned authority and/or Government and/or other Public authority viz. using for the purpose other than residential purpose.

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- i) The Purchaser/s shall observe and perform all the rules and regulation which the Society, Apartment Owners Association or the Limited company may adopt at its inception and the additions alteration/document thereof that may be made from time to time for protections and maintenance of the said building and the Said Premises therein and the observance and performance of the building Rules, Regulations and bye-laws for the time being of concerned authority and of Government and other bodies. The Purchaser/s shall observe and perform all the stipulations and conditions laid down by the Society/Apartment Owners Association / Limited Co. as the case may be regarding the occupation and use of the Said Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.
- J) The Purchaser/s shall not let, transfer, assign or part with his/her/their interest or benefit of this agreement or part with the possession of the Said Premises until all the dues payable by the Purchaser/s to the Party of the First Part and to the Developer under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has/have obtained the permission in writing of the Party of First Part for such transfer.
- k) Till a conveyance of building in which said flat is situated is executed the Purchaser/s shall permit the Developer & Vendor and their Surveyors and Agents with or without workmen, at all reasonable times, to enter into and upon the Said Land and

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Ramesh Jain
Ramesh Jain

building or any part thereof to view and examine the state and condition thereof.

7) The Purchaser/s undertakes 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. The Purchaser/s shall at no time demand partition of their interest in the said building. It is being, hereby agreed and declared by the parties that the interest in the said building is undividable and it is agreed by the Purchaser/s that the Vendors/Developer shall not be liable to execute any document for that purpose in respect of The Said Premises in favour of the Purchaser/s.

8) All the notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered A/D or Under Certificate of Posting at his/her/their address as specified below:

1/57, M.B. MAWAWAHA BLDG,
Dr. Batliwala road, opp
K.E.M. HOSPITAL, PAREL
MUMBAI :- 400012.

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9) This Agreement shall always be subject to the terms and conditions of the above said, Development Agreement dated 18.03.2012 and the rules and regulations, if any, made by Khopoli Municipal Council and or the Government of Maharashtra and/or other Authority governing the said transaction.

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10) This Agreement shall be subject to the provisions contained in the Maharashtra Ownership Flat (regulation of the promotion of construction sale management and transfer) Act 1963 and the

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Maharashtra Ownership Flat (regulation of the promotion of construction, sale, management and transfer) Rules 1964 or any amendment of the time being in force.

- 11) It is also agreed by and between the parties that future additional F.S.I. available will be that of the Developer and the Party of First Part in proportionate to the shares mentioned in the Development Agreement alone and the Purchaser/s or any of their legal heirs shall not have any claim over the said additional F.S.I.
- 12) Nothing contained in these present shall be construed to confer upon the Purchaser/s any right, title or interest of any kind whatsoever into or over said land or the building or any part thereof, such confirmation shall take place only upon execution of the assignment by the Developer in favour of the Premises Limited Company or Apartment Association, Co-Op. Hsg. Society Proposed to be instituted for the said building and the Purchaser/s shall not be entitled to claim partition of his/her/their share in the Said Land or the said premises Ltd., Company and/or Apartment Association/Co-op. Hsg. Society. The Developer will also be entitled to shift the water tanks to the terrace on the upper floors when so constructed. The Purchaser/s do hereby agree that the Developer shall have full right and absolute authority to construct and/or erect an additional floor or floors as any be permitted by CIDCO Ltd., And the Municipal or local authority for the sole benefit or to use the terrace and the entire parapet wall of the terrace as they deem fit for the purpose of letting them out and or for advertisement and/or putting up of holdings of any nature whatsoever and such property and income shall be the absolute property the income of the Developer in the event of the Developer constructed additional floor or floors on the said building and the additional floor or floors with the existing electric, water sanitary and drainage, and also to put up lift for the additional floors as their own cost. The Developer

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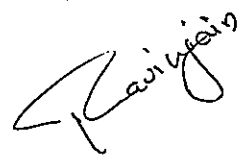
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& Vendors and or their transferors and tenants and occupiers of the said additional floors shall have the right to use the staircase, approach roads, other common amenities of the Developer in the same manner as if the said additional floor of floors were constructed after this agreement. The Developer / Vendors and or their transferees will have the right to induct Shareholders, Directors in the said proposed premises Ltd., Company/ Apartment Association/Co-op. Hsg. Society. The Assignment in favour of the articles of the said company shall contain the necessary covenants in favour of the Developer is that behalf and the Purchaser/s shall not be entitled to object or to any abatement in the price of flat etc. to be acquired by him/her/them or to any compensation or damage on this ground whatsoever. The compound walls, parapet walls and also blank walls on the external periphery of the building shall remain to be the property of the Developer and this Agreement shall be subject to the said right of the Vendors who shall be entitled to use the said terrace and the parapet wall and the blank external walls of the building for any purpose including the display of any mode of advertisement including neon sign advertisement or sign boards and The Purchaser/s shall not (into) be entitled to any abatement in the price of flat agreed to acquired by his/her/their or to any other compensation of damages on the ground of inconvenience or any other ground whatsoever cause to The Purchaser/s for the sue of advertisements. The Developer shall pay agreed Compensation to the advertisement company. (The Developer shall pay agreed compensation to the said company) and the Developer shall fix their own separate electric meters indicating the consumption of the electricity by the advertisement company and the Developer shall also pay any taxed which may be lived on advertisement. The assignment in favour of the Co-operative Society shall contain as covenant to the above effect.

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- 13) As soon as the building is notified by the Developer as (is) ready for occupation, each of the (acquired) each of the occupant including the Purchaser/s shall pay their respective arrears of price, if any due by them within 7 days. Of the receipt of such notice (time being the essence of the contract in this respect) served individually or put up at some prominent place in the said building if any of the Purchaser/s of the Premises including the Purchaser/s herein fails to pay the arrears as aforesaid the party of the First Part will be entitled to forfeit the amount previously paid by such defaulting the Purchaser/s who shall loose all rights to the said Premises to be taken by him/her/them.
- 14) The Party of the First Part the Developer shall in respect of any amount paid up on behalf of the Purchaser/s under the terms and conditions of this Agreement have first and second lien and charges on the Said Premises etc. agreed to be acquired by the Purchaser/s respectively.
- 15) The Party of the First Part the Developer shall not be liable for any loss, damages, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to the Corporation/Local Authority concerned, causing delay in given supplying permanent water connection or such other service connections necessary for using/occupying the Said Premises.
- 16) On obtaining the part occupancy, occupancy certificate from the corporation/concerned authority the Developer through the Party of the First Part shall be at his liberty to hand over possession of the Said Premises to the Purchaser/s even though permanent electricity and water connections are not sanctioned by the concerned authorities.

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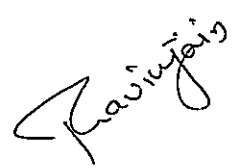


Ramesh Jain



- 17) The Purchaser/s shall not be entitled to make any claim/demand either on the Party of First Part or the Developer for the delay in getting the permanent electric and water connections.
- 18) On the Developer offering possession as mention above of the Premises to the Purchaser/s the Purchaser/s shall be liable to bear and pay their proportionate share in the consumption of electricity and water from common electric and water meter.
- 19) Upon possession of the Said Premises being delivered to the Purchaser/s he/she/they shall be entitled to the occupation of the Said Premises and shall have no claim against the Party of First Part or the Developer in respect of any items of work material provided in the Said Premises. If the Purchaser/s neglect omit or fail for any reason whatsoever to pay to the Party of the First Part or to the Developer any of the amounts due and payable by the Purchaser/s under the terms and conditions of the this agreement (Whether before or after delivery of possession) within the time specified or if the Purchaser/s shall in any way fail to perform or observe any of the covenant and conditions as his/her/their part herein contained or referred to the Party of First Part or the Developer as the case may be shall be entitled to enter upon and resume possession of the Said Premises and everything whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and all other amounts already paid by the Purchaser/s or any part thereof and the Purchaser/s hereby agree to forfeit all his/her/their right title and interest in the Said Premises and all the amount already paid in such event. The Purchaser/s shall also immediately be liable to become as trespassers, provided always that the power to terminate herein contained shall be exercise by Party of the First Part or the Developer as the case may be unless and until the Developer or Party of the First Part shall have given to the Purchaser/s fifteen days prior notice in writing of his intention

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to terminate this agreement and specifying breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement.

20) The Developer hereby declare that the Floor Space Index available in respect of the said plot is 896-40 square metres only and that no part of the said floor space index has been utilised by the Promoters elsewhere for any purpose whatsoever. In case the said floor space index has been utilised by the Developer elsewhere, then the Developer shall furnish to the Purchaser all the detailed particulars in respect of such utilization of said floor space index by him. In case while developing the said plot the Developer, have utilised any floor space index of any other land or property by way of T.D.R, floating floor space index, then the particulars of such floor space index shall be disclosed by the Developer to the Purchaser. The residual F.A.R. (F.S.I.) in the plot or the layout not consumed will be available to the Developer till the registration of the society. Whereas after the registration of the Society the residual F.A.R. (F.S.I.) shall be available to the Society.

