

Nikhil M. Thakkar
9821223119



Thakkar Nikhil

C O N S U L T A N C Y

- STAMP DUTY
- REGISTRATION
- DOCUMENTATION

Flat No. 2, Off. 3, Gr. Floor, Kiran Co-op. Hsg., Near TJSB Bank,
Opp. Waman Hari Pethe, B-Cabin, Naupada, Thane (W),
Maharashtra - 400 602. E-mail : nikhilthakkar262@gmail.com

73/3011

पावती

Original/Duplicate

Wednesday, February 28, 2018

नोंदणी क्र. :39M

5:33 PM

Regn.:39M

पावती क्र.: 3830 दिनांक: 28/02/2018

गावाचे नाव: डावले

दस्तऐवजाचा अनुक्रमांक: टनन1-3011-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विकास विनोद शां - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2040.00

पृष्ठांची संख्या: 102

एकूण:

रु. 32040.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:33 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

बाजार मूल्य: रु.2603000 /-

मोबदला रु.5448800/-

भरलेले मुद्रांक शुल्क : रु. 326950/-

सह दुय्यम निबंधक वर्ग-२
ठाणे - १.

1) देयकाचा प्रकार: eChailan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011187156201718E दिनांक: 28/02/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2040/-



२५



Receipt No: 522

Date: 5/3/18

Received from Shri / Smt Bikas Vinod Shaw

the sum of Rs. 1,25,000 (in words) Rupees One lakh Twenty five Thousand only

Vide Cash / Cheque no. RTGS drawn on ICICI Bank branch

Dated: 27/2/18 against flat no. 806 on Eighth floor, in B-6 wing

For Om Sai Infra And Om Sai Group

For Om Sai
Au

M/s. Om Sai Infra And Om Sai Group

Site Off: Khardi pada, Dawale, Diva-Shill road, Opp. Ashtavinayak Hall, Diva Junction (E) W: omsaigroup.co.in



Receipt No: 537

Date: 7/05/2018

Received from Shri / Smt Mr. Bikas Vinod Shaw

the sum of Rs. 1,99,999 (in words) Rupees One Lacs Ninety Nine thousand nine hundred ²¹ only

Vide Cash / Cheque no. Imps drawn on ICICI Bank branch Fort

Dated: 07/05/2018 against flat no. 806 on Eight floor, in B-6 wing

For Om Sai Infra And Om Sai Group

For Om Sai
Au

M/s. Om Sai Infra And Om Sai Group

Site Off: Khardi pada, Dawale, Diva-Shill road, Opp. Ashtavinayak Hall, Diva Junction (E) W: omsaigroup.co.in



Receipt No: 533

Date: 05/05/18

Received from Shri / Smt Mr. Bikas Vinod shaw

the sum of Rs. 1,99,999 (in words) Rupees One lakh Ninety Nine Thousand Nine Hundred ^{only} only.

Vide Cash / Cheque no. IMPS drawn on ICICI Bank branch Fort

Dated: 04/05/18 against flat no. 806 on Eight floor, in B-6 wing

For Om Sai Infra And Om Sai Group


Au: 

M/s. Om Sai Infra And Om Sai Group

Site Off: Khardi pada, Dawale, Diva-Shill road, Opp. Ashtavinayak Hall, Diva Junction (E) W: omsaigroup.co.in



Receipt No: 534

Date: 05/05/18


Received from Shri / Smt Mr. Bikas Vinod shaw

the sum of Rs. 1,99,999/- (in words) Rupees One lakh Ninety Nine Thousand Nine Hundred ^{only} only.

Vide Cash / Cheque no. IMPS drawn on ICICI Bank branch Fort

Dated: 04/05/18 against flat no. 806 on Eight floor, in B-6 wing

For Om Sai Infra And Om Sai Group


Au: 

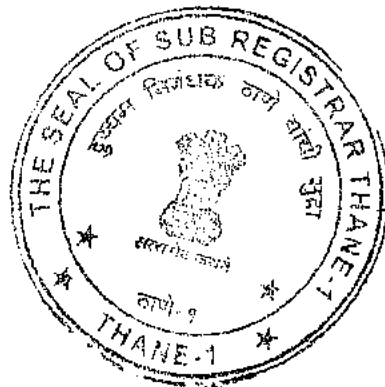
M/s. Om Sai Infra And Om Sai Group

Site Off: Khardi pada, Dawale, Diva-Shill road, Opp. Ashtavinayak Hall, Diva Junction (E) W: omsaigroup.co.in

| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधाव) | | | | | |
|---|-----------------------------|---|-------------------|------------------------|----------------|
| Valuation ID | 201802284248 | 28 February 2018,05:42:41 PM | | | |
| मूल्यांकनाचे वर्ष | 2017 | | | | |
| जिल्हा | ठाणे | | | | |
| मुख्य विभाग | तालुका : ठाणे | | | | |
| उप मुख्य विभाग | 28/107-203A) सर्वे नंबर | | | | |
| क्षेत्राचे नांव | Thane Municipal Corporation | सर्व्हे नंबर /न. भू. क्रमांक : | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| 8300 | 43600 | 44600 | 56400 | 44600 | चौ. मीटर |
| बांधीव क्षेत्राची माहिती | | | | | |
| मिळकतीचे क्षेत्र. | 56.84 चौ. मीटर | मिळकतीचा वापर. | निवासी सदनिका | मिळकतीचा प्रकार. | बांधीव |
| बांधकामाचे वर्गीकरण. | 1-आर सी सी | मिळकतीचे वय . | 0 TO 2वर्षे | मूल्यदर/बांधकामाचा दर. | Rs.43600/- |
| उद्ववाहन सुविधा . | आहे | मजला . | 5th to 10th Floor | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | | = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ | | | |
| | | = (43600 * (100 / 100)) * 105 / 100 | | | |
| | | = Rs.45780/- | | | |
| A) मुख्य मिळकतीचे मूल्य | | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | |
| | | = 45780 * 56.84 | | | |
| | | = Rs.2602135.2/- | | | |
| एकत्रित अंतिम मूल्य | | = मुख्य मिळकतीचे मूल्य + तक्त्याचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लागतल्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिसत वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य | | | |
| | | = A + B + C + D + E + F + G + H | | | |
| | | = 2602135.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | | | |
| | | = Rs.2602135.2/- | | | |

Home Print

टक्का - ९
दस्तावेज क्रमांक ७१११/२०१८
९ / १०१







CHALLAN
MTR Form Number-6

28/02 - 9
बिना नोंदणी 28/02/2018
B / 902

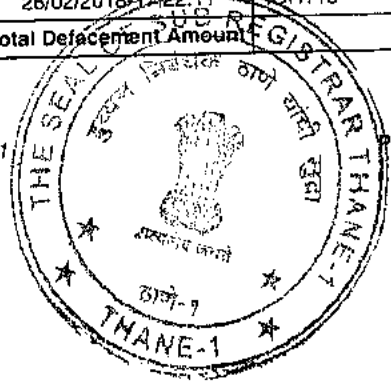
| | | | | | | | | | |
|-----------------------------|-------------------------------------|------------------------|--|---------------------------|------|---------------------|---------|------|---|
| GRN | MH011187156201718E | BARCODE | [Barcode] | | Date | 28/02/2018-11:41:41 | Form ID | 25.2 | |
| Department | Inspector General Of Registration | | | Payer Details | | | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID (If Any) | | | | | | | |
| | | PAN No.(If Applicable) | FIAPS0859A | | | | | | |
| Office Name | THN1_HQR SUB REGISTRA THANE URBAN 1 | Full Name | BIKAS VINOD SHAW | | | | | | |
| Location | THANE | Flat/Block No. | FLAT NO 806 8TH FLOOR BUILDING NO B6 | | | | | | |
| Year | 2017-2018 One Time | Premises/Building | FLORIDA SAI KANISHK PROJECT | | | | | | |
| Account Head Details | Amount In Rs. | Road/Street | DAWALE | | | | | | |
| 0030046401 Stamp Duty | 326950.00 | Area/Locality | THANE | | | | | | |
| 0030063301 Registration Fee | 30000.00 | Town/City/District | | | | | | | |
| | | PIN | | 4 | 0 | 0 | 6 | 1 | 2 |
| | | Remarks (If Any) | SecondPartyName=MS OM SAI INFRA OM SAI GROUP-CA=5448800-Marketval=2603000 | | | | | | |
| | | Amount In | Three Lakh Fifty Six Thousand Nine Hundred Fifty R | | | | | | |
| | | Words | upes Only | | | | | | |
| | | Total | 3,56,950.00 | | | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque/DD Details | Bank CIN | Ref. No. | 69103332018022811866 | 155907599 | | | | | |
| Cheque/DD No. | Bank Date | RBI Date | 28/02/2018-11:42:29 | Not Verified with RBI | | | | | |
| Name of Bank | Bank-Branch | | IDBI BANK | | | | | | |
| Name of Branch | Scroll No. , Date | | Not Verified with Scroll | | | | | | |

DEFACED
₹ 356950.00
DEFACED

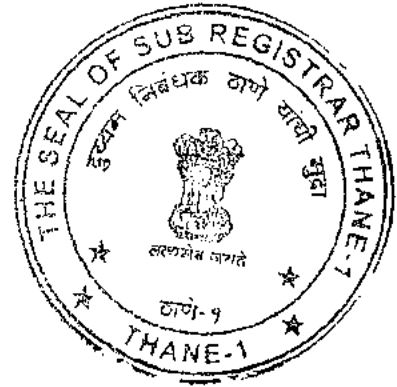
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-73-3011 | 0006142284201718 | 28/02/2018-17:22:11 | IGR113 | 30000.00 |
| 2 | (IS)-73-3011 | 0006142284201718 | 28/02/2018-17:22:11 | IGR113 | 326950.00 |
| Total Defacement Amount | | | | | 3,56,950.00 |



| |
|---------------------|
| टाऊन - १ |
| बिल नम्बर 3099/2018 |
| ४ / १०२ |



AGREEMENT FOR SALE

THIS AGREEMENT made at Thane this 28 day of FEB in the year 2018.

BETWEEN

1) **M/s. Om Sai Infra**, a Partnership Firm duly registered under the Provisions of the Indian Partnership Act and having its office situated at Flat No. 301 'A' Wing, Glacia, Eduljee Road, Tembhi Naka, Thane (W), Pin - 400601, through its partner **Shri. Mahesh Patel**, hereinafter for brevity's sake called "**the said Firm**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners and their successors-in-title, nominees and assigns) and 2) **Shri. Mahesh Patel**, proprietor of **Om Sai Group**, having office at Flat No. 301, 'A' Wing, Glacia, Eduljee Road, Tembhi Naka, Thane (W). Pin - 400601, hereinafter for brevity's sake called "**the said Proprietary Firm**" Pan no. **AAAAO3892M** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his legal heirs, nominees and assigns). The Firm

Handwritten signature

| |
|------------------|
| टमन - १ |
| दिनांक 30/9/2012 |
| 4/9/12 |

and the said Proprietary Firm collectively shall hereinafter for brevity's sake be referred to as "**the Developers**" of the ONE PART; AND;

1. Shri/Smt. **BIKAS VINOD SHAW**, PAN: **FIAPS0859A**, Age **37** years, E-mail: _____, Indian inhabitant/s residing at **C-602, VASUDEV PLANET, KANAKIA ROAD, NEAR PARK VIEW HOTEL, KANAKIA LAXMI PARK, MIRA BHAYANDER, MIRA ROAD (E), THANE 401107.**
2. Shri/Smt. _____, PAN: _____, Age _____ years, E-mail: _____, Indian inhabitant/s residing at _____

Hereinafter for brevity's sake called "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their respective heirs executors, administrators, nominees and assigns) of the OTHER PART.

WHEREAS:

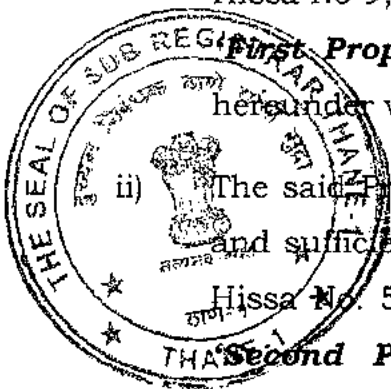
A. DESCRIPTION OF THE SAID PROPERTY:

i) The said Firm is seized and possessed of and otherwise well and sufficiently entitled to develop the plot of land bearing 1) Survey No. 5 Hissa No 9, admeasuring 7790 Square meters, [hereinafter referred to as "**First Property**"] more particularly described in the **Schedule I - A** hereunder written.

ii) The said Proprietary Firm is seized and possessed of and otherwise well and sufficiently entitled to develop the plot of land bearing Survey No. 5 Hissa No. 5B admeasuring 2,940 Sq. meters [hereinafter referred to as "**Second Property**"] more particularly described in the **Schedule I - B** hereunder written.

iii) Both the properties are lying and being and situated at Village Dawale Taluka and District - Thane, forming part of the Residential Zone of the Thane Municipal Corporation within the local limits of Thane a Municipal Corporation and in the Registration Sub-District Thane Registration District - Thane.

iv) By virtue of a joint venture agreement dated 7th March 2012, entered into between the said Firm and the said Proprietary Firm, it was mutually



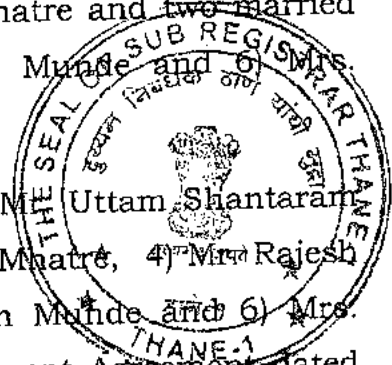
| |
|------------------|
| त.नं. - ९ |
| दिनांक 30/9/2012 |
| ६५१०२ |

agreed that both the parties shall develop the properties acquired or to be acquired by them jointly and on such terms and conditions as more specifically set out therein. As such, the First and the Second property collectively admeasuring an aggregate of 10,730 Square Meters has been amalgamated for carrying out development activities thereon and both the properties are hereinafter collectively referred to as "**the Said Property**".

- v) The Developers herein have collectively made the necessary and required applications before the concerned authorities for development of the said properties and all the statutory permissions required for carrying out the development activity have been procured/ shall be procured jointly by the Developers.

