



गावाचे नाव : नवघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 874,900.00  
बा.भा. रू. 850,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: नविन 61/1,60/4 वर्णना विभागाचे नाव - मौजे [गांव] नवघर क्रमांक 11 (मिरा भाईंदर महानगरपालीका), उपविभागाचे नाव - 11/40 - व्ही) भू-विभाग नवघर गावाच्या दक्षिण हद्दीपासून त्या गावातील सर्व मिळकती सदनिका क्र 605/6 वा मजला, लिलाक जांगीड इनक्लेव मिरारोड पू (1)54 चौ.मि.बि.अप
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे जांगीड प्रॉपर्टीज तर्फे भागीदार ओमप्रकाश जांगीड यांच्या तर्फे कु मु म्हणून अशोक भट्ट; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: जांगीड इनक्लेव; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मिरारोड; 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) रामनारायण आर दुबे; घर/फ्लॅट नं: 604; गल्ली/रस्ता: -; ईमारतीचे नाव: कृष्णा अपार्ट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मिरारोड; तालुका: -; पिन: -; पॅन नम्बर: AETPD5719E  
(2) विद्यावती आर दुबे; घर/फ्लॅट नं: बरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AINPD7793C.
- (7) दिनांक करून दिल्याचा 16/01/2006
- (8) नोंदणीचा 17/01/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 362./2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क. रू 27500.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 8750.00
- (12) शेरा



Tuesday, January 17, 2006  
12:35:17 PM

Original  
नोंदणी ३९ म.  
Regn. ३९ M

पावती

पावती क्र. : 362

दिनांक 17/01/2006

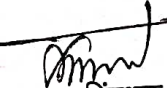
गावाचे नाव नवघर  
दस्ताऐवजाचा अनुक्रमांक  
दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: रामनारायण आर दुबे

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| नोंदणी फी  | :   | 8750.00  |
| नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),<br>रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (73) | :   | 1460.00  |
| एकूण   | रु. | 10210.00 |

आपणास हा दस्त अंदाजे 12:49PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
सह दु.नि.ठाणे 7

बाजार मुल्य: 850500 रु. मोबदला: 874900 रु.  
भरलेले मुद्रांक शुल्क: 27500 रु.  
देयकाचा प्रकार : चलनाने;  
चलन क्रमांक: 758422; रक्कम: 8750 रु.; दिनांक: 17/01/2006

र. 



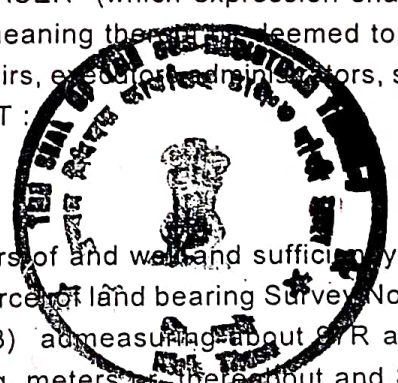
X. K. Dubey

AGREEMENT FOR SALE OF FLAT

THIS AGREEMENT FOR SALE OF Premises made and entered into at Mira Road, this 16<sup>th</sup> day of JAN. 2006 Between M/S. JANGID PROPERTIES, a Partnership concern having its Administrative office at Jangid House, Jangid Complex, Mira Road (East), District Thane - 401 107, hereinafter called "THE PROMOTERS" (which expression shall unless be repugnant to the context or meaning thereof shall deemed to mean and include its Partners or Partner for the time being of the said Firm, the survivors or survivor of them and their heirs executors, administrators and assigns of last such survivor) of the ONE PART; and MR. RAMNARAYAN R. DUBEY & MRS. VIDYAWATI R. DUBEY of Mumbai, Indian Inhabitant, having his/her/their address for the purpose of these presents at 604, KRISHNA APARTMENT PARSHWA NAGAR, BEHIND OLD PETROL PUMP, MIRA BHAYANDER RD, MIRA ROAD, hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the OTHER PART :

For Citizncredit Co-op Bank Ltd  
Authorized Signatories

Citizencredit Co-op Bank Ltd  
Shop Nos. 34-41, Gemini Arcade-1,  
Station Road Mira Road (East),  
Thane-401107,  
Dist. Thane, Maharashtra-401107.