21) It is expressly agreed and confirmed by the Purchaser/s that the terraces/stilt/garden/open area/parking area which is attached to The Said Premises on any floor will be exclusive possession of the said Purchaser of The Said Premises and other Purchaser/s will not in any manner object to The Developer selling the Said Premises with an attached open terrace/garden stilt/parking area/open area with exclusive rights of the said Purchaser/s to use the said terrace/garden stilt/parking area/open area.

22) The Developer will not be liable to pay any maintenance or common expenses in respect of the unsold Premises in the said building. The Developer shall however bear and pay the Municipal taxes and dues of The Corporation for the same.

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SCHEDULE - I

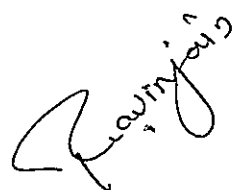
All that piece or parcel of land known as of Non Agricultural Plot of land bearing Plot No. 5 out of land bearing Survey No. 62+61+60+10+7+5A+2+0 admeasuring about 896.40 Sq. Mtrs. Assessed at Rs. 89.64, situated lying and being at revenue village Chinchawali Shekin, Tal : Khalapur, Dist Raigad. The said Plot of land is described as per the property card maintained by City Survey Office, Khopoli bearing City Survey No. 1602, 1603, 1604, 1605, 1606, 1607 & 1608 thereabout and bounded as follows that is to say:

On the North by :
On the South by :
On the East by :
On the West by :

SCHEDULE - II

The Flat/Duplex/Shop/Office/Showroom/Unit No. B-203 on the floor, admeasuring carpet area 398.26 Sq.ft. equal to 37 Sq.Mtr. of Built-up Area (Which is inclusive of the area of balconies/ loft area and F. B. area) + adjoining Open terrace/Loft area to the Flat/ Duplex/ Shop/ Office/ Showroom/ Unit 137.4 Sq.ft equal to 12.8 Sq.mtr. which all to gather makes Sq.ft of Super covered area in the building known as "LAXMI TOWER" standing on Non Agricultural Plot of land bearing Plot No. 5 out of land bearing Survey No. 62+61+60+10+7+5A+2+0 admeasuring about 896.40 Sq. Mtrs. Assessed at Rs. 89.64, situated lying and being at revenue village Chinchawali Shekin, Tal : Khalapur, Dist Raigad

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ANNEXURE ABOVE REFERRED TO

ANNEXURE - A

(Title clearance certificate attached herewith)

ANNEXURE-B

(Block plan agreed to be sold shown by red colour boundary line attached herewith)

SCHEDULE - III

SPECIFICATION AND AMENITIES ARE TO BE PROVIDED FOR THE PREMISES

Interior Amenities :

2 x 2 single layer vitrified tiles in living room & bedroom
O.B.D. Paint for inside walls
Anodised Aluminum Windows

Kitchen :

Vitrified Tile Flooring
Granite Kitchen Platform
Stainless Steel Sink
Exhaust Fan Point & Aqua – guard Point

Bathroom & Toilet :

Anti skid Flooring
Glazed wall Tiles up to 7' height
Concealed plumbing
Good Quality Sanitary Fixture & fittings

Electrical :

Concealed Copper wiring
Telephone & Cable TV Point

External Facilities :

Power Back-up for Elevators, Common areas & Water pumps
Earthquake resistant structure (R.C.C) design.

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Handwritten signatures: Ramesh Jain, Ramesh Jain

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands this day and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED BY
the withinnamed VENDORS - DEVELOPERS
M/S LAXMI CONSTRUCTIONS,
a Partnership Firm, through its partners
1) Shri. Ramesh Jawanmal Jain,

Ramesh Jain





KMC

खोपोली नगरपरिषद

खोपोली. ता. खालापूर, जि. रायगड, पिनकोड ४१० २०३.

फोननं. (०२१९२) २६२२२२, २६३३९६, २६४२११

जावक्र. खोनप/वां. वि./वांप/५६०/१३४२

खोपोली नगरपरिषद कार्यालय, खोपोली

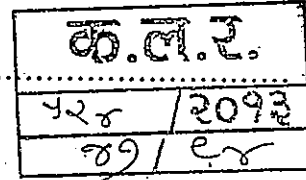
दिनांक २५/५/१२

श्री/श्रीमती रस. क्षार. वि. असोसिएट्स
इंजिनियरिंग कन्सल्टिंग

विषय: मौजे ^{६०+६९+६९+९०+७५} ~~खोपोली~~ रो.स. नं. ^५ ~~५~~ प्लॉट नं. ^५ ~~५~~ सि. स. नं. १६०२ ते १६०८
येथे बांधकाम करण्याच्या मंजूरी वावत

संदर्भ: आपत्ता दि. १६/१२ रोजीचा अर्ज

श्री. ~~अशोक~~ शे.क



वास्तुशिल्पकार यांचे मार्फत सादर केलेला अर्ज

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये,
मौजे ^{६०+६९+६९+९०+७५} ~~खोपोली~~ रो.स. नं. ^५ ~~५~~ प्लॉट नं. ^५ ~~५~~ सि. स. नं. १६०२ ते १६०८
मध्ये ^{८९६.४०+३५२.५} चौ. मी. भूखंडाचा विकास करावयास महाराष्ट्र नगरपरिषदच्या अधिनियम
१९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि. १६/१२ च्या अर्जास
अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्या प्रमाणे
तळमजला, सिटिल, तळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला, चौथा मजला, ^{प्रथम} खाणेसाठी/
दुकाने / ऑफिस / दवाखाना / हॉस्पिटल / शाळेसाठी / गैर / वाडे भिंतीच्या / इतर बांधकामां वावत,
बांधकाम परवाना / प्रारंभ प्रमाणपत्र देण्यात येत आहे.

--- अटी ---



- ही बांधकाम परवानगी दिलेल्या तारखेप्राप्त एक वर्ष वैध असेल नंतर पुढील वर्षातही परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण तीन वर्षे करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नुतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्यांच्या अनुषंगाने छाननी करण्यात येईल.
- नकाशात रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यासाठी नगर भूमापन अधिकारी / भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
- बांधकाम जोत्यापर्यंत झाल्यानंतर वास्तुशिल्पकाराचे, मंजुर नकाशाप्रमाणे बांधकाम केल्या वावतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे, व नगरपरिषदेकडून तशाप्रकारे दाखला घेतल्यानंतरच जोत्यावरील बांधकाम करावे.

२५/५

- ५) इमारत भावतां मोकळ्या सोडाव्याच्या जागेत कोणत्याही प्रकारचे बांधकाम करू नये.
- ६) बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये.
- ७) इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी, स्ट्रक्चरल सेटीची जबाबदारी आपल्या वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- ८) बांधकाम पुर्ततेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पुर्ण झाले आहे, त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या विहित नमुन्यातील दाखल्यासह पाच प्रतीत आवश्यक कागदपत्रासह सादर करण्यात यावा.
- ९) इमारत मंजूर नकाशाप्रमाणे सेटीक टँक पाहिजे व संडासचे ड्रेनिज भविष्य काळात मलनिस्सारण नलिकेत स्वखचनि नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल. सेटीक टँक सुरक्षित अंतरावर असणे आवश्यक आहे.
- १०) सांडपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस स्वखचनि नगर अभियंता यांचे पसंती प्रमाणे सोडावे लागेल.
- ११) बांधकामाचे मटेरियल रस्त्यावर टाकाव्याचे झाल्यास बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल. त्याकरिता नियमप्रमाणे लागणारी रक्कम व दंड झाल्यास त्या रक्कमेसहित भरावी लागेल.
- १२) बांधकामाच्या वेळी निरूपयोगी माल मटेरियल नगरपरिषद सांगेल त्याठिकाणी स्वखचनि वाहून टाकला पाहिजे.
- १३) बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत अशोक, गुलमोहोर, निलगिरी, करंज इ. पैकी कमीत कमी दहा झाडे लावून त्याची जोपासना केली पाहिजे. तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
- १४) नागरी जमिन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- १५) जागेतून किंवा जमिने जवळून अतिदावाची विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून नाहरकत दाखला घेतला पाहिजे.
- १६) जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी नाहरकत दाखला घेताना पाहिजे.
- १७) बांधकामाकडे किंवा इमारतीकडे जाण्या वेग्याच्या मार्गाची जबाबदारी संपूर्णपणे आपल्याकडे राहिल. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यते प्रमाणे केले जाईल. तसा रस्ता होईपावेतो इमारतीकडे जाण्या वेग्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेवर राहिल.
- १८) जागेत जुने भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी भाडेकरूची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहिल व त्या बाबत नगरपरिषद जबाबदार राहणार नाही.
- १९) सादर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी घेतल्यानंतरच करणे आवश्यक अथवा बंद करू नये.
- २०) सादर प्रकरणाची प्रती माहिती दिली असल्यास सादर बांधकाम परवानगी