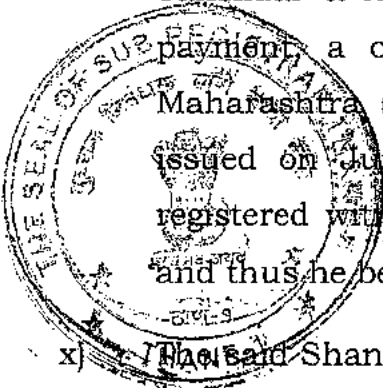
B. BRIEF HISTORY OF RIGHTS OF DEVELOPERS:

- i) The said **First Property** was originally owned and occupied by one Mr. Ibrahim Latif Khanbande. The said Mr. Ibrahim Latif Khanbande died in the year 1925 and thereafter the Said Property was succeeded by his son and the only legal heir Mr. Abdul Latif Ibrahim Saheb Khanbande.
- ii) The said Mr. Abdul Latif Ibrahim Saheb Khanbande by virtue of a Sale Deed dated February 04, 1976 sold and transferred the said First Property to Mr. Shantaram Nana Mhatre. The said Sale Deed is duly registered with the Sub-Registrar of Assurances at Thane under Sr. No. 82/1976.
- iii) The said Shantaram Nana Mhatre died in the year 1995 leaving behind him the following: 1) wife Mrs. Indubai Shantaram Mhatre, three sons namely 2) Mr. Uttam Shantaram Mhatre, 3) Mr. Kaluram (alias Rahul) Shantaram Mhatre 4) Mr. Rajesh Shantaram Mhatre and two married daughters namely 5) Mrs. Sandhya Raghunath Munde and 6) Mrs. Manisha Suryakant Patil as his Legal heirs.
- iv) The said 1) Mrs. Indubai Shantaram Mhatre, 2) Mr. Uttam Shantaram Mhatre, 3) Mr. Kaluram (alias Rahul) Shantaram Mhatre, 4) Mr. Rajesh Shantaram Mhatre, 5) Mrs. Sandhya Raghunath Munde and 6) Mrs. Manisha Suryakant Patil entered into a Development Agreement dated 8th June 2012 with the said Firm and thus the development rights in respect of the first property were entrusted in the said Firm. The aforesaid Development Agreement is duly registered with the Sub-Registrar of Assurances at Thane under Sr. No. 4573/2012.



| |
|-------------------------|
| तमज - १ |
| दस्तावेज नं. 3099/12095 |
| ५/१९७२ |

- v) The said 1) Mrs. Indubai Shantaram Mhatre, 2) Mr. Uttam Shantaram Mhatre, 3) Mr. Kaluram (alias Rahul) Shantaram Mhatre, 4) Mr. Rajesh Shantaram Mhatre, 5) Mrs. Sandhya Raghunath Munde and 6) Mrs. Manisha Suryakant Patil entered into a Supplementary Agreement dated 5th August 2014 with the said firm in accordance with the development Agreement dated 8th June 2012 in respect of the first property. The aforesaid Supplementary Agreement is duly registered with the Sub-Registrar of Assurances at Thane under Sr.No. 6717/2014.
- vi) The **Second Property** was originally owned by Parsanand Ratanji Sheth and was occupied by Rama Arjun Datilkar. The said Parsanand Ratanji Sheth died on February 17, 1931 leaving behind him the following: 1) Keshavlal Ratanji Sheth (brother) and four sons of his brother namely 2) Narottam Keshavlal Sheth, 3) Sevailal Keshavlal Sheth, 4) Dhirajlal Keshavlal Sheth and 5) Hanumantrao Keshavlal Sheth as his only legal heirs. In the meanwhile, the said Keshavlal Ratanji Sheth also died and such his four sons as aforesaid were the only surviving legal heirs to the Second Property owned by Parsanand Ratanji Sheth.
- vii) The occupant Rama Arjun Datilkar and his wife also died leaving behind them their two sons namely 1) Baban Rama Datilkar and Shankar Rama Datilkar.
- viii) By virtue of order No.120/4-64, dated September 30, 1964 passed by the Additional Mamledar & Agricultural Lands Tribunal at Thane the consideration price of the said Second Property was determined under the provisions of Section 32G of the Maharashtra (Bombay) Tenancy & Agricultural Lands Act, 1947.
- ix) After the demise of Baban Rama Datilkar in the year 1968, Shankar Rama Datilkar paid the consideration price in accordance with the order No. 120/4-64 dated September 30, 1964 passed by the Additional Tahsildar & Agricultural Lands Tribunal at Thane. In view of the said payment, a certificate under the provisions of Section 32M of the Maharashtra (Bombay) Tenancy & Agricultural Lands Act, 1947 was issued on June 3, 1995 in his favor, the said Certificate was duly registered with the office of the Sub-Registrar of Assurances at Thane, and thus he became the lawful owner of the Second Property.
- x) The said Shankar Rama Datilkar demised in the year 1977, his wife also died thereafter leaving behind them 1) Vishnu Shankar Datilkar (Son),

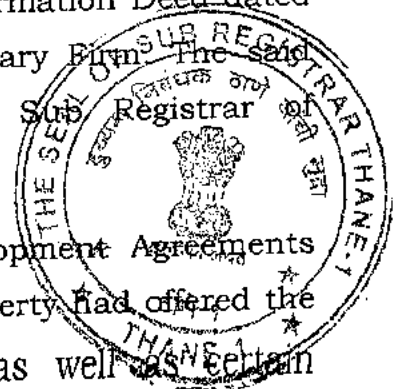


TR

| |
|-----------|
| पत्र - १ |
| 3099/1997 |
| 6/902 |

and two daughters namely 2) Nirmalabai Shankar Datilkar and 3) Ranjanabai Shankar Datilkar as their only legal heirs.

- xi) The said 1) Vishnu Shankar Datilkar, 2) Nirmalabai Shankar Datilkar and 3) Ranjanabai Shankar Datilkar conveyed the Said Property in favor of Laxmibai Padmakar Patil by virtue of Deed of Conveyance dated December 30, 1996. The said Deed of Conveyance was duly registered with the Office of the Sub- Registrar of Assurances at Thane on April 10, 1997 under Sr. No. 369/1997. As such, the said Laxmibai Padmakar Patil became the lawful owner of the Second Property.
- xii) The said owner Mrs. Laxmibai Padmakar Patil was desirous of developing the Said Property and after due consideration and negotiations a Development Agreement dated March 15, 2012 was entered into between the Owner Mrs. Laxmibai Padmakar Patil and Shri Mahesh Patel, The proprietor of the said Proprietary Firm. The said Development Agreement was duly registered with the Office of the Sub- Registrar of Assurances at Thane on under Sr. No. 1954/2012.
- xiii) The said Mrs. Laxmibai Padmakar Patil entered into Supplementary Agreement dated July 30, 2014 with the said Proprietary Firm in accordance with the Development Agreement dated March 15, 2012 in respect of the Second Property. The said Supplementary Agreement is duly registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN1/6551/2014.
- xiv) In pursuance of the Development Agreement dated March 15, 2012 and Supplementary Agreement dated July 30, 2014, the members of Undivided family of Mrs. Laxmibai Padmakar Patil viz. 1) Mr. Padmakar Dundya alias Vaman Patil, 2) Mr. Shakti Padmakar Patil (Allottee), 4) Mr. Prem Padmakar Patil, 5) Mr. Jayendra alias Jaydas Padmakar Patil and 6) Mrs. Sulochna Paresh Bhoir have executed Confirmation Deed dated September 10, 2015 in favour of the said Proprietary Firm. The said Confirmation Deed is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN9/6300/2015.
- xv) The Developers by virtue of the respective Development Agreements entered into with the land owners of the entire property had offered the respective land owners monetary consideration as well as certain saleable built-up area in the Buildings to be constructed thereon as and by way of consideration in respect of the development rights assigned in



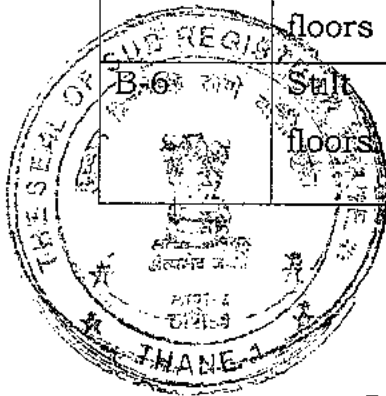
| |
|---------------------------|
| होज - 9 |
| वस्तु क्रमांक 3099 / 2095 |
| e/1902 |

favour of the Developers in accordance with the terms contained in their respective agreements.

C. APPROVALS AND PERMISSIONS:

- i) By virtue of order bearing No. REVENUE/K-1/T-1/NAP/MAUJE DAWLE/SR-84/2012 dated March 22, 2013 the Collector of District Thane, granted Non-Agricultural permission in respect of the Said Property.
- ii) By Sanction of Development Permission and Commencement Certificate dated January 11, 2013 bearing V.P. No. S11/0049/12 TMC/TDD/0750/13, the Executive Engineer, Town Planning Dept, Thane Municipal Corporation granted permission to develop the Said Property in accordance with the sanctioned plans subject to compliance of the terms and conditions mentioned therein. Thane Municipal Corporation has granted revised permission and Commencement Certificate vide letter dated May 31, 2016 for construction of additional floors on terms and conditions therein mentioned. The status of sanction of various buildings and the proposed development thereof is as follows:

| Building No. | Sanction as per CC dated January 11, 2013 | Sanction as per CC dated May 31, 2016 | Proposed construction by utilizing maximum permissible FSI and TDR potential |
|--------------|---|---------------------------------------|--|
| B-1 | Stilt + 7 floors | Stilt + 7 floors | Stilt + 7 floors |
| B-2 | Stilt + 7 floors | Stilt + 7 floors | Stilt + 7 floors |
| B-3 | Stilt + 7 floors | Stilt + 7 floors | Stilt + 7 floors |
| B-4 | Stilt + 7 floors | Stilt + 11 floors | Stilt + up to 18 floors |
| B-5 | Stilt + 7 floors | Stilt + 11 floors | Stilt + up to 18 floors |
| B-6 | Stilt + 7 floors | Stilt(p)+Ground(p)+ 12 floors | Stilt(p)+Ground(p)+ up to 18 floors |



| |
|-----------|
| प्लान - 9 |
| 3099/1096 |
| 90/90 |

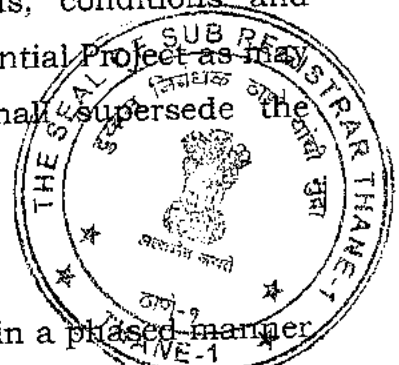
Apart from the abovementioned buildings, the Developers shall also construct Club House Comprising of Ground + 1st upper floor. The copy of present sanctioned plan is attached hereto as Annexure ___ while copy of proposed plan is attached hereto as Annexure ___.

D. BUILDING PLANS / LAYOUT PLANS:

The Developers propose to construct 3 Buildings consisting of ground/stilt and up to Seven upper floors while balance three buildings shall consist of stilt and up to 18 upper floors in accordance with the commencement Certificate to be revised from time to time. The Purchaser has hereby given irrevocable consent to the Developers, as is envisaged under the Real Estate (Regulation and Development) Act, 2016 and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, for adoption of the aforesaid layout and obtain necessary sanctions from the planning authority as the Developers in its absolute discretion may deem fit and proper at the relevant time. The Developers shall have liberty to carry out necessary changes in the selected layout as per the specific directives/instructions/requisitions by the Planning Authority and Local Authority. The Developers have further made it clear that layout plan and building plan may be changed due to any directions/conditions imposed by the concerned local authority/ies at any stage. The Purchasers hereby agree that, it shall not be necessary on the part of Developers to seek consent of Purchaser(s) for the purpose of making any changes in order to comply with such directions, conditions and changes. The building plans/layout plan of the residential Project as may be amended and approved from time to time shall supersede the presently sanctioned building plans.

E. PROJECT:

The Developers propose to develop the Said Property in a phased manner by constructing thereon a Project known as "SAL-KANISHK" (hereinafter referred to as "the said Project") consisting of 6 Buildings and a club house together with provisions of parking spaces, open spaces, terraces and other necessary amenities and facilities thereto in accordance with plans approved or to be approved or revised or amended from time to time by Thane Municipal Corporation and/or the Concerned Town Planning Authority, for the purpose of selling, leasing or otherwise



TS

| |
|----------------------|
| टलन - १ |
| दरत दरतत ३०११ / २०१५ |
| ११ / १०२ |

transferring the same, to prospective Purchasers, lessees, or other transferees, as the case may be, on the terms and conditions as they may deem fit. The Developers by themselves or through or with their nominees or associates propose to acquire and/or develop contiguous, adjoining or adjacent lands and properties and enter into such arrangement/s or agreement/s as they may deem fit with the holders thereof and amalgamate such lands and properties with the Said Property and/or sub-divide the same and/or include the same in the scheme of development of the Said Property and/or the said Project in the manner they may deem fit.

The Developers shall be entitled to develop the said Project and the Said Property by utilizing Floor Space Index ("FSI") and permissible Development Rights (D.R.), Floor Area Ratio (F.A.R.) thereof and/or by acquiring Transferable Development Rights ("TDR") for utilization thereon.

The Developers have commenced construction of residential Building "**FLORIDA**" (hereinafter referred to as the 'said Building') on a portion of the Said Property in accordance with the approved Building plans.

F. ARCHITECT AND STRUCTURAL CONSULTANT:

Developers have entered into a standard agreement with its Architect, viz. **M/s. SAMEER S. LOTKE & ASSOCIATES (Mr. SAMEER S. LOTKE)**, Thane (hereinafter referred to as the "**Architect**"), who is registered with the Council of Architects. The Developers have also appointed **M/s S.S.CON (Mr. RAJKUMAR BHONDE)** having office at **103, SAVANI MILLENIUM TOWER, BESIDES CHEVROLET SHOWROOM, SERVICE ROAD, PANCHPAKHADI**, Thane as structural engineer for the preparation of the structural design and drawings.

G. INSPECTION OF DOCUMENTS BY PURCHASER:

The Purchaser/s has/have demanded from the Developers and the Developers have given inspection to the Purchaser of the documents of title certificate of title of Advocate, Land Record (7/12 Extracts and mutation entries), Building plans and specifications approved by the Corporation and all the other documents relating to the Said Property as are specified under Real Estate (Regulations and Development) Act, 2016 (**RERA**) and the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963



| |
|-------------|
| 2021 - 9 |
| 2099 / 2095 |
| 92 / 902 |

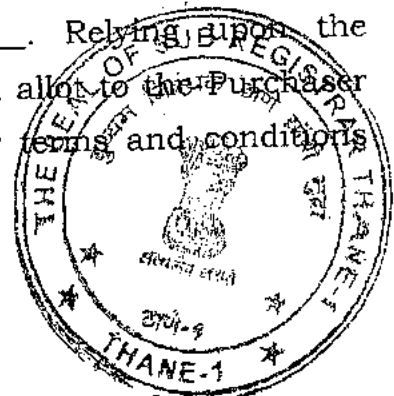
(hereinafter referred to as "the MOFA") and the rules made thereunder, which is hereby acknowledged and confirmed by the Purchaser/s. Copies of the title certificate of Advocate is annexed hereto as Annexure "A" and the property register card/ 7/12 extracts (colly) is Annexure "B";

H. DEVELOPMENT RIGHTS IN RESPECT OF THE SAID PROPERTY:

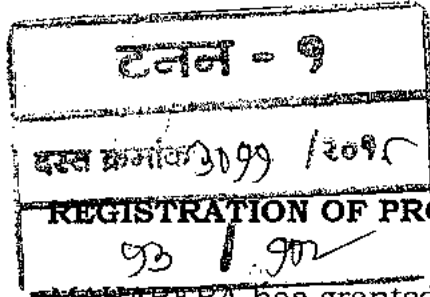
By virtue of various deeds, agreements and documents mentioned herein above, the Developers are entitled to develop the Said Property on the terms and conditions detailed in the above mentioned Agreement. The Developers are authorized and permitted to sell and transfer on ownership basis, various flats, apartments, tenements, shops and office premises and other units in the building and structures to be constructed by the Developers at its own cost on the Said Property, for such consideration and on such other terms, conditions, covenants, stipulations and provisions as may be decided and deemed fit by the Developers and for this purpose to sign and execute the necessary agreements, deeds, documents and writings with the Purchasers/transferees of the same. The said Agreements also inter alia provides that on completion of development of the Said Property or portions thereof from time to time, the Developers alone will be entitled to hand over possession of various flats, apartments, tenements, units, premises constructed/provided thereon to the Purchasers/transferees/Allottees thereof.