WHEREAS :

- a) The Vendors are the Owners of and well and sufficiently entitled to inter alia all that piece or parcel of land bearing Survey No. 60, Hissa No. 4, (Old Survey No. 293) admeasuring about 8 R and 9 Prati, equivalent to about 9790 sq. meters of the about and Survey No. 61 (Old Survey No. 292) admeasuring 1H 84 R and 4 Prati equivalent to 18440 square meters aggregating to 28230 square meters situated lying and being at Village Navghar, Taluka and District Thane Registration District Sub-District of Thane and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said land");

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- b) According to revenue records, one Bhaskar Kana and Narayan Kana were Kabjedars of the land. As per the request of the said Narayan Kana on 12-05-1952 the revenue authority deleted the name of the said Shri Narayan Kana and recorded the name of the said Shri Bhaskar Kana as absolute Owner as per Mutation Entry No. 901;
- c) The said Bhaskar Kana died intestate in or about 1967 leaving behind him according to Hindu Succession Act, 1956 by which he was governed his sons Keshav (since deceased), Manohar and Dinanath alias Vinayak and daughter Premabai and 4 grand sons viz. (i) Ganesh Keshav, (ii) Satish Keshav, (iii) Chandu Keshav and (iv) Hemant Keshav and two grand daughter viz. (i) Ms. Vanita Keshav and (ii) Ms. Anita Keshav as his only heirs and next of kin and their names have been brought on revenue record as per Mutation Entry No. A-75;
- d) In the premises above Vendors are the Owners of the said land;
- e) The Vendors have agreed to sell said land to the Jangid Properties Pvt. Ltd. and the Jangid Properties Pvt. Ltd. have agreed to purchase the said land at or for the consideration and on the terms and conditions as per Agreement dated 12-10-1994;
- f) Under the Development Agreement dated 12th day of October, 1994 made between the Purchasers M/s. Jangid Properties Pvt. Ltd. as Vendors, the original Owners has agreed to sell, transfer and assign all the said land viz. all that piece or parcel of land bearing Survey No. 60, Hissa No. 4, (Old Survey No. 293) as measuring about 97R and 9 Prati, equivalent to about 9790 sq. meters or thereabout and Survey No. 61 (Old Survey No. 292) admeasuring 1H 84 R and 4 Prati equivalent to 18440 square meters aggregating to 28230 square meters situate, lying and being at Village Navghar Taluka and District Thane in the Registration District and Sub-District of Thane and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said lands") and granted an Irrevocable Power of Attorney in favour of Jangid Properties Pvt. Ltd. The concerned 7/12 extracts of said land are annexed herewith marked as Annexure-I;
- g) Vide an Agreement for Development M/s. Jangid Properties Pvt. Ltd. transferred the it rights, title, interest and FSI of the said land in favour of the Promoters herein as per terms and conditions recorded in that Agreement;



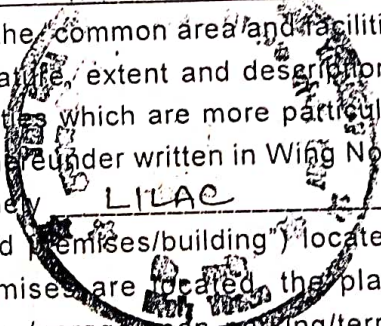
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- o) The Purchaser has demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said land, the plans, designs and specifications prepared by the Promoters' Architect Shri Ashok Samarth & Nakasha Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the Rules made thereunder;
- p) A copy of the Certificate of Title dated 17th October, 1995 and further Certificate on 16th October, 2004 issued by the Advocates and Solicitors of Promoters M/s. Kantilal Underkat & Co., is annexed hereto and marked as Annexure-II which has been perused by the Purchaser and is satisfied with the same and has agreed not to raise any further requisition or any objection in relation thereto hereafter;
- q) While sanctioning the said plans for the said building/s, Mira-Bhayander Municipal Corporation (MBMC), Government have laid down / may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while constructing the said building/s and upon due observance and performance of which only the Occupation Certificates in respect of the said building/s shall be granted by the MBMC;
- r) The Purchaser has applied to the Promoter for allotment to the Purchaser one premises/~~bungalow/duplex premises/rowhouse/garage/~~ open parking space/~~terrace/covered car parking space/~~ wall hoarding/~~hotel/restaurant/school/~~ basement No. 605 admeasuring 45' sq. meters, approximately (which is inclusive of the area of the balconies) for the lumpsum price of Rs. ₹, 74,900/- (Rupees EIGHT LACS SEVENTY FOUR THOUSAND NINE HUNDRED Only) including the proportionate price of the common area and facilities" appurtenant to the premises, the nature, extent and description of the Limited Common Area and facilities which are more particularly described in the Second Schedule hereunder written in Wing No. SIXTH floor of the building name LILAC (hereinafter referred to as "the said premises/building") located in JANGID ENCLAVE" in which premises are located, the plan of premises/~~duplex premises/rowhouse/garage/~~ open parking/~~terrace/covered car parking space/~~ wall hoarding/~~hotels/restaurant/school/~~ basement is shown surrounded by red colour boundary lines of the