५२४/२०१३



२५/१५

- २१) सदर जागेत विहीर असल्यास इकडील परवानगी शिवाय बुजवू नये.
- २२) बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्यासाठी नगरपरिषदेवरची जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही.
- २३) सदर जागेत बांधकाम करण्याबाबतचा पुर्वीचा परवाना असेल तर तो याद्वारे रद्द झाला असे समजावे.
- २४) गटारचे व पावसाच्या पाण्याचा निरचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावित.
- २५) मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावली नुसार आवश्यक त्या परवानग्या न घेता बांधकाम / वापर करणे महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ नुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व ५०००/- रु. दंड होऊ शकतो.
- २६) इमारतीच्या मोकळ्या आवारात कचरा कुंडीची व्यवस्था करावी.
- २७) मंजूर नकाशा वावत प्रमाणपत्र क्र. / दिनांक आणि इतर माहिती लिहून फलक लावावा.
- २८) स्टिल्टची जंची नियमानुसार असावी व चहूदाजूने खुली असावी व ती कोणत्याही परिस्थितीत वंदीस्त नसावी.
- २९) विषयाधिन जागेवरील बांधकाम आय.एस. १३९२० - १९९३ भूकंप रोधक असणे बंधनकारक आहे व ते अभियंताचे देखरेखीखाली पूर्ण करणे अर्जदार / विकास कर्ता यांचेवर बंधनकारक राहिल.
- ३०) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम १५१ (३) नुसार प्रदान केलेल्या विकास नियंत्रण व जमिन वापर याबाबतचे अधिकारांस अधिन राहून ही परवानगी देण्यात येत आहे.
- ३१) बांधकाम साहित्यात प्लाय अंश अधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमल बजावणी करणे बंधनकारक राहिल. याबाबत वास्तुविशारदाचे प्रमाणपत्र सादर करावे.
- ३२) इमारतीसाठी वसविली जाणारी लिफ्ट ही आय.एस.आय. मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी. तसेच तिची भविष्यात वेळोवेळी सुरक्षिततेच्या दृष्टीने तपासणी करण्यात यावी.
- ३३) नैसर्गिक पावसाळी पाण्याचा वापर करणेसाठी रूफवॉटर हार्वेस्टिंग पध्दतीची यंत्रणा उभारण्यात यावी. तसेच रूफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीचा खड्डा घेवून पार्डप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी वाया जाणार नाही व ते जमिनीमध्ये मुरेल.
- ३४) प्रत्येक मजला व प्रत्येक विंग वेथे फायर एक्स्टिंगविशर बसवावे.

20/04/20



क.ल.र.
५२४/२०१३

मुख्याधिकारी नित्य नियोजन अधिकारी
खोपोली नगरपरिषद



प्रत: १) मा. जिल्हाधिकारी सते. रायगड - अलिवांग

२) तालुका निरीक्षक भूमी अभिलेख खालापूर, जि. रायगड

₹ 900/-

दिनांक २५/११/१२

पावती क्र.

नादपा ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक १९५९१२

दिनांक २५/११/१२ सन २०

दस्तऐवजाचा प्रकार-

दुय्य निवडणुकीचा

सादर करणाराचे नाव-

काशी कदम २२/११/१२ नं. २१११०८

खोलीप्रमाणे फी मिळाली:-

- नोंदणी फी
- नबंधक फी (फोलिओ)
- पुस्तकनामी नबंधक फी
- स्थापित खर्च
- बंदकला किंवा त्रापणे (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित प्रकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) वाव क.

२५२ गुणवत्ता
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२५२ गुणवत्ता १९५९१२
₹ २१९०००
२५००

दस्तऐवज
नबंधक

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुय्य निबंधक.

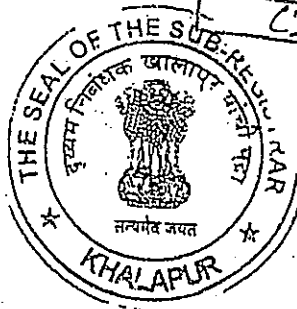
दस्तऐवज खोली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

दुय्य निबंधक, खालापूर.
५२०/२०९३
८३१००

वे.का.मु. २५,००० पु. (१०० पानी) - २-२०१०-पीए ४ - (३९) १४७



६४०
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पावती क्र.

पत्र. 36900/1
दि. 08/3/2007
नॉदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक: १६५५१२

दिनांक १८/१/१२ सन २०

दस्तावेजाचा प्रकार-

घादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

- नॉदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) वाव क्र.

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११२०८	
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३१२०७	

३१२०७
१८/१/१२
३०००००
३१२०७

दस्तावेज नक्कल

नॉदणीकृत डाकेने पाठवली जाईल.
रोजी तयार होईल व या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

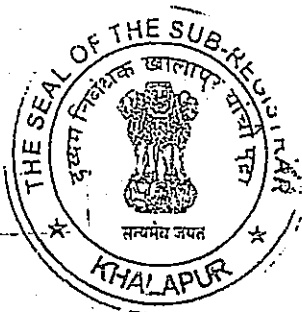
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हवाली करावा.

दुय्यम निबंधक, खालापूर

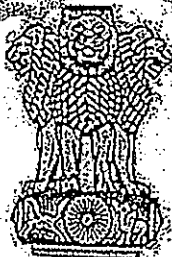
वे.क्र.मु.-५.००० पु. (१०० पानी)-२-२०१०-पीए ४-(इए) १४७

क.ल.र.
५२२/२०१३
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क.ल.र.
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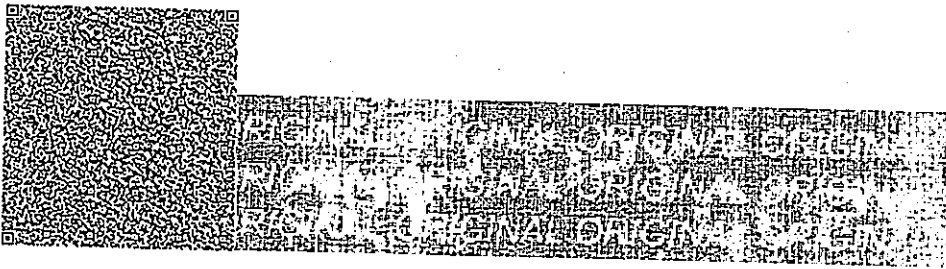


सत्यमेव जयते

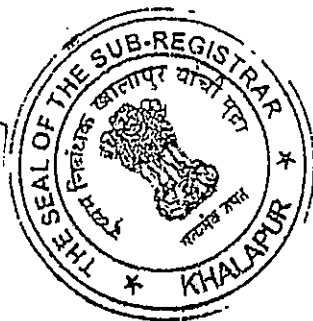
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Issued by :
Stack Holding Corporation of India Ltd.
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Signature : *[Signature]*
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Certificate No. : IN-MH08056449639740K
 Certificate Issued Date : 16-Apr-2012 07:49 PM
 Account Reference : SHCIL/16/11/11/11/11/PANVEL/MH-RAI
 Unique Doc. Reference : SUBIN:MH/MH/SHCIL/0108669162238030K
 Purchased by : LAXMI CONSTRUCTION THRU PART RAMESH JAIN AND OTHER
 Description of Document : Article 5 (g-a) (i) Sale Agreement
 Property Description : SUR NO: 62+61+60+10+7+5A+2+0, PL NO: 5, VILLAGE-
CHINCHAWALI SHEKIN, TAL-KHALAPUR, PANVEL
 Consideration Price (Rs.) : 10,00,000
 (Ten Lakh only)
 First Party : S R B ASSOCIATES THRU PART SUNIL GUPTA AND OTHERS
 Second Party : LAXMI CONSTRUCTION THRU PART RAMESH JAIN AND OTHER
 Stamp Duty Paid By : LAXMI CONSTRUCTION THRU PART RAMESH JAIN AND OTHER
 Stamp Duty Amount (Rs.) : 3,81,800
 (Three Lakh Eighty One Thousand Eight Hundred only)



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क.ल.र
१६५२०९२
१/०९

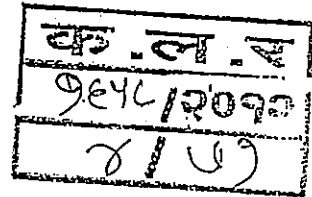
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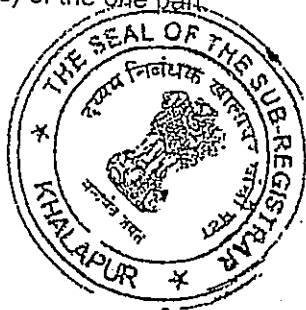


DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made at Khopoli on this 18th day of March in the Christian year Two Thousand Twelve.