I. PREMISES DETAILS:

The Purchaser/s is/are desirous and acquiring from the Developers Flat/Shop bearing No. 806 admeasuring 556 sq. feet carpet area equivalent to 51.65 sq. meters carpet area, (as defined under RERA) and enclosed balcony admeasuring 5.39 square Meters and cupboard area admeasuring 2.04 square meters on the EIGHTH floor (hereinafter referred to as "the Premises") in the Building No. B-6 "FLORIDA" (said Building) for the consideration and on the terms and conditions herein contained. The Flat is shown red colour boundary line on the typical floor plan thereof hereto annexed as Annexure _____. Relying upon the aforesaid, the Developers have agreed to sell and allot to the Purchaser the Flat for the consideration and on the other terms and conditions herein contained;



BT

**J. REGISTRATION OF PROJECT:**

MAHARERA has granted registration certificate in respect of Said Project bearing registration no. P51700012436.

K. GOVERNING ACT:

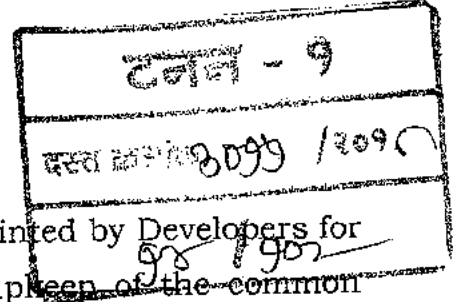
The present transaction is governed under the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA) and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA) accordingly parties hereto are required to execute the present Agreement for Sale and register the same under the provisions of Registration Act, 1908.

NOW, THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES THE PARTIES TO THIS AGREEMENT INTENDING TO BE LEGALLY BOUND AND AGREE AS UNDER:

ARTICLE 1**INTERPRETATION AND DEFINITIONS**

- 1.1** 'Agreement' shall mean this Agreement for Sale, which is executed by and between Developers and Purchaser(s).
- 1.2** All Annexure, Schedule and documents referred in this Agreement and recital referred herein above shall form an integral part of this Agreement and in the interpretation of this Agreement shall be read and construed in its entirety.
- 1.3** 'Carpet Area' shall mean the carpet area as defined under RERA which is inclusive of area covered by internal walls of the concerned premises. The area of cupboard, enclosed balconies and open balconies are shown separately. The carpet area is calculated for bare shell unit excluding finishes, skirting, ledge walls, wall tiles, granite & marble frames.
- 1.4** 'Date of Possession' shall mean the date of possession as communicated to Purchaser(s) in the offer letter for possession to be issued by Developers.
- 1.5** 'Installments' shall mean the Sale Price to be paid as per the installments detailed out in the Present Agreement.





- 1.6 'Maintenance Agency' shall mean the agency appointed by Developers for carrying out the day to day maintenance and upkeep of the common areas of Building and Project and/or for the maintenance of the equipment/s installed for the Project.
- 1.7 Maintenance Agreement' shall mean the agreement, which shall be executed between the Developers and Maintenance Agency for the purposes of providing the Maintenance Services for the common areas of Project.
- 1.8 Singular shall mean and include plural and masculine gender shall mean and include female gender wherever applicable.
- 1.9 The 'Said Organization' shall mean the society / condominium of Apartment/ company formed of the owners / Purchaser(s) /unit holders in the buildings to be constructed on the Said Property.

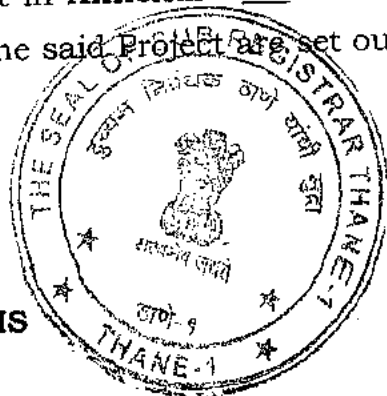
ARTICLE 2

SALE

The Developers shall construct 6 Buildings comprising of ground/stilt and up to Eighteen upper floors, bearing No. B-1, B-2, B-3, B-4, B-5 and B-6, along with amenities as mentioned in the schedules attached herewith in the Project known as "**SAI KANISHK**". The Developers hereby agree to sell/ convey/transfer the said Shop/Flat No. **806** admeasuring **556** sq. feet carpet area equivalent to **51.65** sq. meters carpet area (as defined under RERA) and enclosed balcony admeasuring **5.39** square Meters, and cupboard area admeasuring **2.04** square meters on the **EIGHTH** floor (the "Said Premises") in the Building No. **B-6 known as FLORIDA** as shown in the floor plan thereof hereto annexed and marked as Annexure __ in the Said Project in favour of Purchaser(s). The Developers shall not be entitled to demand additional proportionate Price of the common areas and facilities appurtenant to the premises. The internal fixtures, fittings and amenities to be provided by Developers in the said Premises are those that are set out in **Annexure** __ hereto while the external amenities to be provided in the said Project are set out in **Annexure** ____.

ARTICLE 3

PRICE AND PAYMENT TERMS



TS

| |
|-------------------|
| एतल - १ |
| दलल कललक 3099/209 |
| १५ / १० |

3.1 Sale Price:

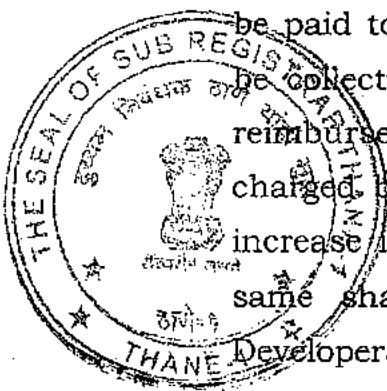
The Developers hereby agree to sell/ convey/transfer in favour of the Purchaser the said Shop/Flat No. **806** admeasuring **556** sq. feet carpet area equivalent to **51.65** sq. meters carpet area (as defined under RERA) and enclosed balcony admeasuring **5.39** square Meters, and cupboard area admeasuring **2.04** square meters on the **EIGHTH** floor (the "Said Premises") in the Building No. **B-6** known as **FLORIDA** shown in the floor plan thereof hereto annexed and marked as Annexure "___") for the lump sum price of Rs. **54,48,800/-** (Rupees **FIFTY FOUR LAKH FORTY EIGHT THOUSAND EIGHT HUNDRED** only). The said consideration is exclusive of applicable charges, taxes and other dues.

3.2 Amount received:

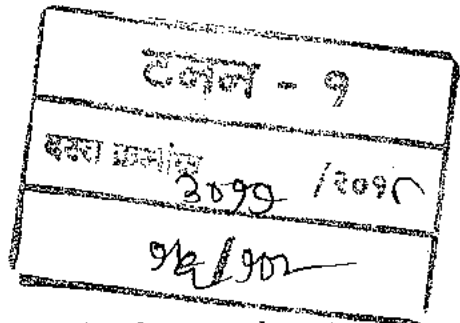
The Purchaser/s has/have paid to the Developers Rs. **1,25,000/-** (Rupees **ONE LAKH TWENTY FIVE THOUSAND** Only) as earnest money (the payment and receipt whereof the Developers hereby admit and acknowledge and of and from the same and each part thereof do hereby acquit, release and discharge the Purchaser/s forever) and hereby agrees to pay to the Developers the balance amount of purchase price of Rs. **53,23,800/-** (Rupees **FIFTY THREE LAKH TWENTY THREE THOUSAND EIGHT HUNDRED** only) along with concerned taxes and charges in the manner prescribed in Annexure ___ hereto on or before the possession of the said Premises being offered by the Developers to the Purchaser/s. The Purchaser shall be required to pay sum of Rs. **6,53,856/-** (Rupees **SIX LAKH FIFTY THREE THOUSAND EIGHT HUNDRED FIFTY SIX** Only) towards **GST** simultaneously with the execution of present agreement.

3.3 Development Charges and Maintenance Charges:

The Development Charges for the development in the Project which is to be paid to the Government, Local Authority and service providers shall be collectively referred as Development Charges and the same will be reimbursed by the Purchaser(s) to the Developers on the basis of the rate charged by the concerned authorities/departments and in case of any increase in these charges in future due to any reason whatsoever, the same shall be paid by Purchaser(s), as and when demanded by Developers and the payment shall be made by Purchaser(s) on or before the date mentioned in the intimation/demand letter issued by



13



Developers. In case of decrease in the charges in future due to any reason, the same shall be refunded to Purchaser(s) without any interest. The Purchaser, simultaneously with the execution hereof but in any event, before taking possession of the said premises, shall pay the following amounts to the Developers.

- (i) A lump sum amount of Rs. **40,000/-** on account of :
- Electric meter installation and security Deposit for the meter payable to MSEB and erection of transformer, cable laying etc..
 - Water Connection Charges and Deposit
 - Share money, application and entrance fee of the Society.
 - Formation and Registration of the Society/Apartment and Legal Charges in connection there with.
- (ii) A lump sum amount of Rs. **10,000/-** which shall be inclusive of the following :
- Proportionate share of Development Charges and including premium payable to Thane Municipal Corporation.
 - proportionate share of Municipal Taxes, N.A. Taxes, assessments and other charges.
 - Infrastructure Charges.
 - towards Legal Fees.
 - GST as may be applicable at the relevant time.

Similarly the Purchaser shall after the execution hereof but in any event, before taking possession of the said premises, shall pay to the Maintenance Agency (being the body responsible for maintenance of the said buildings) a sum of Rs. **93,408/-** on account of the following:

- Advance maintenance charges of the premium and common areas for the year.
- Club House Maintenance charges for 2 years.
- Vat/Service Tax/GST and other taxes and charges levied by Government and Local Authorities at actual & proportionate Title Insurance Premium to be paid at actual.



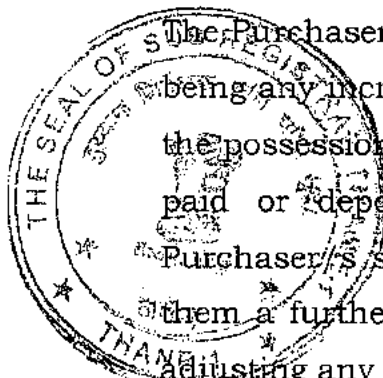
| |
|--------------------------|
| टोल - १ |
| दस्तावेज संख्या ३०९९/२०१ |
| १०/१०२ |

At the time of putting the Purchaser in possession of the said premises, if there has been change in the aforesaid amounts or if any other tax/charge/duty including Service Tax and VAT is levied and/or is found to be then payable on the transaction hereby envisaged in the present agreement as per the laws presently prevailing or because of any new law then enacted or otherwise howsoever, the Purchaser/s do hereby agree to pay to the Developers and/or the Maintenance Agency such amount as shall be prevailing then.

The Purchaser agrees and undertakes to tender the aforesaid maintenance charges on yearly basis till such time the entire property is conveyed by the Developers in favour of the apex body as is herein contemplated.

The amounts so collected by the Maintenance Agency and/or the Developers under the provisions of this agreement or otherwise howsoever shall not carry any interest. The Maintenance Agency shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser(s) of the residential/commercial units and other premises in the said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the said Property with the new building constructed thereon to the Said Organization to be formed by the Purchaser(s) of premises in the building/s in the said Project, the said Maintenance Agency shall render a consolidated account to Said Organization and pay over to them the excess, if any, of such collections or recover from them the deficit, if any therein. Rendering of such consolidated account to Said Organization and settlement of account with them shall discharge the Maintenance Agency of their responsibility, to refund excess, if any, out of such collections to the individual Purchaser(s) of premises entitled to refund, and the different Purchaser(s) of premises shall make up and adjust their respective accounts between themselves, as members of Said Organization.

Handwritten mark



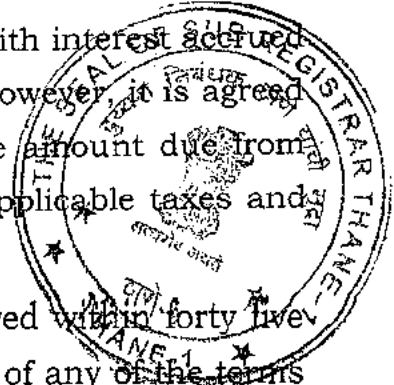
The Purchaser shall tender the amount of difference in the event of there being any increase in the general charges as on the date of handing over the possession of the said premises. If, however at any time the amounts paid or deposited by the Purchaser/s shall be found short, the Purchaser/s shall on demand by the Maintenance Agency deposit with them a further reasonable amount as may be demanded by them after adjusting any excess from other heads.

Handwritten mark

| |
|-------------------|
| अंश - 9 |
| दिनांक 30/09/2017 |
| 95/170 |

3.4 Failure/Delay in Payment:

- (a) Time is the essence of the terms and conditions mentioned herein and with respect to Purchaser(s) obligations to pay the Sale Price as provided in the Payment Plan along with other payments such as, applicable stamp duty, registration fee and other charges on or before the due date or as and when demanded by Developers, as the case may be and also to perform or observe all the other obligations of Purchaser(s) under this Agreement. Purchaser(s) hereby also covenant/s to observe and perform all the terms and conditions of the booking and/or allotment and/or this Agreement, to keep Developers and its agents and representatives, estates and effects indemnified and harmless against the said payments and observance and performance of the said terms and conditions and also against any loss or damages that Developers may suffer as a result of non-payment, non-observance, or non-performance of the terms and conditions mentioned herein and/or the Agreement for Sale by Purchaser(s).
- (b) Payment of installment and all other administrative dues shall have to be made within due dates as would be mentioned in the letter(s) of the Developers to be issued from time to time requesting for such payments. Payment within time would be deemed to be essence of the terms of these presents. Part payments will not be accepted after the due dates. The Developers may, at their sole option and discretion, waive in writing the breach by the Purchaser(s) not making payments as per the schedule of payments mentioned herein, but on condition that the Purchaser(s) are liable to pay interest such rate shall be prescribed by Real Estate Regulatory Authority from time to time on the amount due which shall be calculated from the date on which the amount was due till the date of payment (both days inclusive).
- (c) Upon non-receipt of the Installment within due date, Developers may issue a notice to Purchaser(s) to pay the amounts due within 60 (sixty) days of due date after which Developers may issue cancellation letter. Purchaser(s) shall be liable to pay the due amounts with interest accrued thereon as prescribed under Clause 3.4 (b) herein. However, it is agreed between the Parties that Developers shall adjust the amount due from Purchaser(s) first towards the interest due, if any, applicable taxes and then towards the Sale Price.
- (d) However, if the Installments/payments are not received within forty five (45) days from the due date or in the event of breach of any of the terms and conditions of this Agreement for Sale by Purchaser(s), the Developers



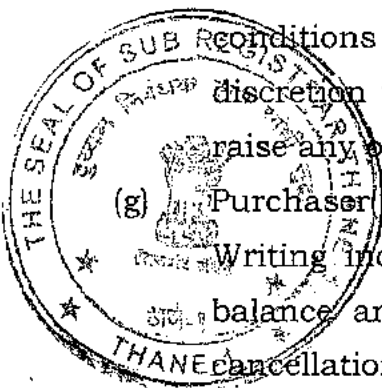
| |
|-------------------------|
| टॉन - 9 |
| दस्ता क्रमांक 6093/2095 |
| 9/1/902 |

shall issue pre-cancellation letter and the Purchaser(s) shall be called upon to pay the requisite amounts within fifteen (15) days failing which the allotment and the Agreement shall be cancelled and terminated at the sole, absolute and unfettered discretion of Developers. Developers will issue a cancellation/ termination letter without any further notice to Purchaser(s). Upon such cancellation, Developers shall refund the amount paid by Purchaser(s) without interest subject to forfeiture of 5% (Five percent only) of the Sales Price towards cancellation charges.