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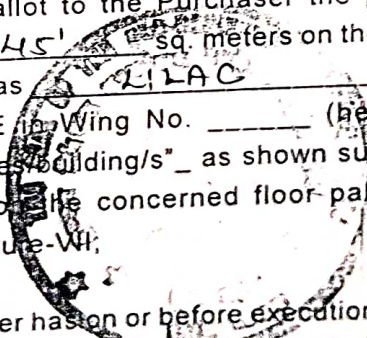


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set out and incorporated in verbatim;

2. The Promoters shall construct or cause to be constructed the said Buildings on the said land the project known as "Jangid Enclave" (hereinafter referred to as "the said Building") in accordance with the plans, approved by the concerned local authority (MBMC) and which plans have been inspected and approved by the Purchaser, with such variations, amendments, modifications and alterations as the Promoters may deem fit and/or as may be required by the MBMC or the Government to be made in them or any of them and the Purchaser hereby gives his irrevocable consent, power and authority to the Promoters to add, alter, vary or modify from time to time the said plans, including for putting up further additional construction whether on the same building and/or other building horizontally and/or vertically or otherwise howsoever subject to the sanction of the same by MBMC. No consent of the Purchaser is required for any modification, variation of area or amendment of plan including for addition in the said building/premises constructed.
  
3. Due to aforesaid unavoidable modification if any dispute arises between the Promoters and the Purchaser regarding the allotted area and/or price of the allotted premises the Promoter will cancel the allotment of premises with immediate effect and the Purchaser will surrender his/her/their right of the allotment of the premises immediately and reapply for the fresh allotment for the new premises to him/her/them. The title of the Promoters to the said land has accepted by Purchaser as per the Certificate of Title issued by M/s. Kantilal Undetkat & Co., Advocates & Solicitors which is annexed herewith marked as Annexure-II;
  
4. The Purchaser hereby agrees to accept from the Promoters and the Promoters hereby agrees to allot to the Purchaser the premises No. 605 admeasuring 45' sq. meters on the SIXTH floor of the said building known as WING NO. 605 located in JANGID ENCLAVE Wing No. \_\_\_\_\_ (hereinafter referred to as "the said premises building/s" as shown surrounded by red colour boundary line of the concerned floor plan hereto annexed and marked as Annexure-VI;
  
5. As recorded above the Purchaser has on or before execution of these presents paid a sum of Rs. 12,500/- (Rupees TWELVE



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maintenance of the common general facilities of the "JANGID ENCLAVE" such as -

- (i) Recreation grounds and garden.
  - (ii) Internal road, 100' D.P. Road 60' D.P. Road and street lighting of road and garden.
  - (iii) Storm water drain.
  - (iv) Electric cable, water mains in the roads.
  - (v) Salary and wages of security personnel, gardener, sweepers, clerks etc. not attached to any specific buildings.
  - (vi) Electric, water or any other charges not allocated to a specific building.
  - (vii) Compound wall surrounding of the said complex and compound entrance.
37. In the event of any portion of the said land being notified for set Back / D. P. Road or other reservations, the Promoters alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the same and the Purchaser and/or the Society shall not be entitled to same or any part or portion thereof.