BETWEEN

SRB Associates, a partnership firm registered under the provisions of Indian Partnership Act, having its office at Shilphata, Khopoli, Tal. Khalapur, Dist. Raigad through its Partners (1) Shri. Sunil Satish Gupta, Age 47 years, Occupation : Agriculturist & Business, residing at: Shradhanjali, Near Jain Mandir, Shilphata, Khopoli, Tal. Khalapur, Dist. Raigad (PAN No. AACPG 2979 E) (2) Rajesh Prabhulal Abhani, Age 45 years, Occupation: Agriculturist & Business, residing at: Prabhu Hotel, Shilphata, Khopoli, Tal. Khalapur, Dist. Raigad (PAN No. ACTPA 1155 H) (3) Shri. Babubhai Pukharaj Oswal, Age 50 years, Occupation: Agriculturist & Business, residing at: Shilphata, Khopoli, Tal. Khalapur, Dist. Raigad (PAN No. AABPO 3834 B) hereinafter called "THE OWNER" (which expression shall unless repugnant to the context or meaning thereof mean and include the partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their assigns) of the one part.



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गावचा नमुना सात

(अधिकार अभिलेख पत्रक)

फॉर्म निळण्याचे ठिकाण

श्री गणेश स्टेशनरी मार्ट, खालापूर

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थित ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७)

गांव चिंचवळी वळी तालुका खालापूर

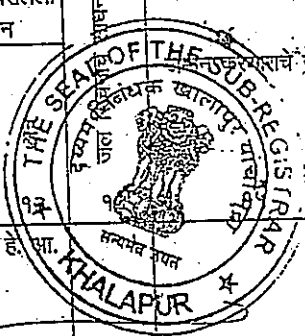
जमीन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पत्रकी	५००	१०००	१६६९	खाते क्रमांक	
१०१३०	१०१०१	१०१२०	१६६९			कुळाचे नांव	खंड
प्राथमिक नाव	१०१०१-५					ल.	पैसे
लागवडीयोग्य क्षेत्र	हेक्टर	आर	एस आर वी विसाव्या रस्ता			इतर आकारणी	
			प्राथमिकी संख्या १०१				
			सुनिय संलिख भुजा				
			राजेश प्रभुकाठ ठाणी				
			बाबुभाई पुत्रराज ठोसवळ				
एकूण							
पोटराचा (लागवडीयोग्य नसलेले) :-							
वर्ग (अ)	८९६-००						
वर्ग (ब)							
एकूण	८९६-००						
आकारणी	रुपये	पैसे					
जुझे विन्ना विशेष आकारणी	८९-६०						
एकूण							

गावचा नमुना बारा पिकाची नोंदणी

क.ज.र
१६/५/२०१२
१०१/०९

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थित ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल							लागवडीसाठी उपलब्ध नसलेली जमीन		स्वरूप	१३	१४	१६
		निम्न पिकाखालील क्षेत्र				निर्भळ पिकाखालील क्षेत्र			१०	११				
		३	४	५	६	७	८	९						
		मिश्रणाचा स्थित प्रमाणिक	जल स्थिति	अजल स्थिति	घटक पिके व प्रत्येका खालील क्षेत्र	८ पिकाचे नांव	जल स्थिति	अजल स्थिति	१०	११	१२	१३	१४	१६
		हे.आ.	हे.आ.		हे.आ.	हे.आ.	हे.आ.	हे.आ.						



अस्सल वरहुकुन नकल दिली E 34

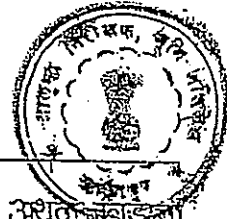
तारीख २०/१/१२ पो. पाटील

तालुका खालापूर

34 44

मालमत्ता रजिस्टरी कार्डातील उतारा

सिटी सव्हे-खोपोली, ता. खालापूर, जि. रायगड



सव्हे	क्षेत्रफळ चौ. मीटर	सत्ता प्रकार	सरकारला भरलेल्या सा-याचा अथवा खासगी उतारा तपशिल व ती व्यवहार बदलावयाचा
२०२	११४०.०	/	/

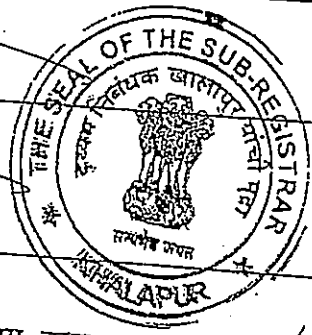
गोपनीय हक्क :-

७६-७७ मध्ये धारण करणा-याचे नांव :- के.सी.के. डेवकार के.के.के. के.के.के.

पट्टेदार :-

इतर बीजा :-

इतर रीसा :-



गोपनीय व्यवहार	व्हॉल्युम नंबर	नविन धारण करणारा : वा: पट्टेदार : अथवा: इतर बीजे असणारा इंसाम	साक्षी दाखल सही

३६ ५५

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क.ल.र
१६५८/२०१२
१८/७

३१३१६

मालमत्ता रजिस्टरी कार्डातील उतारा

सिटी सर्व्हे-खोपोली, ता. खालापूर, जि. रायगड



सिटी सर्व्हे नंबर	क्षेत्रफल चौ. मीटर	रावता प्रकार	सरकारला भरलेल्या सा-याचा अथवा खांडाचा उतारा नपधिल व ती व्यवहार बदलावचाचा
७६०५	७९५०.०	—	—

वहीवाटीचे हक्क :-

१९७६-७७ मध्ये धारण करणा-याचे नांव :-

~~कोमलेश चक्रवर्ती रे. श्री. रमणजी~~

पट्टेदार :-

इतर बीजा :-

इतर धेरा :-

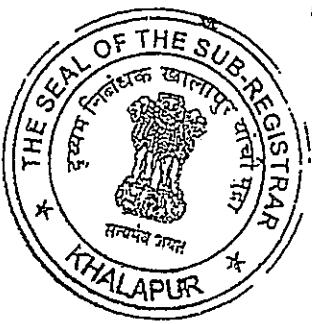
तारीख	व्यवहार	व्हॉल्युम नंबर	नविन धारण करणारा : वा: पट्टेदार : अथवा: इतर बीजे असणारा इसम	साक्षी दाखल सही

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क. ल. र
७६५/२०९२
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३७ ५५

मालमत्ता रजिस्टरी कार्डातील उतारा

सिटी सर्व्हे-खोपोली, ता. खानापूर, जि. रायगड



सिटी सर्व्हे नंबर	क्षेत्रफल चौ. मीटर	सत्ता प्रकार	सरकारला भरलेल्या सा-चावा अथवा खांडावा उतारा नपधिल व ती व्यवहार बदलावचा
१६०६	२६३०.०	—	—

वहीवाटीचे हुक्क :-

१९७६-७७ मध्ये धारण करणा-याचे नांव :-

श्री. लक्ष्मण लक्ष्मण शिंदे व श्री. रमेश शिंदे

पट्टेदार :-

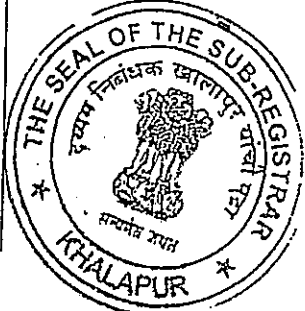
हुतर बीजा :-

हुतर शेरा :-

तारीखा	व्यवहार	व्हॉल्युम नंबर	नविन धारण करणारा : वा: पट्टेदार : अथवा: हुतर बीजे असणारा हुसम	साक्षी दाखल सही
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२०-०
१-२
२९-००
३१३०-८
३१३०-८

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क. ल. र
१६५४/२०१२
२०/०५

मालमत्ता रजिस्ट्री कार्डातील उतारा

सिटी सर्व्हे-खोपीली, ता. खालापूर, जि. रायगड



सिटी सर्व्हे नंबर	क्षेत्रफळ चौ. मीटर	सत्ता प्रकार	सरकारला भरलेल्या सा-याचा उथवा खांडाचा उतारा तपशिल व ती व्यवहार बदलावचाचा
१६०७	८८५०.०	/	/