- (e) Upon such cancellation, Purchaser(s) shall be left with no right or lien on the said Premises except that of receiving refund, if any, as per the terms of the present agreement. The balance amount shall be refundable to Purchaser(s) without any interest, within one (1) month of such cancellation. The dispatch of said cheque by registered post/speed-post to the last available address with Developers as appearing in the recitals mentioned hereinabove shall be full and final discharge of all the obligation on the part of Developers or its employees and Purchaser(s) will not raise any objection or claim on Developers in this regard. Developers may at their sole discretion condone the breach committed by Purchaser(s) and may revoke cancellation of the allotment provided that the said Premises has not been re-allotted to other person till such time and Purchaser(s) agrees to pay the unearned profits (difference between the booking price and prevailing sales price) in proportion to total amount outstanding on the date of restoration and subject to such additional conditions/ undertaking as may be decided by Developers. Developers may at its sole discretion waive the breach by Purchaser(s) for not paying the Installments as per the Payment Plan but such waiver shall not mean any waiver in the interest amount and Purchaser(s) have to pay the full amount of interest due.

- (f) Upon the cancellation of the booking, Developers shall be at a liberty to sell or otherwise dispose of the said Premises to any other person/party whomsoever, at such price, in such manner and on such terms and conditions as Developers may in its sole, absolute and unfettered discretion think fit and proper and Purchaser(s) shall not be entitled to raise any objection or dispute in this regard.

- (g) Purchaser(s) agree/s and undertake/s to execute a Deed, Document, or Writing including the Cancellation Deed to cancel the Agreement, the balance amount, if any shall be paid to Purchaser(s) only upon the cancellation of the Agreement and/or receipt of the Cancellation Deed, Documents, writings as aforesaid. In the event of cancellation of



R

| |
|-------------|
| 6011 - 9 |
| 3099 / 2016 |
| 20 / 902 |

Agreement as aforesaid, Developers shall be entitled to file declaration with respect to termination and cancellation of the Agreement, before the Sub Registrar of Assurances.

3.5 Time is the Essence:

The timely payment of Installments is the essence of this Agreement. Part payments will not be accepted after the due dates. It shall be incumbent on Purchaser(s) to comply with the terms of payment and the other terms and conditions of sale. If there is any delay or default in making payment of the Installments on time by Purchaser(s), then Purchaser(s) shall, subject to the consequences as mentioned in clause No. 3.4 of the present agreement, at the sole discretion of Developers, is/are liable to pay interest on the amount due as per the interest rate mentioned in clause No. 3.4 (b) from the date on which the amount falls due, to the date of payment, both days inclusive. No payment will be accepted after due date without the payment of the applicable interest. All the payments made by Purchaser(s), shall be first adjusted towards the applicable taxes then towards the interest due, then towards other dues if any and then towards Sale Price along with taxes applicable.

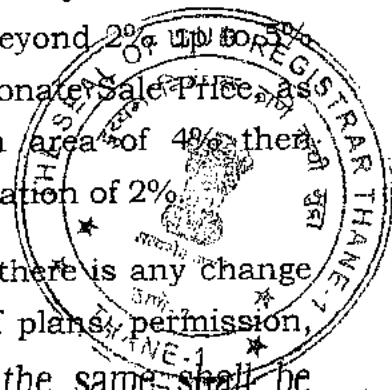
3.6 Alteration in the Layout Plans and Design:

(a) Purchaser(s) agrees/s and confirm/s that if in the event of increase/decrease in the RERA Carpet Area of the said Premises, Parties shall be bound with following terms:

(I) In case there is any increase or decrease of RERA Carpet Area up to 2% of the said Premises, then the same shall be acceptable to Purchaser(s) and no charges / refund as the case may be will be made.

(II) In case of increase or decrease of RERA Carpet Area beyond 2% of the said Premises up to 7% then the difference of area beyond 2% up to 5% shall be subject to charges or refund of the proportionate Sale Price, as the case may be. For e.g. if there is increase in area of 4% then Purchaser(s) shall be liable to pay the charges for variation of 2%.

(b) It is further agreed by the Parties that, in the event there is any change in plans, specifications or location due to change of plans, permission, consent etc. is required by statutory authorities, the same shall be binding on the Purchaser(s).



TS

| |
|-------------------------|
| टनज - 9 |
| वसत क्रमांक 2099 / 2095 |
| 29 / 1902 |

Provided that the Developers shall have to obtain prior consent in writing of the Purchasers in respect of variations or modifications which may adversely affect the Apartment of the Purchasers except any alteration or addition required by any Government authorities or due to change in law.

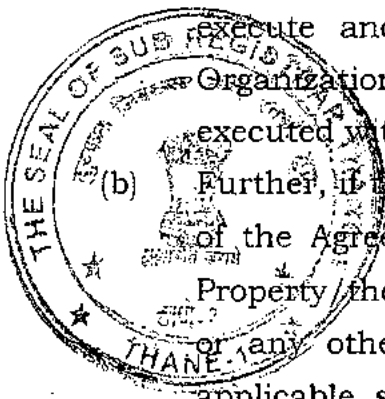
3.7 Mode of Payment:

All Demand Drafts/Pay Order/Cheques are to be made in favour of "**OM SAI INFRA & OM SAI GROUP**". After registration of project with the Real Estate Regulatory Authority, the Purchaser shall be required to issue cheques/DD/electronic transfer by dividing every installment in two parts of 70% and 30% payable in the Accounts to be specified by the Developers. Outstation cheques and non CTS cheques shall not be accepted. If any of the cheques submitted by Purchaser(s) to Developers are dishonoured for any reasons, then Developers shall intimate Purchaser(s) of the dishonor of the cheque and Purchaser(s) would be required to tender a Demand Draft of the same amount to Developers within ten (10) days from the date of dispatch of such intimation by Developers and the same shall be accepted subject to 'Dishonor Charges' of Rs. 2,000/- (Rupees Two Thousand only) excluding service tax for each dishonor. Taxes shall be paid extra, if applicable. In the event the said Demand Draft is not tendered within the stipulated time period mentioned herein, then the Agreement and Allotment would be deemed to have been cancelled at the sole discretion of Developers.

3.8 Payment of Costs:

(a) All costs, charges and expenses payable on or in respect of this Agreement and on all other expenses incurred in execution of instruments and deeds in pursuant to this Agreement, including stamp duty and registration charges and pro-rata cost and expenses including stamp duty and registration of Deed of Assignment/Transfer/Lease Deed in favour of the Said Organization shall be borne by Purchaser(s). However, it shall be the obligation and responsibility of Developers to execute and register a Deed of Assignment in favour of the Said Organization at the cost and expenses of Purchaser(s), which shall be executed within the time as specified by Developers.

(b) Further, if there is any additional levy, which becomes due after the date of the Agreement, rate or charge of any kind attributable to the said Property/the said Premises as a consequence of Government, Statutory or any other order of the Local Government, Authority, the same if applicable, shall also be paid by Purchaser(s), on the pro rata basis.



RS

| |
|-----------------------|
| प्लान - 9 |
| प्लान नम्बर 8099/2096 |
| 22/90 |

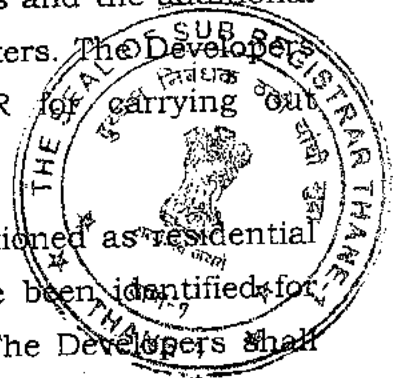
(c) All statutory charges, Service tax, GST and other charges and levies as demanded or imposed by the Authorities shall be payable proportionately by Purchaser(s) from the date of booking/Application as per demand raised by Developers.

3.9 All the Purchasers and occupants in the Said Project shall be required to park their vehicles only at the parking space designated for their respective Shop/Flat/other premises. The Developers shall be entitled to formulate rules for earmarking and use of car parks. The occupants of concerned Shop/Flat/other premises shall only use the car parking spaces for the authorized purpose and such car parking shall not be enclosed or gated without prior written permission from the Developers and the TMC.

3.10 The Total Price is escalation-free, save and except increases, which the Purchaser hereby agrees to pay, due to increase on account of development charges payable to the competent Authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Developers undertake and agree that while raising a demand on the Purchaser for increase in the development charges, cost/charges imposed by the competent authorities, the Developers shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

3.11 FSI disclosure: The Developers hereby declare that FSI available in respect of the Project land is 9253.55 square meters and the additional FSI on payment of premium is 2596.80 square meters. The Developers shall be uploading 5492 square meters of TDR for carrying out additional construction in the Said Property.

3.12 Minor alterations: The said Project has been sanctioned as residential cum commercial Project and specific premises have been identified for utilization of commercial and residential purpose. The Developers shall have right to change floor plan of any floor by taking consent of Purchasers of premises in the relevant floor only and other Purchasers shall not have any objection for change of floor plan of other floors and such change shall be minor alteration. The Developers have proposed to construct buildings of ground/stilt plus up to 18 upper floors, however, in the event of refusal by the TMC to grant permission for such



TMC

| |
|----------------------|
| टमन - 9 |
| कस्त कागज 3099/209 ✓ |
| 23/902 ✓ |

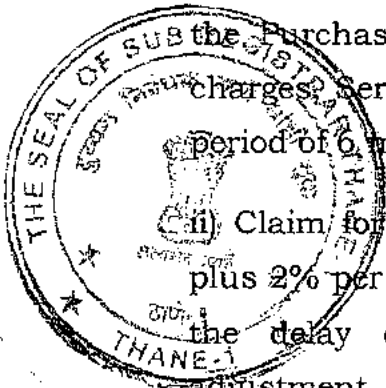
20

additional floors, the Developers shall be required to complete the Project as per maximum sanctioned floors.

ARTICLE 4 POSSESSION

4.1 Possession Time and Compensation:

- (a) The Developers shall be responsible for providing external amenities simultaneously with the completion of last building in the Project on or before December 2020. The site of the Project may not have few of the infrastructural facilities in place as on the date of booking or at handing over of possession as the same is to be provided by the Government /nominated government agency. Since this is beyond the control and scope of Developers, therefore, Purchaser(s) shall not claim any compensation for delay/non-provision of infrastructure facilities and /or consequent delay in handing over the possession of the said Premises in the Project.
- (b) The Developers shall endeavor to give possession of the said Premises to Purchaser(s) on or before **DECEMBER 2019** and subject to force majeure circumstances and reasons beyond the control of Developers.
- (c) Developers on obtaining the Occupancy Certificate by the competent authorities shall hand over the said Premises to Purchaser(s) for occupation and use and subject to Purchaser(s) having complied with all the terms and conditions of this Agreement.
- (d) If there is delay in giving possession of the said Premises on the date mentioned herein (subject to Clause 4.1(a), then, Developers shall be entitled to reasonable extension of time of 12 [Twelve] months for giving possession. Thereafter Purchaser shall be entitled to either:
- i) Terminate the agreement and receive refund of consideration paid by the Purchaser(s) to the Developers excluding stamp duty, registration charges, Service Tax and VAT, GST and other taxes and charges within period of 6 months from the date of cancellation. Or
 - ii) Claim for the compensation @ highest cost of marginal lending rate plus 2% per annum for the amounts paid towards the said Premises for the delay exceeding the moratorium period of 12 months. The adjustment of compensation shall be done at the time of delivery of possession of the said Premises and not earlier.



R

| |
|-------------------|
| कागज - 9 |
| दिनांक 30/09/2017 |
| 28/9/17 |

However, the compensation shall not be paid if the completion of the said Project in which the said Premises is to be situated is delayed on account of force majeure circumstances mentioned herein after.

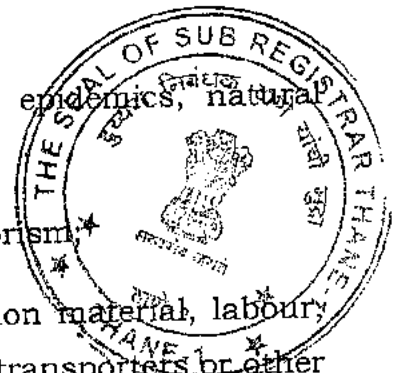
- (e) In the event of Purchaser(s) failure to take over and/ or occupy and use the said Premises allotted within the timeline as mentioned in the intimation in writing by Developers, then the same shall lie at his/ her/ their risk and cost and Purchaser(s) shall be liable to pay the maintenance charges after fifteen (15) days of intimation by Developers to take possession of the said Premises. The said maintenance charges shall be applicable irrespective of physical possession being taken over or not by the Purchaser(s).

It is clarified that Developers shall send its intimation regarding the handing over of the possession to Purchaser(s) by e-mail on the official e-mail ID of the Purchaser(s) or at his address as mentioned in the recitals hereinabove unless modified/ altered by way of intimation to Developers regarding the change of address duly sent by registered A.D. letter and/ or personal receipt of letter at the office of Developers mentioned herein. Purchaser(s) shall not be entitled for compensation if he has defaulted or breached any of the terms and conditions of these presents.

4.2 Force Majeure:

Purchaser(s) agrees that the sale and possession of the said Premises is subject to Force Majeure Conditions, which means any event or combination of events or circumstances beyond the control of a party which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/ or alternative measures, be prevented, or caused to be prevented, and which adversely affects Developers ability to perform obligations under this Agreement, which shall include but not limited to:

- (a) Acts of God. i.e. fire, drought, flood, earthquake, epidemics, natural disasters or calamities;
- (b) Explosions or accidents, air crashes and acts of terrorism;
- (c) Non-availability of cement, steel or other construction material, labour ban on mining, strikes of manufacturers, suppliers, transporters or other intermediaries;



RS

| |
|----------------------|
| टोलन - १ |
| बस संख्या 3099 / 209 |
| 24 / 902 |

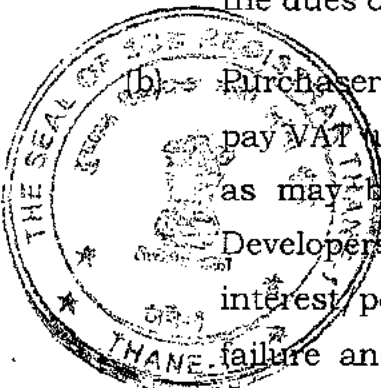
- (d) War and hostilities of war, riot, bandh or civil commotion, sabotage, plagues blockades, embargoes, insurrection, Governmental directions and intervention of defense Authorities or any other agencies of government, prolonged failure of energy;
- (e) Any legislation, order or rule or regulation made or issued by the Governmental Authority or Court, Tribunal and/quasi-judicial authority/body; if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals, occupation certificate, completion certificate/s for the said Premises/Project or; if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before a competent court or; for any reason whatsoever;
- (f) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement;

In case of Force Majeure event, Developers shall be entitled to a proportionate extension for delivery of possession of the said Premises, depending upon the contingency/prevaling circumstances at that time. Developers as a result of such a contingency arising thereto reserves, its right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of Developers so warrant Developers may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever may be claimed by Purchaser(s) for the period of suspension of scheme.