38. Hereinafter if any charges are levied by or payment required to be made to any Government Authorities or Local bodies either on the said land or building or otherwise, the Purchaser or being called upon to do so by the Promoters, pay to the Promoters his share thereof at the time of taking possession as may be required or demanded by the Promoters it being specifically understood that only Purchaser and other acquirers of Premises and/or society are liable to pay the same and Promoters in so event or case are liable to pay the same.

39. The Purchaser for himself/herself/themselves/itself with intention to bind all persons into whosoever hand the said Premises may come, doth hereby covenant with the Promoters as follows :

- a) To maintain the said premises at Purchaser's own cost in good

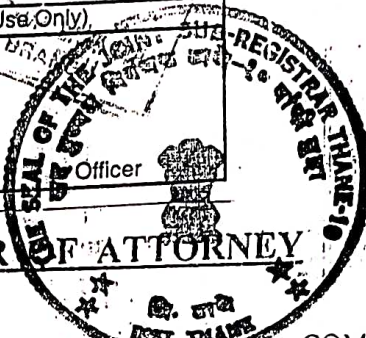
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| दस्तावेज नं-७        |
| दस्तावेज नं-३६२/२००६ |
| २५/६३                |



|  |                |
|--|----------------|
| Customer's Copy  |                |
| CITIZENCREDIT CO-OPERATIVE BANK LTD.<br>Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203<br>Br. Mira Road Date <u>21/11/07</u><br>Pay to : Acct Stamp Duty Thane |                |
| Franking Value   | Rs. <u>200</u> |
| Service Chgs (Rs.10 per doc)   | Rs. <u>10</u>  |
| TOTAL  | Rs. <u>210</u> |
| Name of the stamp duty paying party<br><u>Om Prakash Jangid</u>  |                |
| DD / Cheque No. <u>Cash</u><br>Drawn on Bank <u>MIRA</u><br>(for Banks, Use Only)  |                |
| Tran ID  |                |
| Franking Sr. No.   |                |
| Cashier  |                |



For Citizencredit Co-op. Bank Ltd.  
Authorized Signatories  
*[Signature]*

**GENERAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME I.

① OM PRAKASH JANGID & ② Amrit Jangid, an adult, Partner / Proprietor of  
M/S. JANGID PROPERTIES, having office at  
Jangid House, Jangid Complex, Mira Road  
Thane - 401107 do hereby SEND GREETINGS.

WHEREAS I am the Partner/Proprietor of M/S. JANGID PROPERTIES, and in the course of business are required to execute various documents including Agreement for sale of Flats/Shares and Deed of confirmation, Cancellation Deed, Rectification Deed and other agreement/s of already executed documents signed by me, individually.

टनन-७  
३६२  
६६/७३

टनन १०  
१/६

टनन-७  
१५/२४

Citizencredit Co-op Bank Ltd.  
Regd Nos. 3441, Geeta Arcade-1,  
Epsilon Road, Mira Road (East),  
Thane-401107.  
C.R. No. 1009/02/2005/200.

श्री 49128  
166889  
NOV 21 2007

REGD NO. 022004



AND I myself agree to ratify and confirm all and whatsoever my said Attorney shall purpose to do or cause to be done by virtue of these presents.

**SCHEDULE OF THE PROPERTY**

Building known AS Jangiel Enclave

All the piece or parcel of Agricultural / Non-Agricultural land

or ground situate lying and being at Village NAVCHAR

Taluka \_\_\_\_\_, Dist. Thane, admeasuring \_\_\_\_\_ sq. ft.

yards, equivalent to \_\_\_\_\_ sq. mtrs. bearing <sup>New</sup> Survey No. \_\_\_\_\_

60 old Survey No. 292, 293  
Hissa No. 4, C. T. S. No. \_\_\_\_\_, Tika No. \_\_\_\_\_

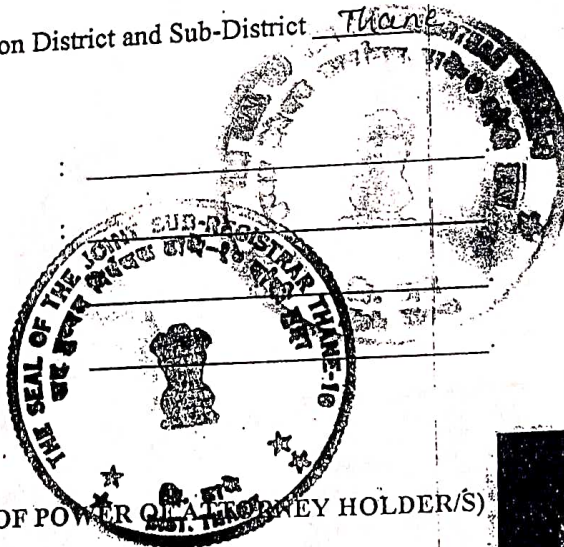
\_\_\_\_\_ within the Jurisdiction of Mira Bhayander Municipal Corporation & Registration District and Sub-District Thane

