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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------|-------|
| Date | 19/3/13 | Sr. No. | 18285 |
| Franking Value | Rs. 380730/- | | |
| Service Charges Rs. 10/- per document | Rs. 10/- | | |
| Total Amount | Rs. 380740/- | | |
| Rupees (in words) | Three Eight, Two Seven four - rupees | | |
| No. of Documents | 1 | | |
| Name of stamp duty paying party | Ashok R. Kurutals | | |
| PAN No. | AAYPK 6853H | | |
| Name of Counter Party | Vijay Builders | | |
| Purpose of Transaction | Agreement | | |
| Cheque / DD No. | | | |
| Drawn on Bank | | | |
| Branch | | | |
| <p><small>I/We hereby apply for the stamping of the above documents & I/We accept the information provided by me in this application form true & correct. I/We request that The Nav Jeevan Co-op. Bank Ltd. is entitled to increase the value of the stamp duty on this application without assigning any reason whatsoever. I/We agree that the amount to be borne by me solely & fully responsible for the stamp duty. I/We will not hold the Bank responsible if the value of stamp duty is found out to be incorrect. I/We agree to indemnify the original stamp documents if destruction is detected inaccuracy of stamp. I/We agree to pay stamp charge of Rs. 10/- per impression in excess of the above amount.</small></p> | | | |
| Name of Purchaser | | | |
| Address | | | |
| Tel. No. | Signature | | |
| (For Bank's Use Only) | | | |
| Franking Sr. No. | 2209 | | |
| Cashier / Officer | Authorized Signatory | | |



For The Nav Jeevan Co-op Bank Ltd.

Authorised Signatory

D-5/STAMP/CL/1071/01/07/705-709/2007

THE NAVJEEVAN CO-OP BANK LTD
 BHAWAN SAW MILLS COMPOUND
 1ST FLOOR, NEAR NEW ERA HIGH SCHOOL
 UTHASAGAR - 421 003

रु. ३८०७३०
 दि. १९ मार्च २०१३
 ३ ८०

Ward No. : 8C
 Village : Gandhare
 Flat Area : 103.62 sq. mtrs. carpet
 Actual Value : Rs. 60,00,000/-

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN
 ON THIS 21st DAY OF March 2013

SMS.No. 7
 19/3/13

उमट मुद्रांक प्रॉकिंग अल्ट्रा व्हायलेट लॅम्प खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकार्याशी दुरध्वनीवरून संपर्क साधून, मेळ बरोबर आढळून आला.

सह. दुय्यम निबंधक कल्याण-२.

भारत 28262 SPECIAL
 158766 AUTHORITY
 MAR 19 2013
 11:18
 R.0380730/- 986506
 STAMP DUTY MAHARASHTRA
 INDIA

71/2342

Friday, March 22, 2013

1:10 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2371

दिनांक: 22/03/2013

गावाचे नाव: गंधारे

दस्तऐवजाचा अनुक्रमांक: कलन2-2342-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ज्योती अशोक कुस्ताला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणास हा दस्तऐवज अंदाजे 1:30 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

Joint Sub Registrar Kalyan 2
सह. दुय्यम निबंधक, कल्याण-२

बाजार मुल्य: रु.6345070 /-

मोबदला: रु.6000000/-

तर्ज-२

भरलेले मुद्रांक शुल्क :

रु. 380730/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 347715 दिनांक: 21/03/2013

बँकेचे नाव व पत्ता: State Bank Of Hyderabad

2) देयकाचा प्रकार: By Cash रक्कम: रु 1800/-

गावाचे नाव : 1) गंधारे

| | |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 6000000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6345070 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पातिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :सदनिका नं. 701, माळा नं. सातवा मजला, इमारतीचे नाव: वसंत पार्क मधील ऑर्चीड, ब्लॉक नं. विल्डिंग नं.1, रोड नं: गंधारे कल्याण, इतर माहिती: मांजे गंधारे, स.नं.18, हि.नं.1अ, 1ड,1क, स.नं.18, हि.नं.2अ, स.नं.61, हि.नं.2(प), स.नं.19, क्षेत्र 103.62 चौ.मी.कारपेट ((Survey Number : स.नं.18. ;)) |
| (5) क्षेत्रफळ | 1) 103.62 चौ.मीटर |
| (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. विजय विल्डर्स अण्ड डेव्हल्पर्स तर्फे भागीदार मुकेश जी किमलानी व विलास एस जैन यांच्यावतीने कबुली जबाबा करीता कु मु शंकर पी मलानी वय:- 34; पत्ता:-प्लॉट नं: 302, माळा नं: तिसरा मजला, इमारतीचे नाव: माता कुटीर, ब्लॉक नं: स्टेशन रोड, रोड नं: उल्हासनगर, . . पिन कोड:-421003 पॅन नं:- AAFFV3069H |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-अशोक रामाकृष्णन कुरुताला वय:-42; पत्ता:-प्लॉट नं: 10, माळा नं: विल्डिंग नं.4, इमारतीचे नाव: राधा नगर सोसायटी, ब्लॉक नं: खडकपाडा, रोड नं: कल्याण, . . पिन कोड:-421301 पॅन नं:-ADVPK6855H 2): नाव:-ज्योती अशोक कुरुताला वय:-36; पत्ता:-प्लॉट नं: 10, माळा नं: विल्डिंग नं.4, इमारतीचे नाव: राधा नगर सोसायटी, ब्लॉक नं: खडकपाडा, रोड नं: कल्याण, . . पिन कोड:-421301 पॅन नं:-AUVPK3953H |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 21/03/2013 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 22/03/2013 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 2342/2013 |
| (12)बाजारभावाप्रमाणे मुद्रांक | 380730 |