वहीवाटीचे हक्क :-

१९७६-७७ मध्ये धारण करणा-याचे नांव :-
श्री. वि. लक्ष्मी इ. नं. २०. पु. भा. १०

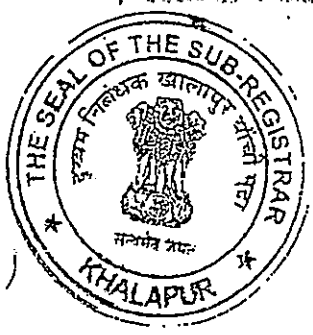
पट्टेदार :-

इतर बीजा :-

इतर शीरा :-

तारीख	व्यवहार	व्हॉल्युम नंबर	नविन धारण करणारा : वा: पट्टेदार : उथवा: इतर बीजे असणारा इसम	साक्षी दाखल सही
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२०/१०/२०१७
 १-०
 २९/१०/२०१७
 ३१०७६
श्री. वि. लक्ष्मी



क. ल. र.
 १६१७२०१२
 २९/१०

६३५
 ३९ १५

मालमत्ता रजिस्टरी कार्डातील उतारा
 सिटी सर्व्हे-खोपोली, ता. खालापूर, जि. रायगड



सिटी सर्व्हे नंबर	क्षेत्रफळ चौ. मीटर	सत्ता प्रकार	सरकारला भरलेल्या सा-याचा अथवा खांडाचा उतारा तपधिल व ती व्यवहार बदलावचा
380C	28200.0		

वहीवाटीचे हक्क :-

१९७६-७७ मध्ये धारण करणा-याचे नांव :-

सुनील देवेंद्र दे. का. ख. खालापूर

पट्टेदार :-

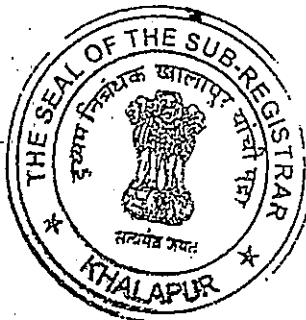
इतर बीजा :-

इतर शीरा :-

तारीख	व्यवहार	व्हॉल्युम नंबर	नविन धारण करणारा : वा: पट्टेदार : अथवा: इतर बीजे असणारा इंसम	साक्षी दाखान सही
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Reddy 313105

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क.ल.र
 9644/2092
 22/05

- वाचने :- १] पुरुषोत्तम कानमल रघुवंशी, रा. मुंबई, यांचा दि. ८/४/८२ चा अर्ज
 २] ये. नगर रचनाकार, अलिबाग यांचेकडील पत्र क्रमांक. विनशेती-चिंचवली-
 येथील खोपोली-१०८२, दि. ६/५/१९८२.
 ३] तहसिलदार खालापूर यांचेकडील अहवाल क्र. ८२-एलएलए-एतआर-८०,
 दिनांक ३०/४/८२; क्र. ८२-एलएलए-एतआर-८०, ता. ५/५/८२,
 क्र. ८२-एलएलए-एतआर-९८, ता. ४/१०/८२ आणुपि क्र. अलअनअ-वशी-२-
 ९८८२-५०६४-५६४, दि. १५/६/८२.

नंबर-मशा/एलएलए/एतआर/५०६४,
 जिल्हाधिकारी कार्यालय रायगड
 अलिबाग, दिनांक १४/४/१९८४.

आज्ञापत्र

मौजे चिंचवली येथील तालुका खालापूर येथील खालील वर्णनाची जमिन
 श्री. पुरुषोत्तम कानमल रघुवंशी यांचे नावे हक्कनोंदीस दाखल आहे.

स. नं.	हि. नं.	क्षेत्र हे. आर.	आकार रु. पै.
६२	१०	०-१८-५	०-१५
६२	७	०-२९-३	४-६२
६२	५	०-११-४	०-२२
६१	२	०-८८-५	५-६२
		१-२१	
६०		२-६२-०	२२-२५
		४-१०-७	

या जमिनीची निवाती प्लॉट पाडणे या कारणासाठी विनशेती परवानगी मिळणेकरिता पुरुषोत्तम कानमल रघुवंशी यांनी अर्ज दिलेला आहे. अर्ज ठराविक नमुन्यांत दिलेला आहे. अर्जासोबत जोडलेले हक्कनोंद उतारे व नकाशा यावरून जसे दिसून येत आहे की,

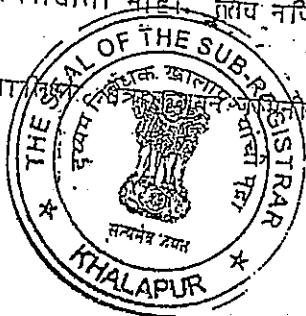
अ] अर्ज जमिन अर्जदार यांचे सुद्धा मालकीची आहे. त्यामध्ये दुसरे कोणाचीही भागीदारी नाही.

ब] जमिन नियंत्रीत तत्त्वा प्रकाराखाली असून हे उपविभागीय अधिकारी पनवेल विभाग यांचकडून परवानगी घेतलेली आहे.

क] जमिनीवर तारणाचा बोजा नाही.

ड] जमिन भूतंपादनाखाली नाही. तसेच नजिकचे काळात तंपादन होणेची शक्यता नाही.

इ] जमिन नगरपालिका क्षेत्रातील जमिनीचा नकाशा व निमा



क. ल. र.
 १६५४२०१२
 २३/५१

२९, ५५

बांधकामाचे जागेचा नकाशा संबंधित नगरपालिका परिषदेकडून मंजूर, कल्ल घेतला आहे.

क) जमिनीवस्तू इलेक्ट्रीक हायटेन्शन लाईन जात नाही.

ब) मं. नगररचनाकार अलिदाम यांनी ~~बांधकाम~~ निवाती कारणासाठी विनशेती परवानगी व लेआउट प्लॅन मंजूर करिता शिफारस केली आहे.

ग) प्रचलित बांधकामाचे नियम व रस्ता नियंत्रित रेषेचे नियम पाळून नियोजित बांधकाम करणेत येणार आहे.

घ) महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील विनशेती नियमांतील तरतुदीचे पालन करणेचे अर्जदार यांनी मान्य केले आहे.

वरील परिस्थिती विचारात घेता अर्जदार यांना निवाती प्लॉट पाडणे या कारणासाठी विनशेती परवानगी देण्यात डरकत दितत नाही. म्हणून महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ व त्याखालील नियमा नुसार जिल्हाधिकारी रायगड यांना प्रदान करणेत आलेल्या शक्तीनुसार श्री. पुस्त्योत्तम कानमल रघुवंशी, रा. मुंबई यांना खालील जमिनीची विनशेती परवानगी निवाती प्लॉट पाडणे कारणासाठी खालील शर्तीवर देणेत येत आहे.

गावाचे नाव	स. नं.	दि. नं.	क्षेत्र हे. आर.	आकार रु. फ.
सिंधुवाडी	६२	१०	०-१८-५	०-१७
श्रीकांठ	६२	७	०-२९-३	४-६३
	६२	५अ	०-११-४	०-२२
	६१	२	०-८८-५	५-६२
	६०	-	२-६२-०	२२-६५

४-१०-७

१) जमिन महसूल कायदा १९६६ व त्याखालील नियमात अधिन राहून निवाती प्लॉट पाडणे या कारणासाठी विनशेती परवानगी देणेत आलेली आहे.

२) ज्या कारणाकरिता विनशेती परवानगी देणेत आलेली आहे त्याच कारणासाठी संबंधित जमिन व त्यावरील बांधकामाचा उपयोग केला पाहिजे.

विनशेती जमिनीचा भाग अगर त्याची बांधकामाचा उपयोग केला पाहिजे कोणताही भाग नियोजित विनशेती उपयोगाकरिता वापरून विनशेती उपयोगाकडे

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२२/५५

क. ल. र.
२४/२०१२
२४/७५

वापरता कामा नये. या शर्तीसाठी बांधकामाचे वापरावृत्त बिनशेती जमिनीचा उपयोग कोणता हे ठरविणेत येईल.

३] संदर्भित बिनशेती जमिनीची प्लॉटची अगर तब प्लॉटची विभागणी जिल्हाधिकारी यांचे पूर्व मंजूरीशिवाय करता कामा नये.

४] अर्जातोंबत जोडलेला मेआऊट नकाशा हिरव्या रंगाने फेरफार केल्याप्रमाणे खालील शर्तीवर मंजूर करणेत येत आहे. नकाशात दर्शविल्याप्रमाणे नियोजित बांधकाम करणेत असून बाकीचे क्षेत्र खोले ठेवणेत आहे.

[१] संदर्भित जागेत जाणेसाठी ८० रस्ता तयार करणे आवश्यक आहे.