4.3 Conditions precedent for Delivery of Possession:

(a) Purchaser(s) shall before taking possession of the said Premises clear all the dues of Developers towards the said Premises.

(b) Purchaser(s) hereby agree/s that they shall be responsible and liable to pay VAT (under Maharashtra Value Added Tax Act), GST and Service Tax as may be applicable on transfer and sale of the said Premises by Developers to Purchaser(s). Purchaser(s) would also be liable to pay interest/penalty/loss incurred to Developers on account of Purchaser(s)' failure and/or delay to pay VAT/GST/Service Tax and/or such other levies, statutory charges etc. within 7 (seven) days of being called upon by Developers.



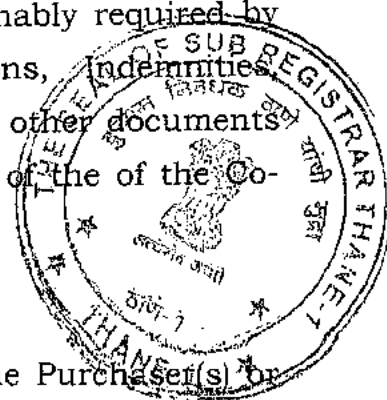
RS

| |
|----------------------|
| एतज - १ |
| वसत करपांक ३०११/२०११ |
| २६/१२ |

- (c) Purchaser(s) further agree/s that they shall be liable to pay any taxes, levies, statutory charges imposed by appropriate authorities applicable to transfer and sale of the said Premises with retrospective effect, and if any recovery proceedings in consequence thereof are initiated.
- (d) It is further agreed by Purchaser(s) that they shall before obtaining the possession of the said Premises, pay the requisite amount of Maharashtra Value Added Tax, Service Tax if and any other tax (if applicable) or any other taxes and charges levied by statutory authorities by time to time to Developers, for construction/sale of the said Premises.
- (e) In addition to the above, Purchaser(s) further agree/s to pay Goods and Services Tax (GST) upon effective introduction of GST in India in lieu of VAT and Service Tax by the Government of India as may be applicable on the transaction of transfer and sale of the said Premises by Developers to Purchaser(s).
- (f) Maintenance charges, deposits, electrical meter deposits/connection charges, water and sewer connection charges, documentation/legal charges and any other charges/deposits as may be applicable, shall be separately charged either by Developers or Maintenance Agency appointed by it and the same shall be paid by Purchaser(s) within the timelines as may be requested by Developers or Maintenance Agency from time to time.
- (g) Monies towards the taxes may be refunded as per the scheme applicable to Developers on the date of refund. Purchaser(s) do/does hereby agree to comply with all the laws of the land at all times, as may be applicable from time to time in respect of the said Premises. Purchaser(s) shall be liable to pay the maintenance charges, taxes, statutory levies as applicable to the said Premises from the date of possession.
- (h) Before receiving possession of the Said Premises, the Purchaser(s) shall execute all writings and documents as may be reasonably required by the Developers including Declarations, Applications, Indemnities, Possession receipt, Electric Meters transfer forms and other documents necessary or expedient for formation and registration of the of the Co-operative Society or Condominium of Apartment.

4.4 DEFECT LIABILITY:

If at the time of handing over the said Premises to the Purchaser(s) or within period of 5 years from obtaining Occupancy Certificate, if any



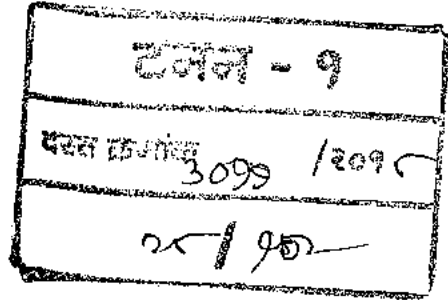
Bu

| |
|------------------------------|
| एनम - १ |
| दस्तावेज क्रमांक 3099 / 2015 |
| 20 / 902 |

defect (use of substandard material, structural defect or defect arising out workmanship issues) in the said Premises and/or the said Project is found to have existed and the same is communicated by the Purchaser(s) to the Developers, then wherever possible, such defects shall be rectified by the Developers at their own cost. The term Defect shall include only the defects specifically attributable to the defect in construction process by the Developers. Developers shall not be responsible for any alteration /changes/modification carried out by Purchasers or any other person in the said Premises and/or the said Project. In the event of such unauthorized alteration resulting in defect to other premises in the said Project, the Purchaser shall be responsible for curing such defect entirely at their own cost. The Defect arising out of natural calamities, fire, war, or any other force majeure circumstances, normal wear and tear, fading of internal and external color, careless use of premises and amenities therein, abstinence from regular maintenance, unauthorized use and/or alterations of premises shall not be treated as defect in premises. The Purchaser(s) is aware that marbles and granites being natural products/stones contains shade variations and natural cracks, deformities and also tend to develop cracks or color change over the period of time, and such variations or cracks shall not constitute defect. The Purchaser(s) is aware that vitrified tiles by its very nature tend to be porous for certain chemicals/liquids and Purchaser(s) shall be required to take abundant precaution while using the Said Premises. The appliances, fittings, fixtures carries varied warranty period and the Developers shall hand over warranty card for such product or copies thereof to the Purchaser(s). The Developer shall not be responsible for defect liability in respect of such appliances, fittings and fixtures, which have been specifically warranted by the respective manufacturers. The Purchaser is aware that wooden laminate flooring is sensitive towards water, moisture and other liquids and chemicals. The Purchaser shall not be entitled to claim any warranty or defect liability in case breach of terms of warranty of wooden laminate flooring or any other equipment, product, amenity used in the Said Premises.



The Purchaser has been made aware and that the Purchaser expressly agrees that the regular wear and tear of the unit/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature, do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.



ARTICLE 5 ALLOTMENT

5.1 Right of Developers:

The allotment of the said Premises is entirely at the discretion of Developers and Developers reserve their right to cancel the allotment and unilaterally terminate this Agreement in the event of the breach of the terms and conditions of this Agreement by Purchaser(s).

5.2 Compliance of Rules, Regulations and By-laws:

- (a) Purchaser(s) shall observe all the rules, regulations and bye-laws applicable to the allotment of the said Premises and agree/s that it will be used only as per the regulations and designs concerning to the said Project as approved by Planning Authority.
- (b) The said Premises along with the said Project shall be subject to the provisions of MOFA, RERA or any statutory enactment or modifications thereof and Purchaser(s) agrees and confirms that the Purchaser(s) shall comply with the statutory obligations created there under and any such other enactment applicable governing the transfer of the said Premises.
- (c) The said Premises will be used for the purpose for which it has been allotted and no obnoxious/unauthorized/illegal use will be carried out by the occupant in the said Premises/the said Project. Developers have full authority to enter the premises after giving 24 hour notice to ascertain and to take action in case Purchaser(s) or his/her/their nominee/occupant is/are found violating the terms and conditions laid down by Planning Authority, and to recover from Purchaser(s) as first charge upon the said Premises, the cost of doing all or any such act and thing, all cost incurred in connection therewith or in and any way relating there to, for putting the things correctly and in order.

ARTICLE 6 MAINTENANCE

6.1 Payment of Maintenance Charges:

- (a) The Purchaser(s), in respect of the said Premises, shall be liable to bear and pay from the date of the said Project being completed, his share of the outgoings, maintenance charges, property taxes, non-agricultural taxes, rates, taxes, cess, assessments, insurance premium, Parking maintenance charges, costs of painting the said Project, costs, charges



B

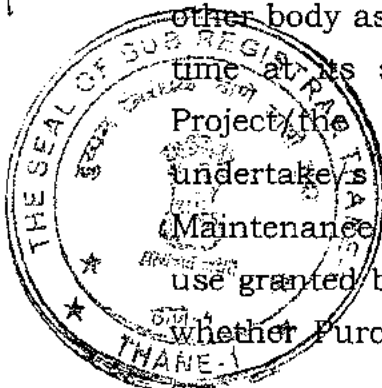
| |
|-------------------------|
| टाउन - 9 |
| दस्ता क्रमांक 3099/2095 |
| 28/902 |

and expenses of cleaning and lighting the passages, landings, staircases and common areas, open spaces and other parts of the said Project, the Said Project, operation and maintenance and repairs of lifts, water pumps, lights, costs of water power and utility charges, equipment and other services, salaries of all staff including manager, chowkidars, sweepers liftmen, cost of management and maintenance of common areas, amenities and facilities of the said Project and such other expenses as are necessary or incidental for maintenance and upkeep of the said Project, the Said Project and other charges and levies of like nature, payable in respect of the said premises, the said Project, amenities, common areas, the Said Property and the Said Project, to all government, semi-government local and public and/or private bodies and authorities, including the Corporation, the Collector and the Developers.

- (b) Purchaser(s) shall pay, as and when demanded, the maintenance charges including security deposit for providing, maintaining and up-keeping the PROJECT and other deposits and charges for the various services therein, as may be determined by Developers or the Maintenance Agency appointed for this purpose, as the case may be. The appointment of the Maintenance Agency will be at the sole discretion of Developers and Purchaser(s) shall abide by the decision of Developers and effect the payment in accordance with this Agreement.

6.2 Maintenance:

- (a) Purchaser(s) hereby give their irrevocable consent to become member of said Organization in accordance with the applicable Acts, Rules and bye laws and execute necessary documents as and when required. Purchaser(s) undertake/s to join the said Organization and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by Developers in its sole discretion for this purpose. Purchaser(s), till completion and handover of the PROJECT, authorizes the Developers to enter into a Maintenance Agreement with a Maintenance Agency or any other nominee/ agency/ association (s) or other body as may be appointed/ nominated by Developers from time to time at its sole discretion for the maintenance and upkeep of the Project/the said Projects/the said Premises and Purchaser(s) undertakes to pay the maintenance charges as raised by the Maintenance Agency from the date of the Certificate for Occupation and use granted by the competent authority on pro-rata basis irrespective of whether Purchaser(s) is in occupation of the said Premises or not and



BT

| |
|---------------------------|
| तल्ल - 9 |
| दस्तावेज क्र. 3099 / 2097 |
| 30 / 95 |

work is still going on in adjacent tower/buildings and infrastructure facilities are not fully completed.

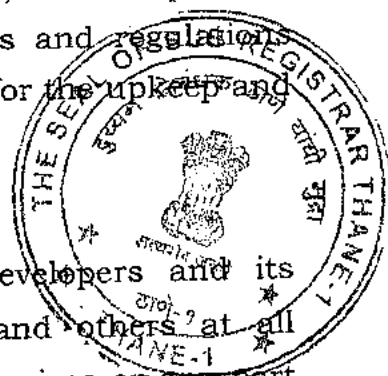
- (b) In order to secure due performance by Purchaser(s) in prompt payment of the maintenance charges and other charges/deposits raised by the Maintenance Agency, Purchaser(s) agrees to deposit, as per the schedule of payment/this Agreement and to always keep deposited with Developers or the Maintenance Agency, nominated by Developers, advance quarterly maintenance after completion of 2 years of maintenance by the Maintenance Agency or till the formation of the organization for the said Project.

6.3 Rights of Maintenance Agency:

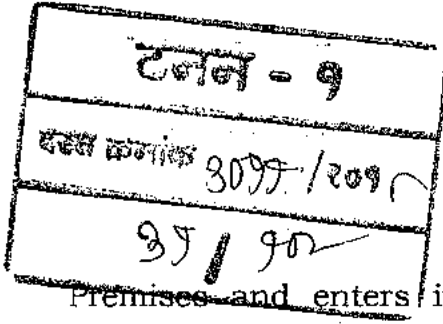
It is in the interest of Purchaser(s) to help the Maintenance Agency in effectively keeping the said Premises and Project secured in all ways. Purchaser(s) hereby agree/s that for the purpose of security, the Maintenance Agency shall be free to restrict the entry of visitors, which the security appointed by the Maintenance Agency, feel suspicious. Purchaser(s) hereby agrees to abide by all the rules and regulations framed by the Maintenance Agency from time to time for the upkeep and maintenance of the Project and the said Project.

6.4 Right of entry in the said Premises:

After the possession, Purchaser(s) shall permit Developers and its surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said Premises or any part thereof to view and examine the state and conditions thereof and to make good all defects, decays and repairs in this behalf and also for repairing of any part of the Project and for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the Project and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for similar purposes. In case Purchaser(s) has/have failed to effect repairs despite dispatch of notice of one week contemplated above and Developers are constrained to effect repairs at its cost, in that event such cost shall be recovered from Purchaser(s). However, in case of exigency situations like fire, short circuits, leakages on the floor above or below etc. Purchaser(s) authorize/s Developers to break open the doors/windows of the said



R



Premises and enters into the said Premises to prevent any further damage to the other Premises / Project.

6.5 Delay/ Failure in payment of Maintenance charges:

Purchaser(s) agree/s and understand/s that Maintenance Agency appointed by Developers from time to time and Developers at their sole discretion can disconnect or keeping in suspension any or all the services and connections if maintenance and/or consumption/usage charges are not paid within prescribed time limit. Any delay in payment of maintenance charges beyond due date shall result in penalty at the rate of 18% per annum of the due maintenance amount.

6.6 Internal Maintenance:

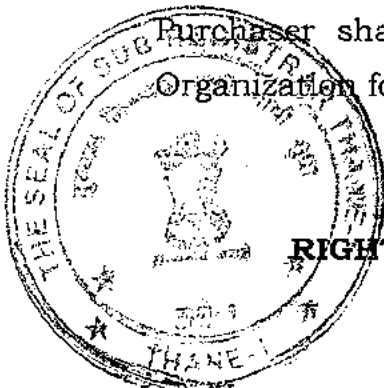
The maintenance of Common Areas will be carried out by Developers/Maintenance Agency but those inside the said Premises will be carried out by Purchaser(s) only.

6.7 Maintenance Accounts:

The Maintenance Agency shall maintain a consolidated account of the entire amount so collected by it and expenses incurred for the maintenance of said Project and the said Project. The Maintenance Agency shall provide consolidated account of maintenance of to the Said Organization and shall simultaneously transfer excess collection or claim deficit, as the case may be.