BETWEEN

M/s. **Vijay Builders and Developers**, a partnership firm, having its office at Ground Floor, Kala Palace, Madhuban Hotel Road, Ulhasnagar, 421 001 through its authorized representatives:

1. **Shri Mukesh.G.Kimtani**, Aged 50 years
2. **Shri Vilas.S.Jain**, Aged 29 years

Hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) being the Party of the First Part.

A N D

Mr. Ashok Ramakrishnan Kurutala - 42yrs - Service

Mrs. Tyothi Ashok Kurutala - 36 yrs - Housewife

residing at Bldg No.4. ROOM No.10 Radhanagar CHS Khadakpada, Barve Road, KYN(west) PIN-4121301

hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Shri Dattatraya Krishna Dhone and others are the owners of the all those pieces and parcels of land lying, being and situate at village Gandhare, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing:

| Survey No. | Hissa No. | Area (Sq. metres) |
|------------|-----------|-------------------|
| 18 | 1 A | 2710 |
| 18 | 1 D | 2120 |

hereinafter for the sake of brevity called and referred to as "the Plot No. I".

AND WHEREAS by and under a Development agreement dated 14.06.2005 registered at the office of Sub-Registrar of Assurances at Kalyan -1 under serial No. 4156/2005, executed between the said owners in favour of the Promoter herein and Shri Chandrakant Aher and two others as the Confirming Party, the owners granted the development rights in respect of the said Plot No. I to M/s. Vijay Builders and Developers viz. the Promoter herein at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof the above said Owners also granted power of attorney in favour of the Promoter registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No.464/2005 dated 14.06.2005.

AND WHEREAS the said plot No.I is declared as surplus land by and under the order bearing No. ULC/ULN/6(1)/SR-48 dated

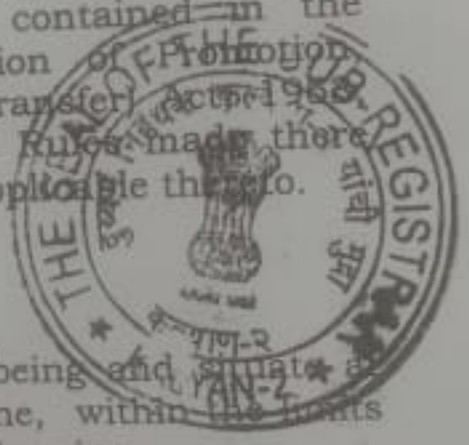


| | | |
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| 2382 | | 2023 |
| e0 | | |

[Handwritten signatures and initials]

requisite stamp duty and registration charges under the provisions of Bombay Stamp Act and Indian Registration Act and the necessary remission/deduction will be availed by the Purchasers herein at the time of executing the final deeds, documents, confirmations, transfer and assignment and/or assurances and incidental writings thereto in their name and / or in the name of their assignee or nominee as the case may be.

76. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoters in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoters. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.
77. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1993 (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.



FIRST SCHEDULE
(Entire Property)

All those pieces and parcels of lands lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing

| Survey No. | Hissa No. | Area (sq. metres) |
|------------|-----------|-------------------|
| 18 | 1 A | 2719 |
| 18 | 1 D | 2120 |
| 19 | - | 10070 |
| 18 | 2 A | 4300 |
| 18 | 1 C | 3540 |
| 61 | 2(P) | 9300 |

subject to the land to be surrendered to the Kalyan Dombivli Municipal Corporation as regards the reservations, set backs and roads and together with all easement rights and benefits.

SECOND SCHEDULE
(Property to be conveyed to the society)

All those pieces and parcels of lands lying, being and situated at Village Gandhare, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing

| | |
|------|------|
| 2382 | 2083 |
| 40 | 60 |

[Handwritten signatures and marks]