५] बांधकाम सुरु करणेपूर्वी बांधकामाचे प्लॅन प्रथम नगरपालिका परिषदेकडून मंजूर करून घेतले पाहिजेत. संबंधित नगरपालिका परिषदेकडून बांधकामाची परवानगी घेतली पाहिजे. त्यांनी ठरवून दिलेले शर्तीचे पालन योग्य त-हेने केले पाहिजे. ज्या ठिकाणी टाऊन प्लॅनिंग योजना लागू आहे अगर नगरपालिका क्षेत्र आहे त्या ठिकाणी प्लॅनिंग अथॉरिटी अगर नगरपालिका परिषदेकडून बांधकाम प्लॅन मंजूर करून घेतले पाहिजेत.

६] अर्जदार यांनी संदर्भित जमिनीचा बिनशेती उपयोग या आज्ञापत्राचे तारखेपासून एक वर्षाचे आंत सुरु केला पाहिजे. तदरची मुदत वेळोवेळी जिल्हाधिकारी यांचेकडून वाढवून घेतले गेलेली नसल्यास बिनशेती परवानगी रद्द झालेली आहे असे समजणेत यावे.

७] अर्जदार यांनी बिनशेती उपयोग सुरु झालेबद्दलची तमज संबंधित तहसिलदार यांना गावचे तलाठी मार्फत बिनशेती उपयोग सुरु झालेपासून तीस दिवसांचे आत देणेची आहे. तसे न केल्यात म्हदाराफ्ट लॅन्ड रेव्हिन्यू [कनव्हर्शन ऑफ युज लॅन्ड अॅन्ड रन. स. असेसमेंट] रुला १९६९ मधील नियम ६ अन्वये अर्जदार हे जातूतीत जातूत रक्कम स्थाने पांचवे पर्यंतचे दंडाचे कारवाईत पात्र राहतील.

८] जमिनीचा बिनशेती वापर सुरु झालेपासून अर्जदार यांनी दर चौरस मीटरला १-३ पेसे या प्रमाणे तुर्त बिनशेती आकार देणेचा आहे. दिनांक १/८/७९ पासून बिनशेती आकार दर सुधारणार असल्यामुळे तदयाचे दर व सुधारीत दर मंजूर झालेवर फरकाची रक्कम लगेच द्यावयाची असून सुधारीत बिनशेती आकार दिनांक ३१/७/१९९१ पर्यंत देणेचा आहे. जमिनीचे नियोजित उपयोगांत बदल करणेचा ज्ञाना तर सुधारणा उपयोगाची मुदत जरी तंपली नसली तरी अता बदलता सुधारणा अर्जदार यांना बदलत्या दराने आकार द्यावा लागेल. त्या सुधारीत सुधारणा दर लागू केला त्याप्रमाणे बिनशेती आकार देणेचा अर्जदार यांना कराव्याचा आहे.



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जमिन अर्जदार यांच्या शोगवदयांत चालू ठेवण्याचा अधिकार जिल्हाधिकारी यांचा आहे.

१७] संदर्भित बिनशेती परवानगी ही प्रचलित मुंबई कुब्बह्विवाट व शेतजमिन अधिनियम १९४८ महाराष्ट्र व्हिलेज पंचायत अॅक्ट म्युनिसिपल अॅक्ट व टाऊन प्लॅनिंग अॅक्ट यांतील तरतुदीत अधिन राहून देणेत आलेली आहे.

१८] वरील शर्तीचा अंश तनदेतील शर्तीचा अर्जदार याने भंग केल्यास बिनशेती परवानगी रद्द करण्यात येईल व त्या खेरीज अर्जदार हे जमिन महतूल कायदा व त्या खालील नियम तरकारी ठराव व आदेशाप्रमाणे कारवाई व दंडात पात्र होतील. त्याबद्दल अर्जदार यांना कोणतीही नुकतान भरपाई दिली जाणार नाही.



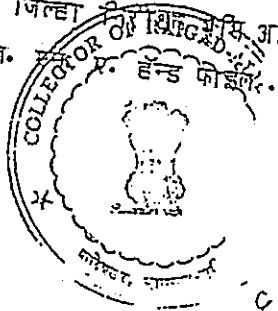
जिल्हा-अंजय ६१२१४७३
जिल्हाधिकारी रायगड

प्रत: श्री. गुरुषी रांगे गणेश, संपूर्ण, रा. २ मंत्री विजय तोसायटी
अॅपोझिट ब्लॉक टॉकीज, नॉर्थ गेट, जिल्हा कार्यालय, मुंबई नं. ७४.

२/- सोबत मंजूर प्लॅनची प्रत जोडली आहे.

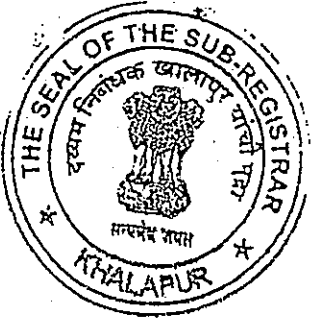
प्रत मुळ प्रकरणातह तहसिलदार खालापूर यांचेकडे सुढील कारवाईसाठी
२/- या कामी अर्जदार यांचेकडून बिनशेती उपयोग गुरु झाल्याची तमज
येताच जरूर ती सुढील कारवाई करपेंत यावी. मोजमी फि तूल होतांच
संदर्भित जमिनीचे हक्कनोंद उतारे व मंजूर प्लॅन जोडून तो जिल्हा निरीक्षक
भूमि अभिलेख रायगड अलिबाग यांचेकडे सर्व्हे दुजळतीसाठी पाठविणेत यावे.

प्रत मे. जिल्हा निरीक्षक भूमि अभिलेख रायगड अलिबाग यांचेकडे माहितीसाठी
प्रत: सल. सहाय्यक जिल्हा अभिलेख रायगड अलिबाग यांचेकडे

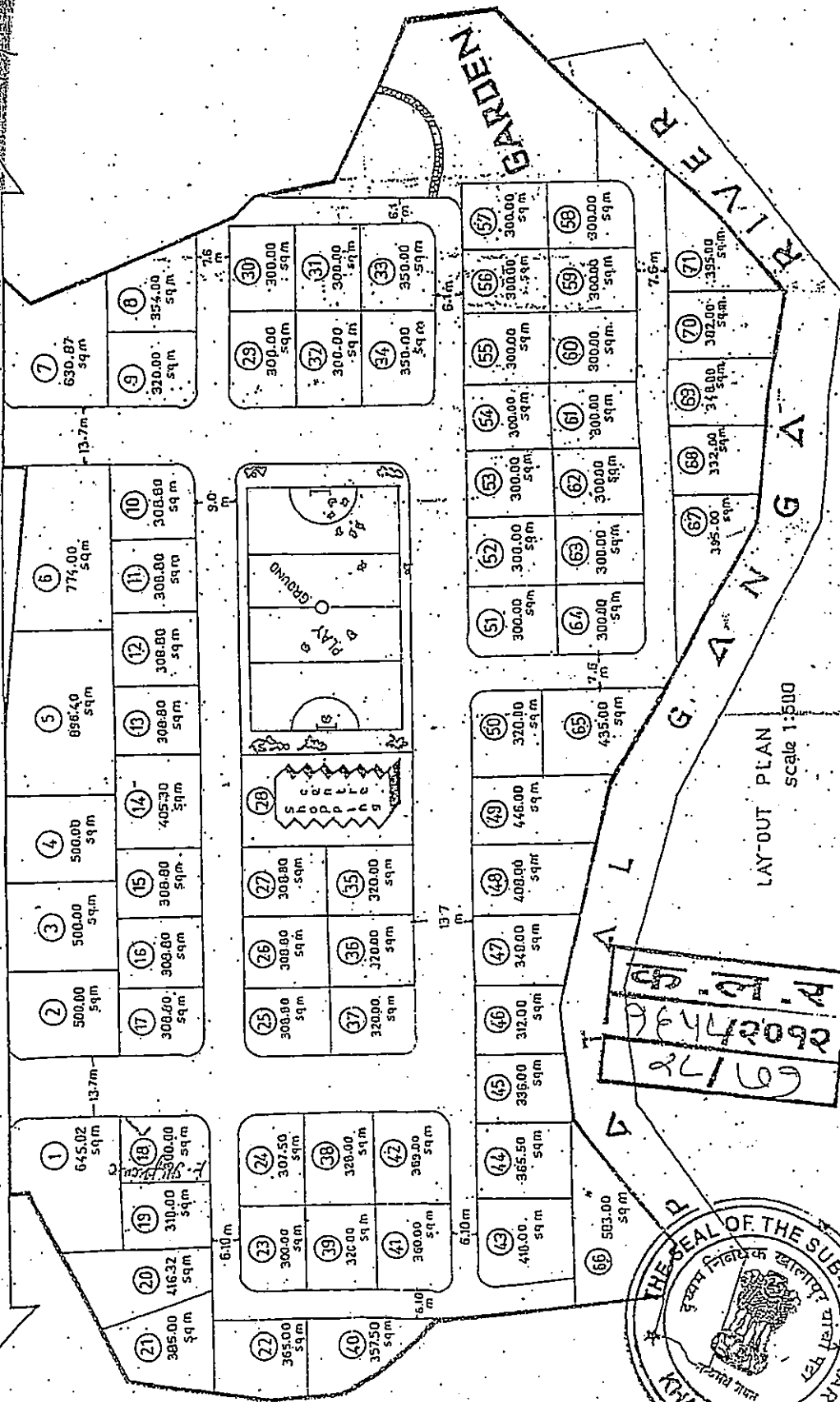


(Signature)
जिल्हाधिकारी रायगड करिता.