6.8 Sub-Letting of the said Premises:

Purchaser(s) shall take prior permission of Developers in case of leasing or licensing the said Premises and shall also sign an undertaking to pay the maintenance and any such other charges to be paid pursuant to the terms and conditions of these presents. Purchaser(s) shall submit the copy of the leave and license / lease agreement along with the police verification of the Licensee /Tenant to the Developers immediately on sub-letting of the said Premises. After formation of Said Organization, the Purchaser shall be required to take prior permission from the Said Organization for Sub-letting the Said Premises.



ARTICLE 7

RIGHTS AND OBLIGATIONS OF PURCHASER(S)

TR

| |
|--------------------------|
| एकतम - १ |
| वसति क्रमांक ३०११ / १०११ |
| ३२ / १० |

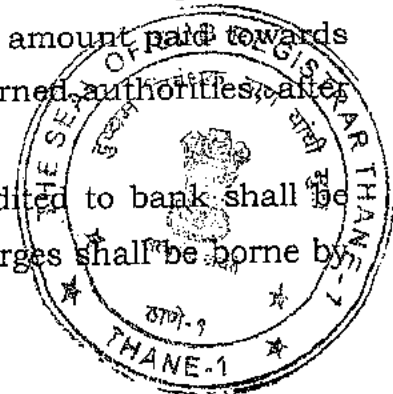
7.1 Compliance of Laws:

That Purchaser(s) shall comply with all the legal requirements as required for the purchase of immovable property, as and when applicable. Purchaser(s) has specifically agreed with Developers that the allotment of the said Premises shall be subject to strict compliance of code of conduct and house rules that may be determined by Developers for occupation and use of the said Premises and such other conditions as per the applicable laws and further Purchaser(s) do hereby confirm and agree to abide by all the rules and regulations of the Maintenance Agency as would be formed later on amongst all purchasers. Purchaser(s) shall abide by all the laws of the land, local laws, rules, notifications etc., at all times, as may be applicable to the transfer of the said Premises and shall be solely responsible for the consequences of non-compliance of the rules and laws of the land, penalty imposed in case of the breach of the same, shall be borne by Purchaser(s) alone.

7.2 Foreign Exchange Management Act (FEMA):

- (a) If Purchaser(s), is the resident outside India or having Non Resident Indian (NRI) status, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act (FEMA), Reserve Bank of India (RBI) Act and Rules/Guidelines made/ issued there under and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India. Purchaser(s) shall also furnish the required declaration to the Developers in the prescribed format, if necessary. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/Developers, the amount paid towards Sale Price will be refunded by Developers as per rules without any interest and the allotment cancelled forthwith and Developers will not be liable in any manner on such account. All refunds to Non-Resident Indians (NRI) and Persons of Indian Origin (PIO), if any, shall, however, be made in Indian Rupees and Purchaser(s) alone shall be liable to get all the necessary permission for getting the refund of the amount paid towards the Sale Price as mentioned above from the concerned authorities after deducting earnest money.
- (b) In case of foreign remittance, the net amount credited to bank shall be taken as amount received and necessary bank charges shall be borne by Purchaser(s).

7.3 Loans etc.:



Be

| |
|------------------------|
| टाउन - 9 |
| दस्तावेज क्र. 3099/209 |
| 33 / 902 |

Purchaser(s) may obtain finance from any financial institution/bank or any other source for purchase of the said Premises at their cost and responsibility. Purchaser(s)' obligation to purchase the said Premises pursuant to this Agreement shall not be contingent on Purchaser(s)' ability or competencies to obtain such financing and Purchaser(s) will always abide and fulfill the terms of the present agreement. Developers shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the said Premises on any ground or revokes the loan already granted. Further, if any bank / financial institution refuses/makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then Purchaser(s) shall not make such refusal/ delay an excuse for non-payment of any Installments / dues to Developers within stipulated time as per the payment plan.

7.4 Putting up Sign Board:

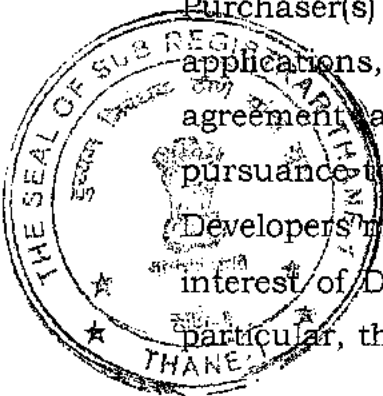
Purchaser(s) undertakes that he shall not put up any name or sign board, neon-light, publicity or advertisement material, hang clothes etc. at the external facade of the Building/s, inside the glass window or, anywhere on the exterior or Common Areas or at any places other than the place specifically designated by the Developers for commercial users. The Purchaser shall be entitled to display his name plate only at the proper place, provided for the said Premises and in the manner approved by Developers.

7.5 Hazardous Chemicals / Material etc.:

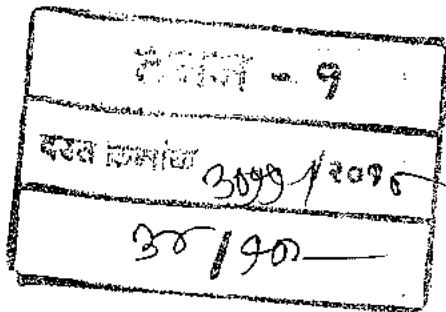
Purchaser(s) shall not keep any hazardous, explosive, inflammable chemicals / material etc., which may cause damage to the said Project. Purchaser(s) shall always keep Developers harmless and indemnified for any loss and damages in respect thereof.

7.6 Commitment:

Purchaser(s) agree/s that Purchaser(s) shall from time to time sign all applications, papers, documents, Maintenance Agreement, electricity agreement and all other relevant papers as required to signed, in pursuance to the transactions and do all the acts, deeds and things as Developers may require in the interest of Project and for safeguarding the interest of Developers and /or Purchaser(s) in the Project including in particular, the requirement of the Income Tax Act 1961. In case of Joint



RS



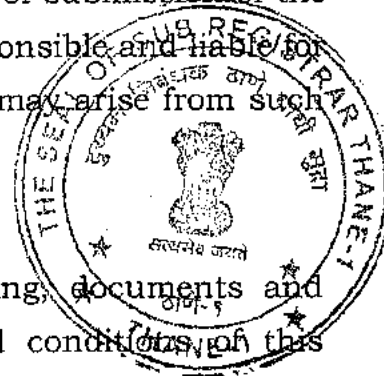
Purchaser(s), any document signed/accepted/ acknowledged by any one of the Purchaser(s) shall be binding upon the other.

7.7 Inspection:

Purchaser(s) undertake/s to permit Developers or its authorized representative and/or the Maintenance Agency and their authorized representatives at all reasonable hours, to enter the said Premises for the purpose of inspection / maintenance while performing their duty.

7.8 Transfer:

- (a) The Purchaser shall not be entitled to transfer or assign the Said Premises without prior written permission of the Developers till the the Organization is duly formed. Any such transfer shall be null and void and the Developers shall under such circumstances, at their sole discretion entitled to terminate the present agreement. Transfer of booking may be permitted only by prior written confirmation /approval by Developers, on such terms and conditions and guidelines as it may deem fit by Developers, subject to clearing all the sums due and payable under the present agreement. However, Purchaser(s) agree/s and undertake/s to execute/ register the deed, document, agreement or writing as may be requested by Developers to record the transfer as mentioned hereinabove.
- (b) Stamp duty or other charges as may be applicable on any transfer/addition shall be paid by the transferor/transferee. Purchaser(s) shall indemnify and keep indemnified Developers against any action, loss, damage or claim arising against Developers for non-payment of such stamp duty and requisite charges.
- (c) The transfer shall be allowed only subject to clearing all the sums that shall be due and payable to Developers on the date of submission of the request application. Purchaser(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations/transfer.



7.9 Modification in Terms of this Agreement:

This Agreement shall supersede all previous writing, documents and arrangement between the Parties. The terms and conditions of this Agreement shall not be changed or modified, except by written amendments duly signed by the Parties.

RV

| |
|-----------------------------|
| टमन - १ |
| दस्तावेज संख्या ३०९९ / २०१८ |
| ३४ / १० |

7.10 Registration under Real Estate (Regulation of Development) Act, 2016:

It is agreed by and between the parties that, Developers shall be applying for the registration of Project under the provisions of Real Estate (Regulation of Development) Act, 2016. If there is any change in the structure of this Agreement in terms including but not restricted to amendments to RERA carpet area etc., then all the recommendations which need to be incorporated shall be so incorporated in this Agreement/ or a revised agreement will be executed and Purchaser(s) have no objection to the same as long as the transaction to the said Premises applied for and other terms and conditions remain the same. It may involve restructuring/ or rewriting of the agreement for compliance of the terms, act, bylaws of the said Act.

7.11 Installation of Air Conditioners:

Purchaser(s) agree/s not to fix or install air conditioners in the said Premises, save and except at the places which have been specified in the said Premises for the installation nor in any way disturb the external facade of the said Premises.

7.12 Installation of Window Antenna:

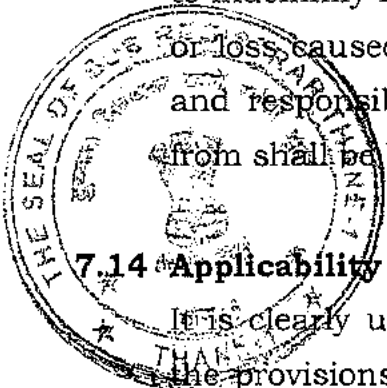
Purchaser(s) agree/s not to fix or install any window antenna on the roof or terrace or external facade of the said Project except by the prior sanction of Developers/the said Organization and at places earmarked by Developers.

7.13 Uses as Per Sanctioned Building Plans:

It is clearly understood and agreed by Purchaser(s) that the said Premises shall not be used for any purpose other than for residential purpose and shall not be used in any manner that may cause nuisance or annoyance to occupants of other premises. Purchaser(s) hereby agrees to indemnify Developers and/or their agents against any action, damages or loss, caused on account of any misuse and the same shall be at risk and responsibility of Purchaser(s) and any consequences arising there from shall be borne by Purchaser(s) alone.

7.14 Applicability of Provisions:

It is clearly understood and agreed by and between the parties that all the provisions contained herein and the obligation arising hereunder in



Rw

| |
|-------------------|
| पृष्ठ - 9 |
| दिनांक 30/09/2020 |
| 36/2020 |

respect of the Project shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/ or subsequent purchaser(s)/assignees/nominees of the said Premises as the said obligation go alongwith the Project for all intents and purposes.

7.15 Mischief:

Purchaser(s) shall not create any mischief and shall not do any act or omission which could disturb the peace, serenity, tranquility of the said Premises or of other occupants.

ARTICLE 8

RIGHTS AND OBLIGATIONS OF DEVELOPERS

8.1 Formation of Company or Co-operative Society or condominium of Apartment:

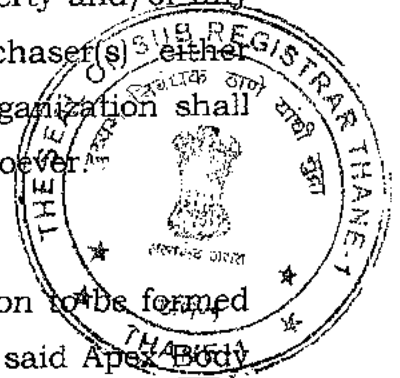
The Developers may form and register Company or Co-Operative Housing Societies/condominium of apartment of the Purchaser(s) of the Premises in the Said Building (hereinafter referred to as "Said Organization").

8.2 Right of Way:

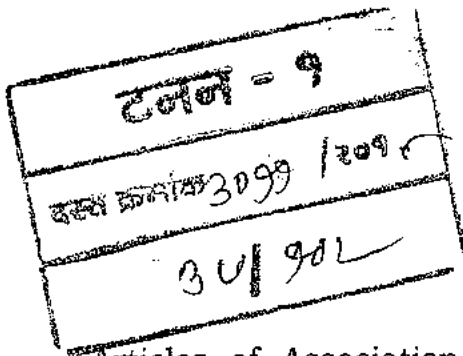
The Developers shall have full and unfettered right to grant to any of such society/ies and/or to the occupants of any other building/s standing on any plot/s adjacent to and/or in the vicinity of the Said Property Right of Way inter alia on the Said Property and/or any part thereof even after formation of Said Organization as is hereby envisaged and/or after execution of a conveyance of the Said Property and/or any part thereof as is hereby envisaged and the Purchaser(s) either individually or collectively as a member of any Said Organization shall not object to any such arrangement on any ground whatsoever.

8.3 Formation of Apex Body of Said Organization:

The Developers shall form Apex Body of Said Organization to be formed and registered for the buildings in the Said Project. The said Apex Body shall be registered only after the Said Project shall have been fully developed and individual societies are promoted. The Purchaser(s) shall become a member of the said individual Society. All individual societies shall become member of Apex Body which is to be formed solely for the purpose of the administration management and maintenance of the Said Property. No objection shall be given by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum or



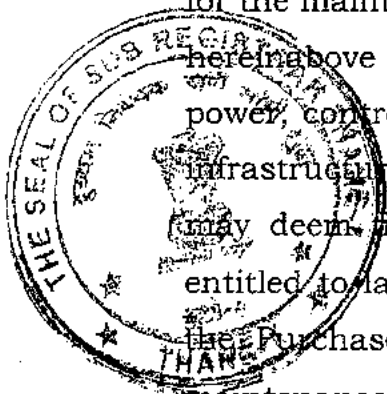
RV



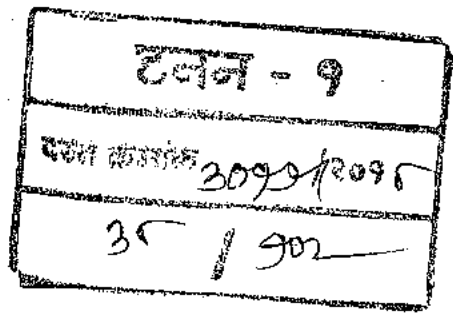
Articles of Association as may be required by the Registrar of Co-Operative Societies or any other competent authority.