On Or Towards West By \_\_\_\_\_

On Or Towards East By \_\_\_\_\_

On Or Towards North By \_\_\_\_\_

On Or Towards South By \_\_\_\_\_



(SPECIMEN SIGNATURE OF POWER OF ATTORNEY HOLDER(S))



②



Chetan C. Majithia  
① CHE TAN. C. MAJITHIA

Mr. Bhat Ashok S  
② Ashok Chheshanker Bhat

|                   |
|-------------------|
| दस्तावेज नं - ७   |
| दिनांक ३१/१२/२००६ |
| ६५/१३             |

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| दस्तावेज नं - ७   |
| दिनांक ३१/१२/२००६ |
| ६५/१३             |



IN WITNESS WHEREOF I, <sup>①</sup> Om Prakash Jangid & <sup>②</sup> Amrit Jangid  
proprietor / partner of M/S. Jangid Properties has put  
my hands on this 21<sup>st</sup> day of NOVEMBER 2005, at MIRA.

SIGNED, SEALED AND DELIVERED by )

The withinnamed -EXECUTANT-

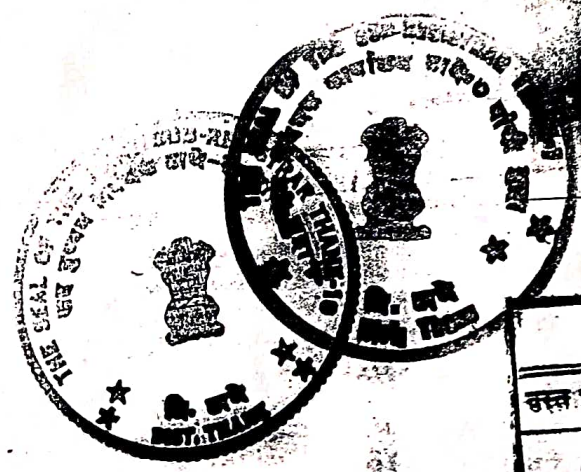
- ) Om Prakash Jangid & proprietor /
- ) Amrit Jangid partner of M/S. Jangid Properties

*Amrit Jangid*



In the presence of .....

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



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| द्वान-७               |
| वर्षा क्रमांक १६२/००६ |
| ६६/०३                 |

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| द्वान-७ |
| ६६/०३   |

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| द्वान-७       |
| वर्षा ६६२ ००६ |
| ६६/०३         |

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12:36:49 pm

दुय्यम निबंधकः  
सह दु.नि.ठाणे 7

दस्त गोषवारा भाग-1

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दस्त क्र 362/2006

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दस्त क्रमांक : 362/2006

दस्ताचा प्रकार : करारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: रामनारायण आर दुबे  
पत्ता: घर/फ्लॅट नं: 604  
गल्ली/रस्ता: -  
ईमारतीचे नाव: कृष्णा अपार्ट  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: मिरारोड  
तालुका: -  
पिन: -  
पॅन नम्बर: AETPD5719E

लिहून घेणार  
वय 50  
सही

*Ramnarayan Dubey*



2 नाव: विद्यावती आर दुबे  
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -  
पॅन नम्बर: AINPD7793C

लिहून घेणार  
वय 48  
सही

*विद्यावती दुबे*



3 नाव: मे.जांगीड प्रॉपर्टीज तर्फे भागीदार ओमप्रकाश  
जांगीड यांच्या तर्फे कु मु म्हणून अशोक - भट्ट  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: जांगीड इनक्लेव  
ईमारत नं: -  
पेट/वसाहत: -  
शहर

लिहून देणार  
वय 49  
सही

*Omprakash*



दस्तऐवज करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

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