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२०१/७९

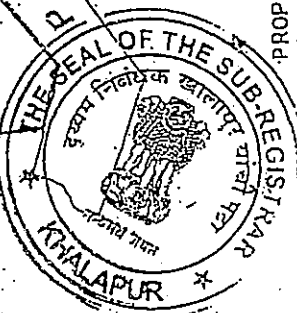


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२०१/७९



LAY-OUT PLAN
scale 1:500

9844/2092
26/10



PROPOSED LAY-OUT FOR RESIDENTIAL PLOTS ON PLOT BEARING
S.No. 60, 61 H.No. 2, 62 H.No. 5A, 62 H.No. 7 & 62 H.No. 10: C.T.S. No. 1602, 1605, 1606, 1607 & 1608,
AT CHINCHAVLI SHEKIN VILLAGE, TALUKA KHALAPUR, DISTRICT RAIGAD

SEAL OF THE SUB-REGISTRAR

Handwritten notes and signatures.

आयकर विभाग
INCOME TAX DEPARTMENT
LAXMI CONSTRUCTIONS

भारत सरकार
GOVT. OF INDIA

30/07/2011

Permanent Account Number

AAEFL2091E

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMESH JAWANMAL JAIN

JAWANMAL JAIN

04/02/1958

Permanent Account Number

AAAPP5255R

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAIN PRAVIN

SHANTILAL PRAVINCHAL JAIN

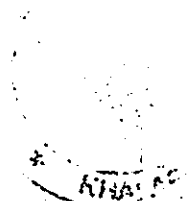
03/12/1980

Permanent Account Number

AAEPJ6865R

Signature







SANTOSH J. MHATRE

Advocate High Court

**TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

Ref : In respect of a Plot No. 5, out of land bearing Survey No. 62 + 61+60+10+7+5A+2+0, admeasuring total area 896.40 Sq. Mtrs. at revenue Village Chinchawali Shekin, Tal : Khalapur, Dist : Raigad

Under instructions of my client M/s. Laxmi Constructions, Partnership Firm through its Partners 1)Shri. Ramesh Jawanmal Jain, 2)Shri. Irfan Mehboob Ali Bhaopali, 3)Shri. Pravin Shantilal Parmar, 4)Shri. Vaibhav Gajanan Mhatre, 5)Shri. Sunekh Nemichand Jain of Office at 21, Nikki Tower, Near Vishrali Talao, Mumbai Pune Highway, Panve, Dist : Raigad. I have investigated title of a landed property bearing a Plot No. 5, out of land bearing Survey No. 62 +61+60+10+7+5A+2+0, admeasuring total area 896.40 Sq. Mtrs. at revenue Village Chinchawali Shekin, Tal : Khalapur, Dist : Raigad, The said Plot of land is described as per the property card maintained by City Survey Office, Khopoli bearing City Survey No. 1602, 1603, 1604, 1605, 1606, 1607, & 1608, hereinafter for brevity sake referred to as the "SAID PROPERTY" and the said property is more particularly described in the Schedule written hereunder.

The said property is in the limits of Khopoli Nagar Parishad and also in the limits of Sub Registrar of Assurance Khalapur, Dist : Raigad. After perusal of the documents submitted by M/s. Laxmi Constructions Partnership Firm; I hereby certify as under :

WHEREAS all the piece and parcel of Non Agricultural Plot of land bearing Plot No. 5 out of land bearing Survey No. 62+61+60+10+7+5A+2+0 admeasuring about 896.40 Sq. Mtrs. Assessed at Rs. 89.64, situated lying and being at revenue village Chinchawali Shekin, Tal : Khalapur, Dist Raigad. The said Plot of land is described as per the property card maintained by City Survey Office, Khopoli bearing City Survey No. 1602, 1603, 1604, 1605, 1606, 1607 & 1608, was absolutely seized and possessed by SRB Associates, a Partnership Firm, registered under the provisions of Indian Partnership Act, having its office at Shilphata, Khopoli, Tal : Khalapur, Dist : Raigad, through its partners 1)Shri. Sunil Satish Gupta, 2)Shri. Rajesh Prabhulal Abhani, 3)Shri. Babubhai Pukharaj Oswal and/or otherwise sufficiently well entitled to deal with the said Land.

AND WHEREAS SRB Associates, a Partnership Firm, was desirous of developing the said Land by erecting a new building's thereon and entered into an Agreement for Development with M/s. Laxmi Constructions on 18th



SANTOSH J. MHATRE

Advocate High Court

March, 2012, hereinafter called & referred to as "THE DEVELOPER" for the development of the said Land (hereinafter referred to as "THE DEVELOPMENT AGREEMENT") under the terms and conditions contained therein and the same was registered in the office of the Sub-Registrar of Khalapur vide Serial No. 1658/2012 dated 18.04.2012. Also SRB Associates, a Partnership Firm, have executed a General Power of Attorney in favour of Developer herein on 18th April, 2012, duly registered in the office of sub-Registrar Khalapur at Serial no. 1659/2012 on dated 18.04.2012.

AND WHEREAS on the execution of Development Agreement and General Power of Attorney, SRB Associates, a Partnership Firm, have handed over the physical, vacant and peaceful possession of the said Land to the M/s. Laxmi Constructions and empowered and authorised them to construct the building/s on the Said Land.

AND WHEREAS the party of First Part have appointed MR. YOGESH SHELKE as their Architect for the preparation of the structural designs and drawing of the building/s and the Developer have accepted the professional supervision of the said Architect and the structural Engineer till the completion of the building/s.

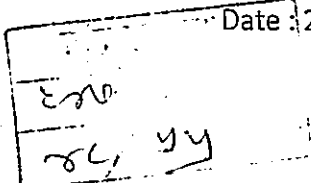
AND WHEREAS an application dated 01/06/2012 made by the Architect to the Khopoli Municipal Council for development permission and the said Khopoli Municipal Council has granted development permission in respect of the said Land and approved the Plans vide their letter No. KMC/PWD/BP/560/1342 on dated 27.07.2012 (hereinafter referred to as "THE SAID PERMISSION") under the terms and conditions contained therein.

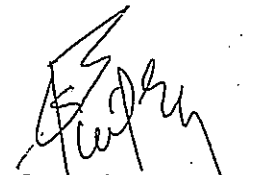
I have taken a search of Index II register in the office of Sub – Registrar of Assurance at Khalapur and I have not found any transaction, except the transaction shown in the title report in respect of the said property.