8.4 Rules, Regulations and Bye-Laws of Said Organization and Apex Body:

The Apex Body shall be entitled to frame such rules, regulations and bye-laws for the effective maintenance and management of the infrastructure and services as the governing body for the time being of such an Apex Body may deem fit and proper and the same shall be binding and shall have full effect and full force against the societies formed of the Purchaser(s) of buildings constructed on the Said Property including its members and others as aforesaid. Any contravention/violation of the said rules, regulations or bye-laws as framed by the Apex Body by the Societies/Associations or their members or others shall be liable to such action as stated in the said rules, regulations and bye-laws or as the Apex Body may determine from time to time. The Apex Body shall be constituted under the guidelines to be framed by the Developers and the Apex Body shall maintain, govern and administer the infrastructure of the property on the basis of such guidelines. The Apex Body shall unconditionally accept and adopt such guidelines as framed by the Developers. The Purchaser(s) hereby agrees, confirms and undertakes to pay such monthly charges as may be determined by the Apex Body from time to time for the maintenance, upkeep, repairs and replacements and/or renovation of such infrastructure facilities as mentioned hereinabove. The Purchaser(s) has/have entered into this Agreement after having understood the above arrangement and the Purchaser(s) shall not be permitted to question or in any way dispute the said arrangement as stated hereinabove or with regard to the constitution and formation of the Apex Body and the said arrangement shall be final and binding on the Purchaser(s). It is further agreed, accepted and confirmed by the Purchaser(s) that until the Apex Body is formed and constituted for the maintenance and management of the infrastructure as mentioned hereinabove the Developers have granted the Maintenance Agency full power, control and absolute authority to manage and maintain the said infrastructure facilities as mentioned hereinabove in the manner they may deem fit and for that purpose the Maintenance Agency shall be entitled to lay down such terms and conditions as regards payment by the Purchaser(s) of Premises in all the Buildings regarding monthly maintenance charges or otherwise to enable the said the Maintenance



TS



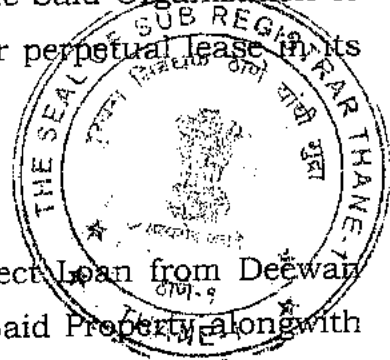
Agency to effectively maintain the said infrastructure facilities. The Purchaser(s) has/have hereby agreed to abide by the terms as laid down by the Developers and the Purchaser(s) shall has/have no right to question and dispute the decision of the Developers in regard to their powers and the authority for maintaining and managing the said infrastructure facilities. In the event the Purchaser(s) fail to abide by the terms and conditions as laid down by the Developers, the same shall be deemed as a breach of the terms of this agreement and thereupon the Developers shall have the right to avail of the remedies under the law and as per the terms of this Agreement. The cost for formation of the Apex Society will be collected and paid to the Maintenance Agency in advance from each of the societies of the respective individual building/s and in the event of the said Society not being promoted as envisaged then the respective Purchaser(s) hereby agrees to contribute for promotion of the said Apex Society as may be demanded by the Maintenance Agency. In the event of formation of Apex Body before completion of construction and development of Said Project, the Developers shall be entitled to representation in the proportion of on-going construction and balance development potential.

8.5 Conveyance:

The Said Property along with the said Buildings shall be conveyed or caused to be conveyed in favor of Apex Body thereof registered for the said Project. Until such Conveyance is executed, the right of the Purchaser(s) shall be confined only to the respective premises and the Purchaser(s) and/or the Said Organization to be formed for the purpose of the said Building shall have no right on any portion of the Said Property. The conferment of right shall take place only in respect of the Said Property and the said Building in favor of the Said Organization or Apex Body on the execution of the Conveyance or perpetual lease in its favor as aforesaid.

8.6 Raising of funds:

- (a) The Developers have obtained Construction/Project Loan from Deewan Housing Finance Limited (DHFL) by mortgaging Said Property along with certain premises/units being constructed in the Said Project. The DHFL have granted No Objection Certificate for transfer of Said Premises in favour of Purchaser vide letter dated _____.



135

| |
|---|
| <p style="text-align: center;">प्लान - १</p> |
| <p>दिनांक 30/05/2017</p> |
| <p>39 / 90</p> |

(b) Developers specifically reserve the right to offer and to create charge on Project (except the said Premises) for obtaining development, construction and other finance from credit/financial institution, bank or other person/body that has already or may hereafter advance credit, finance or loans to Developers and Purchaser(s) shall give his/her/their/its consent and permission to Developers for doing the same. Purchaser(s) whenever asked in support of by Developers in this regard shall give and grant to Developers, his/her/their/its specific, full, free and unqualified consent and permission for doing the same,

8.7 Telecommunication, DTH, cable and Internet Services etc.: It is agreed between the Parties that to ensure uniformity and minimal interference with structures, ducting, internal cabling etc. in the Project, it is agreed that Developers shall regulate the entry of telecom DTH, cable and Internet Services agency/services in the Project till formation of Said Organization. After formation of Said Organization for all buildings, such institution shall regulate the entry of telecom agency/services in the Project.

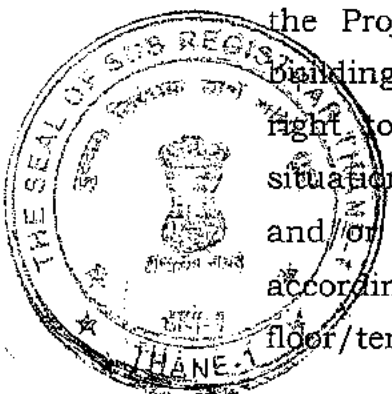
8.8 Rights to Common Area and Amenities:

The Purchaser(s) shall have no claim save and except to the said Premises hereby agreed to be purchased by him/her/them and all other portion of the said building shall remain the property of the Developers until transfer thereof to the Said Organization or the sale of the last premises by the Developers whichever is later. The Purchaser(s) shall have no claim upon the open spaces, parking spaces, (other than unless specifically allotted by the Developers lobbies, terrace, open area of the property to such Said Organization of the Purchaser(s) of all the premises or the sale of the last premises by the Developers whichever is later and thereafter to such society.

subject

8.9 Others:

(a) In case during the course of construction and/or after the completion of the Project, further construction on any portion of vacant land or building or terrace becomes possible, Developers shall have the exclusive right to take up or complete such further construction. In such a situation, the proportionate share of Purchaser(s) in Said Property and/or in the Common Areas and facilities shall stand varied accordingly. The Developers also intend to identify certain portion of top floor/terrace as open Cafeteria and same can be sold to intending



R

| |
|--------------------|
| टलन - १ |
| दलन नलनन ३०११/२०११ |
| ०० / १०२ |

Purchaser for the specific purpose. The Purchaser(s) has no objection and they have given their consent to such construction by Developers.

- (b) In the event of paucity or non-availability of any material Developers may use alternative materials/ article but of similar good quality. Decision of Developers on such changes shall be final.
- (c) The Developers shall be entitled to allot any portion of the Said Property or portion of common area or amenities to the utility supplier for the purpose of setting up electric transformer, communication or data antenna, or for any other utility services.

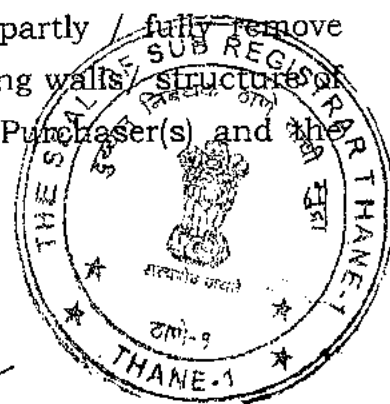
8.10 Part Occupancy Certificate:

The Developers shall be at liberty and entitled to complete any part/portion/floor of the said Project and apply for and obtain part occupancy certificate thereof and give possession thereof to the Purchaser(s) of the said Premises therein and the Purchaser(s) herein shall not object to the same. In such event, however, if the Purchaser(s) take/s possession of his premises in such part completed portion of the Project and the remaining work is carried on by the Developers or their agent or contractors with the Purchaser(s) occupying his premises, the Purchaser(s) shall not obstruct or object to the execution of such work.

ARTICLE 9 USES

9.1 Alteration/Demolition/Destruction of Structure:

- (a) Purchaser(s) undertake/s that he will not alter / demolish/ destroy or cause to demolish/ destroy any structure of the said Premises or any addition(s) or alteration(s) of any nature in the same or in any part thereof. Purchaser(s) shall not harm or cause to harm any damage to the peripheral walls, front, side and rear elevations of the said Premises in any form. Purchaser(s) shall also not change the colour scheme of the outer walls and painting of exterior side of the door and windows and shall also not carry out any change in the exterior elevation and design and shall not erect any fencing/hedging/grills without the prior permission of Developers. Purchaser(s) shall not partly / fully remove any walls of the said Premises including load bearing walls/ structures of the same, which shall remain common between Purchaser(s) and the owners of adjacent premises.



| |
|----------------------------|
| एनन - 9 |
| दस्तावेज क्रमांक 3099/2016 |
| 27/1/90 |

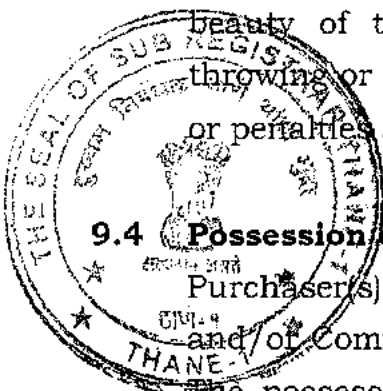
- (b) Purchaser(s) shall keep the portion, sewers, drains and pipes in the said Premises and appurtenances thereto in good and tenantable condition, and in particular, so as to support, shelter and protect the other parts of the said Project in which the said Premises is situated, and shall not chisel or in any other manner cause any damage to the columns, beams, walls, slabs or RCC parts or other structural changes in the said Premises, without the prior written permission of the Developers (after conveyance of the Said Property in favour of the Said organization) and wherever necessary, without the prior written permission of the concerned government, local and public bodies and authorities; and licensed structural engineer in case of modifications /alterations to structural members.
- (c) No request for modification or change in the exterior facades and no internal structural changes of the said Premises will be permitted. No reimbursement or deduction in the value of the said Premises shall be considered by Developers, in case Purchaser(s) desire/s (with prior written approval/consent of Developers) to do some works /install some different fittings/floorings etc. on their own within the said Premises and request Developers not to do such work/install fittings/floorings etc. within the said Premises.

9.2 Blockade or Hindrance to Common Passages, Veranda or Terraces:

Purchaser(s) shall not use the said Premises in the manner, so as to cause blockade or hindrance to common passages, veranda or terraces. No common parts of the said Project will be used by Purchaser(s) for keeping / Chaining Pets / Animals, Birds or storage of cycles, motorcycles, waste / refuse, Shoe rack; nor the common passages shall be blocked in any manner.

9.3 Nuisance:

Purchaser(s) shall not be allowed to do any activity, which may be objected by the other residents, such as playing of high volume music, loudspeaker or any activity which spoils the decorum or decency or beauty of the Project including defacing of common walls, lifts or throwing or dumping of refuse / garbage, which could be subject to fine or penalties as per the laws of the land, as applicable from time to time.



9.4 Possession of Common Areas:

Purchaser(s) shall have no right to claim partition of the Said Property and/or Common Areas / facilities and the said Premises is not divisible. The possession of Common Areas will always remain with Developers

TS

| |
|-------------------|
| एतल - १ |
| कलकत्ता ३०११/२०११ |
| ४२/१० |

and/or the Maintenance Agency appointed by Developers and is not intended to be given to Purchaser(s) except a limited right to user subject to payment of all charges. After formation of Said Organization, the common areas and amenities shall vest in the Said Organization.

ARTICLE 10 INDEMNITY

10.1 Special, Consequential or Indirect Loss:

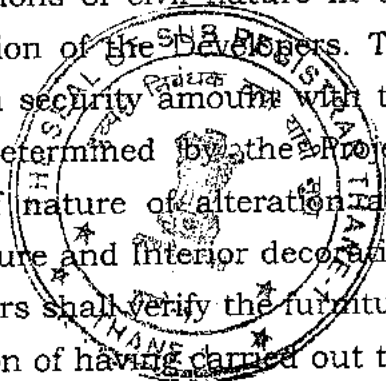
Purchaser(s) acknowledges that Developers shall not be liable to Purchaser(s) for any special, consequential or indirect loss arising out of this Agreement. Purchaser(s) further indemnifies Developers of any damage caused to the said Premises/ the said Project/ Project, while performing the alteration by him/ her/ them or his deputed personnel.

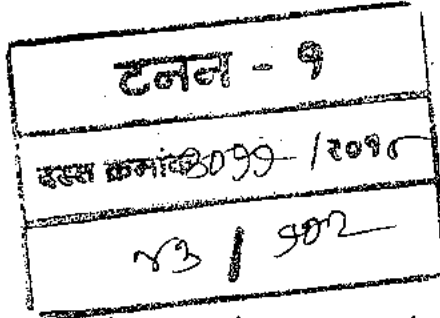
10.2 Abidance by Terms and Conditions:

Purchaser(s) hereby agree/s that he shall abide by the terms and conditions of this Agreement and the applicable laws and should there be any contravention or non-compliance of any of the provisions of this Agreement, Purchaser(s) shall be liable for such act, and if any loss is occasioned to Developers, Purchaser(s) shall indemnify Developers for such loss.

10.3 Furniture and Interior Decoration:

The Purchaser shall be required to seek specific permission from the Developers for pre possession or post possession furniture and interior decoration activities, and such permission request shall contain plan of such furniture and Interior decoration activities and all the concerned technical specifications thereof alongwith name of contractor/s and their contact details. The Purchaser shall not be entitled to carry out any structural alterations or any other modifications of civil nature in the Said Premises without prior written permission of the Developers. The Purchaser may be required to deposit certain security amount with the Developers, quantum of which shall be determined by the Project Engineer of the Developers on the basis of nature of alteration and modifications. After completion of such furniture and interior decoration activities, the Project Engineer of the Developers shall verify the furniture and Interior decoration work. Upon satisfaction of having carried out the work strictly in consonance with the plans approved by the Developers, the purchaser shall be entitled to receive refund of security deposit. After formation of the Said Organization, the Purchaser shall be required to





obtain previous permission for furniture activities from the Said Organization. The Purchaser shall be required to pay reimbursement of expenses incurred by the Developers or Said Organization, as case may be, for rectifying the unauthorized construction/alterations, damage to the structure, other defects arising out of negligence or poor workmanship.

10.4 Further Covenants:

Purchaser(s) hereby covenant/s with Developers to pay from time to time and at all times, the amounts which Purchaser(s) is liable to pay as agreed herein and to observe and perform all the covenants and conditions of booking and sale. Purchaser(s) hereby covenant/s to keep Developers and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performances of the said covenants and conditions and also against any loss or damages that Developers may suffer as a result of non-payment, non-observance or non-performances of the said covenants and conditions by Purchaser(s).

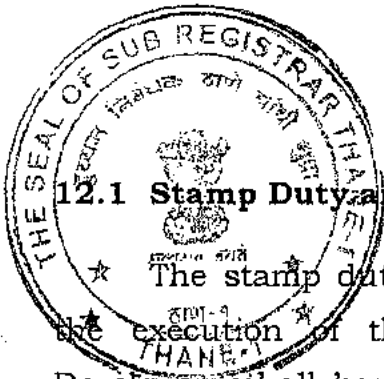
ARTICLE 11 INSPECTION

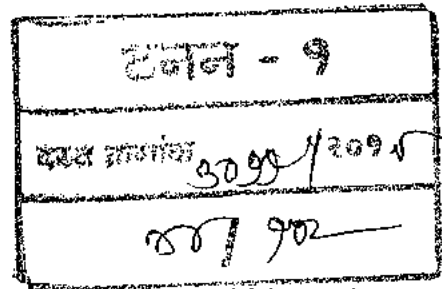
After handing over possession of the said premises by the Developers in favour of the Purchaser(s), Developers or its Authorized Representative shall have the right from time to time during the business hours and otherwise on any working day or on a holiday, with prior notice in writing to Purchaser(s), to enter upon the said Premises for the purpose of inspecting the services in the said Premises and for carrying out maintenance work in the said Premises.