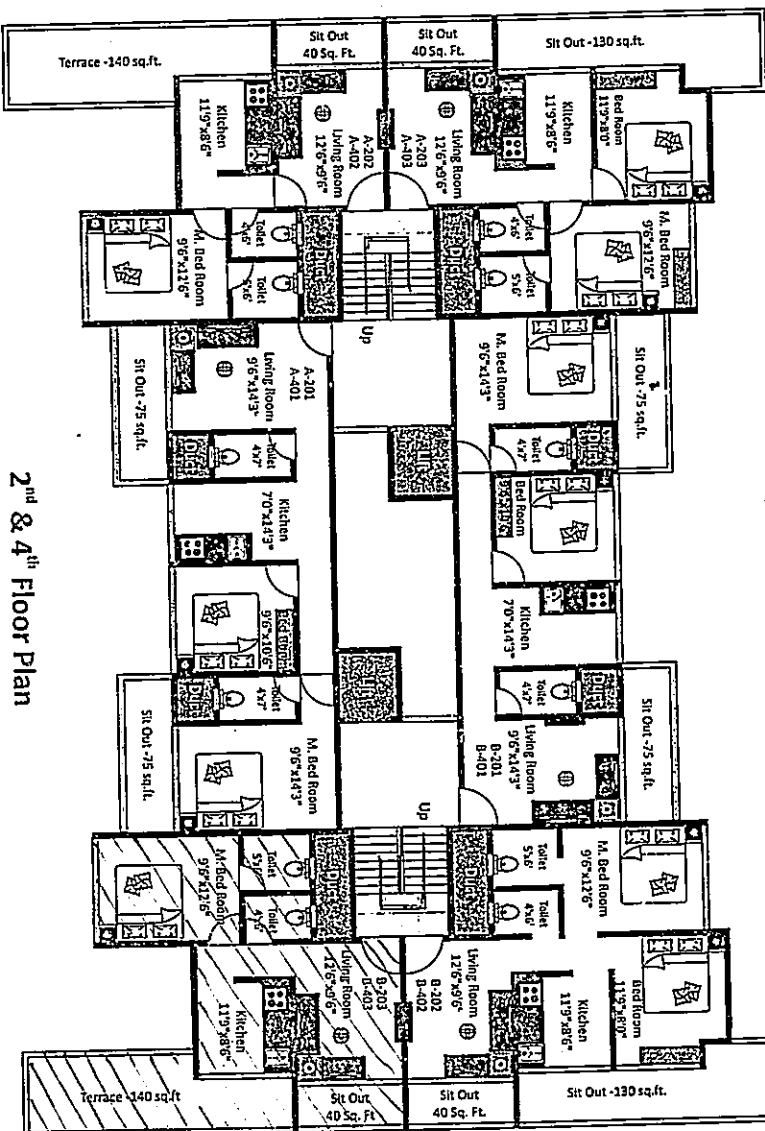
On the basis of the relevant document submitted to me for investigation of Title. I hereby certify that in my opinion the title Developer M/s. Laxmi Constructions, Partnership Firm through its Partners 1)Shri. Ramesh Jawanmal Jain, 2)Shri. Irfan Mehboob Ali Bhaopali, 3)Shri. Pravin Shantilal Parmar, 4)Shri. Vaibhav Gajanan Mhatre, 5)Shri. Sunekha Nemichand Jain of Office at 21, Nikki Tower, Near Vishrali Talao, Mumbai Pune Highway, Panve, Dist : Raigad is free, clear, legal and marketable and without any encumbrances.

Panvel.

Date : 28.01.2013




Santosh J. Mhatre
Advocate,



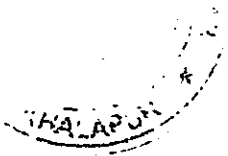
2nd & 4th Floor Plan

Pravijaya

Phil

Rameshwar

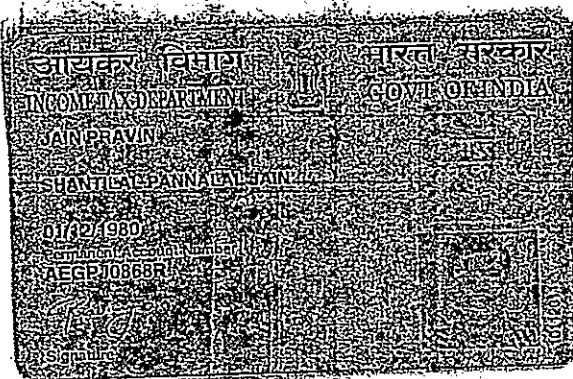
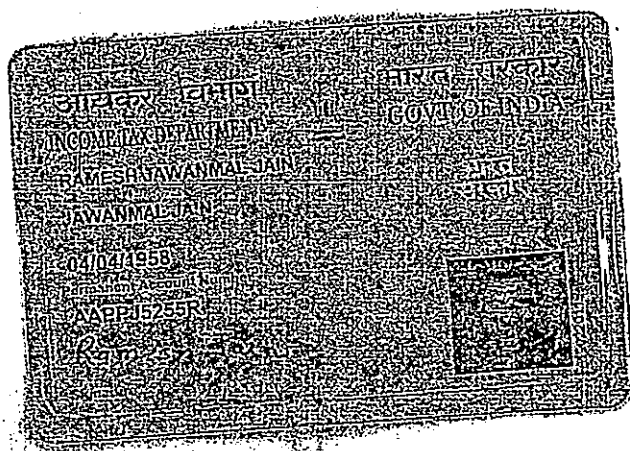
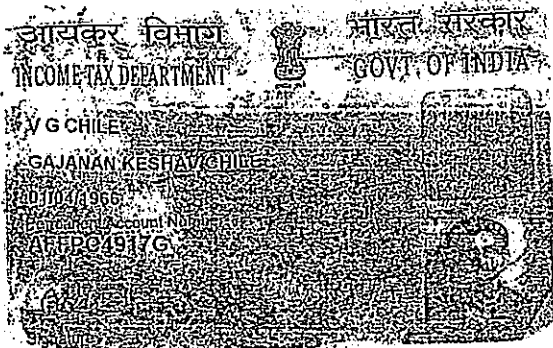
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJENDRA MAHADEO SAWANT
MAHADEO SAWANT

12/02/1984
Permanent Account Number

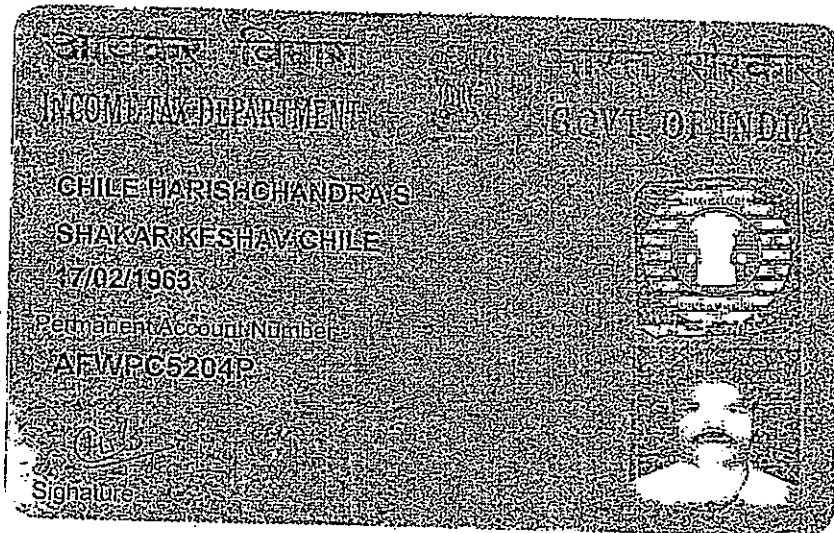
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Signature

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दस्त गोषवारा भाग-2

कलर

दस्त क्रमांक:647/2015

दस्त क्रमांक :कलर/647/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विकास गजानन चिले - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम न १/५७,एम बी मावावाला बिल्डींग,डॉ बाटलीवाला रोड,परेल मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:AFFPC4917G	लिहून देणार वय :-49 स्वाक्षरी:-		
2	नाव:मे लक्ष्मी कनस्ट्रक्शन तर्फे भागीदार रमेश जवानमाल जैन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस न २१,निक्की टॉवर ,विश्राली तलाव जवळ ,पनवेल , महाराष्ट्र, रायघर(एमएच). पॅन नंबर:AAEFL1209L	लिहून देणार वय :-50 स्वाक्षरी:-		
3	नाव:मे लक्ष्मी कनस्ट्रक्शन तर्फे भागीदार प्रविण शांतीलाल परमार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस न २१,निक्की टॉवर ,विश्राली तलाव जवळ ,पनवेल , महाराष्ट्र, रायघर(एमएच). पॅन नंबर:AAEFL1209L	लिहून देणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:16 / 02 / 2015 01 : 05 : 55 PM

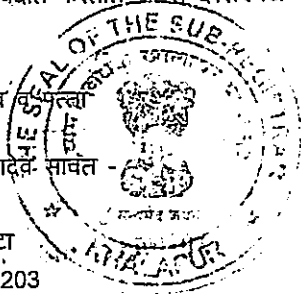
ओळख:-

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

अनु क्र.

पक्षकाराचे नाव व पत्ता

1 नाव:राजेंद्र महादेव सावत -
वय:30
पत्ता:रा. आपटा
पिन कोड:410203



छायाचित्र

अंगठ्याचा ठसा



2 नांव:हरिश्चंद्र शंकर चिले
वय:52
पत्ता:सा. खवली, पाली ता. सुधागड
पिन कोड:410202

Chisk
स्वाक्षरी



शिकका क्र.4 ची वेळ:16 / 02 / 2015 01 : 06 : 32 PM

शिकका क्र.5 ची वेळ:16 / 02 / 2015 01 : 06 : 41 PM नोंदणी पुस्तक 1 मध्ये

दुस्यम रिजिस्ट्रार, खालापूर

EPayment Details.

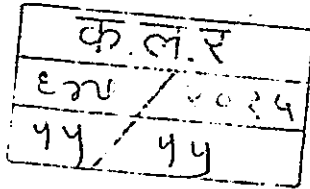
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1	MH005740951201415R	0003644258201415

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एकूण ५५ पाने आहेत

दुस्यम दिवधक, खालापूर



९
नांव:सुधागड
नांव:सुधागड

दुस्यम दिवधक, खालापूर
तारीख १६ मार्च २०१५