ARTICLE 12 AGREEMENT FOR SALE

12.1 Stamp Duty and Registration Charges:

The stamp duty, registration fee/ charges and other expenses paid on the execution of this Agreement shall be borne by DEVELOPER. The Developers shall bear and pay the cost of registration and stamp duty. The Purchaser/s shall present this agreement as well as the Conveyance or perpetual lease at the proper registration office for registration within the time prescribed by the Registration Act and the Developers will attend such office and admit execution thereof. Till this agreement is not registered the





Developers shall not be bound to hand over the possession of the said Premises to the Purchaser/s. It is specifically agreed by and between the parties to the present agreement that, in case of cancellation of present agreement, the Developers shall be entitled to receive and retain refund of stamp duty payment made for the present agreement.

12.2 Prior Permission:

Purchaser(s) shall not assign, transfer, lease or part with possession of the said Premises without prior written permission of the Developers. Purchaser(s) undertakes that he shall not divide/sub-divide/amalgamate the said Premises without the prior consent of Developers.

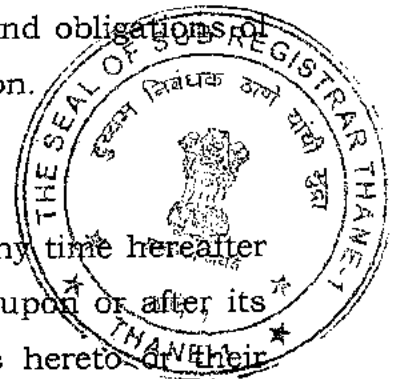
ARTICLE 13 SETTLEMENT OF DISPUTES

13.1 Mutual Discussion:

All or any disputes arising out or touching upon or in relation to the terms of the application, this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion.

13.2 Arbitration:

All disputes or differences whatsoever which shall at any time hereafter (whether during the continuance of this Agreement or upon or after its discharge or determination) arise between the parties hereto or their respective heirs, legal representatives, successors-in-title, transferees and assigns (as the case may be), touching or concerning this Agreement or its construction or effect, or as to the rights, duties, obligations, responsibilities or liabilities of the parties hereto or any of them, under or by virtue of these presents or otherwise, or as to any other matter in any way connected with or arising out of or in relation to the subject matter of contained in these presents, shall be referred to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996, or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to single arbitrator. The award of the arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be held in Thane only. The proceedings shall be conducted in English language.



TR

| |
|----------------------------|
| टनन - १ |
| दस्तावेज क्रमांक 2099/2096 |
| २५/१० |

42

ARTICLE 14

NOTICE

14.1 No Obligation:

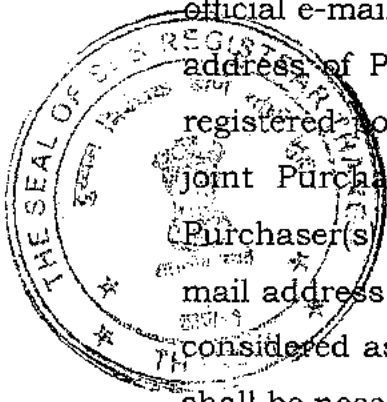
It is clearly agreed and understood by Purchaser(s) that it shall not be obligatory on the part of Developers to send reminders regarding the payments to be made by Purchaser(s) as per the Payment Plan or obligations to be performed by Purchaser(s) under the terms and conditions of this Agreement or any further document signed by Purchaser(s) with Developers.

14.2 Communication Address:

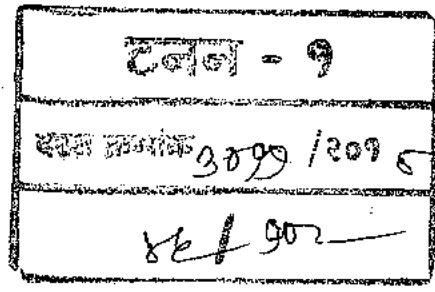
Purchaser(s) shall get registered his/her/their communication address and email address with Developers and it shall be the sole responsibility of Purchaser(s) to inform Developers about all subsequent changes, if any, in his/her/their e-mail address, postal address, by registered letter and also obtain a formal specific receipt of the same, failing which all communications/letters posted at the first registered address/postal address will be deemed to have been received by Purchaser(s) at the time, when those should ordinarily reach such address and he/ she shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of the said Premises must be mentioned clearly.

14.3 Communication Mode:

Developers will communicate with Purchaser(s) mainly through official e-mail address. Purchaser(s) may communicate with Developers using officially notified e-mail id. All Notices/ Letters of communication to be served on Purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served, if sent to Purchaser(s) or to the Second Purchaser in case of more than one Purchaser at the postal address or official e-mail address given by Purchaser(s). However, any change in the address of Purchaser(s) shall be communicated to Developers through registered post within 7 (Seven) days of such change. In case there are joint Purchasers all communication shall be sent by Developers to Purchaser(s) whose name appears first, at the postal address/official e-mail address given by him for mailing and which shall for all purpose be considered as served to all Purchaser(s) and no separate communication shall be necessary to the other named Purchaser.



25



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

The First **Schedule** above referred to

A : First Property :

All that piece of parcel of vacant land or ground situate lying and being at Village Mouje Dawale, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. 5 Hissa No. 9 admeasuring 7790 Sq. meters and bounded as follows:

On the East by: Mouje Dawale S. No.5 Hissa. No.3

On the West by: Mouje Dawale S. No. 5 Hissa. No.7

On the North by: Mouje Dawale S. No. 5 Hissa. No.12

On the South by: Mouje Dawale S. No. 5 Hissa. No.5B

B : Second Property:

All that piece of parcel of vacant land or ground situate lying and being at Village-Mouje Dawale, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. 5, Hissa No. 5 B is admeasuring 2940 Sq. meters; and bounded as follows:

On the East by: Mouje Dawale S. No. 5 Hissa. No.3

On the West by: Mouje Dawale S. No. 5 Hissa. No.6

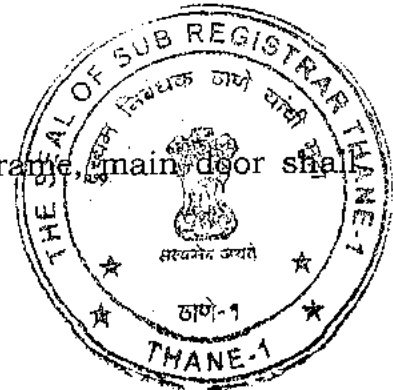
On the North by: Mouje Dawale S. No. 5 Hissa. No.8

On the South by: Mouje Dawale S. No. 5 Hissa. No.4

THE SECOND SCHEDULE ABOVE REFERRED TO

1. Living Room :

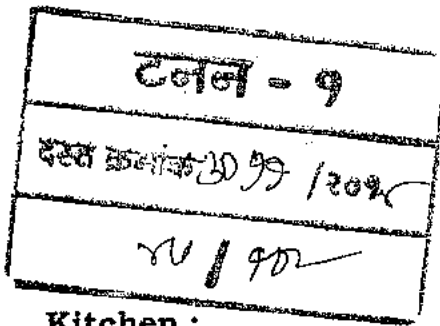
- Flooring will be vitrified floor tiles.
- Main entrance door will be flush door in wood frame, main door shall have all the fittings like Night Lach, etc.



2. Bedrooms :

- Flooring will be vitrified floor tiles.
- Bedroom doors will be flush door with decorative panel.

BT

**3. Kitchen :**

- a. Standing Cooking platform with Granite on top, Stainless Steel Sink
- b. Flooring will be vitrified floor tiles.
- c. Dado tiles of 2 feet above the platform

4. Toilets :

- a. Designer tiles for full walls combination of floor.
- b. Superior quality of plumbing fixture.
- c. Flush doors.

5. General :

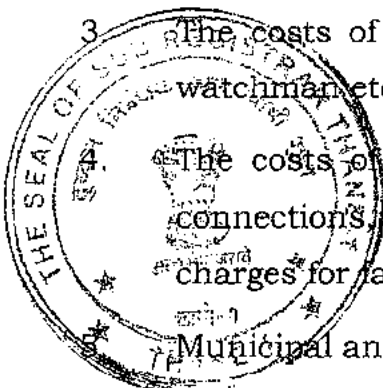
- a. Concealed Copper wiring with adequate points and superior quality Switch Boards.
- b. Concealed Plumbing fittings.
- c. Marble frame for windows and powder coated aluminum glass shutters.
- d. All internal walls finished with POP Plaster.
- e. Distemper painted walls.

THE THIRD SCHEDULE ABOVE REFERRED TO

1. The expenses of maintaining, repairing redecorating etc. of the Buildings, compound, recreation ground and in particular the roof, gutters and rain water pipes of the Buildings, water pipes and electric wires, in under or upon the Buildings or enjoyed or used by the Purchaser/s in common with the other occupiers of their Premises garages and the main entrances passages, landing and staircases of the Buildings as enjoyed by the Purchaser/s used by him/her/their in common as aforesaid and boundary wall of the Buildings, compounds terraces etc.

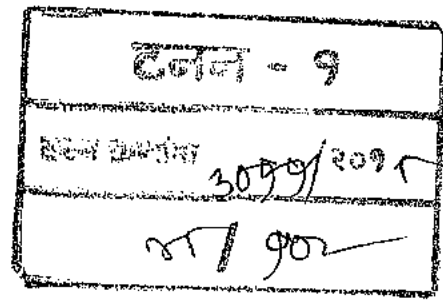
2. The cost of cleaning and lighting the passages, landings staircases and other parts of the Buildings so enjoyed or used by the Purchaser/s as aforesaid.

3. The costs of the salaries of clerks, bill collectors, sweepers, Gardener, watchman etc.



4. The costs of working and maintenance and water pumps, lifts, water connections, costs of water and Electric meter, lights and other service charges for facilities provided in the said Building and in the Project; Municipal and other taxes.

23



6. The costs of common electric meter bill and water meter bill of the said Building;
7. Insurance Charges of the said Building;
8. Development charges as per T.M.C. Rules;
9. Expenses for maintenance and repairs of common roads, drainage line, streetlight, garden and other common amenities and facilities in the said Project.

Such other expenses and outgoing as are necessary or incidental for the maintenance and upkeep of the Buildings and the said Project.

THE FOURTH SHEDULE ABOVE REFERRED TO

**"Part A" (COMMON AREAS AND FACILITIES IN THE BUILDING IN WHICH
THE PREMISES IS SITUATED)**

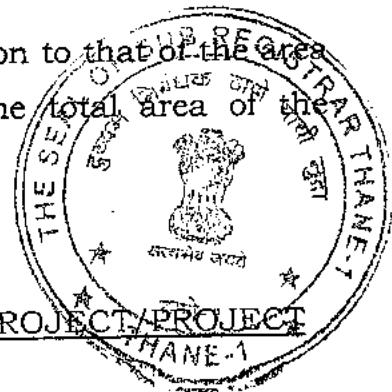
1. Common passage, lobbies and landings in the said Buildings.
2. Staircase and Lift Wells,
3. Septic Tanks if required.
4. Decorative entrance lobby.
5. Overhead and suction water storage tanks and water pipes, water meter, pump room with pump and accessories;
6. Electric common board, wiring, starters, switches, and all common wiring and lights in staircases landing and common electrical meters.
7. Access to the Building;
8. Lift and lifts machine room with the equipment;
9. Any other common areas which is expressly intended to develop upon the Purchaser/s by virtue of this agreement and which is not expressly reserved up to or retained by the Developers unto themselves.

The percentage in common areas will be in proportion to that of the area of Premises to be allotted as compared to on the total area of the Building.

"Part B"

COMMON AREAS AND EXTERNAL FACILITIES IN THE PROJECT/PROJECT

1. Access Road, Pathways, internal streets;



TR

टमन - ७
 2. Common Club House
 3099 / 2095
 85 / 902

3. Compound wall in accordance with Municipal rules and regulations.
4. Solar Heating System and Rain water harvesting System.
5. Generator back-up for common areas.
6. Garden with Jogging track and children's play Area.

Percentage in external common area will be in proportion to the area of the Building having regard to total area of the plot.

SIGNED SEALED AND DELIVERED)

By the withinnamed "Said Firm")
M/S. OM SAI INFRA)
 through its Partner)
Mr. Mahesh Patel)
 By the within named "Said)
Proprietary Firm")
M/S. OM SAI GROUP)
 Through the hands of its Proprietor)
Mr. Mahesh Patel)



Mahesh Patel

FOR M/s. OM. SAI INFRA &

M/s. OM SAI GROUP

Partner / Proprietor



(SIGNED AND DELIVERED by the)
 withinnamed "The Purchaser/s")

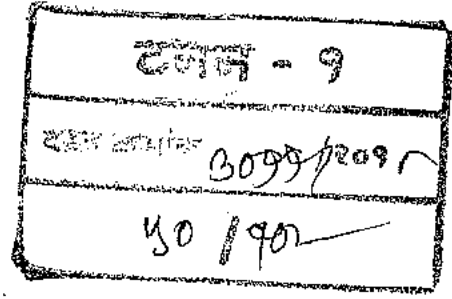
1) **MR. BIKAS VINOD SHAW**)

In presence of:)

1) _____)

2) _____)



**RECEIPT**

Received an aggregate sum of Rs. **1,25,000/-** (Rupees **ONE LAKH TWENTY FIVE THOUSAND** Only) in the following manner:

| Sr. No. | Date | Payment Details | Amount Rs. |
|---------|------------|------------------|-------------------|
| 1. | 27/02/2018 | ICICI BANK, RTGS | 1,25,000/- |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | | TOTAL RS. | 1,25,000/- |

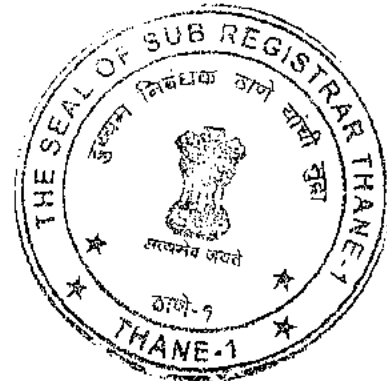
WE SAY RECEIVED

For Om Sai Infra and Om Sai Group,

Partner/Proprietor

Witnesses :

1. _____)
 _____)
 _____)
 2. _____)
 _____)
 _____)



| | |
|-------------|-------------|
| टमन - ९ | |
| कसम नमूनांक | ३०११ / २०१८ |
| | ५१ / १०२ |

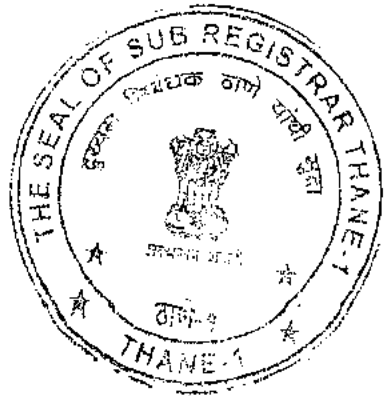


| SR. NO. | PAYMENT SCHEDULE | |
|---------|--|--------------------------|
| 1 | Booking Amount | 100000/- |
| 2 | within 10 Days from the date of Booking | 20% Minus Booking Amount |
| 3 | On Completion of Plinth work | 15% |
| 4 | On Completion of 1st Slab | 3% |
| 5 | On Completion of 2nd Slab | 3% |
| 6 | On Completion of 3rd Slab | 3% |
| 7 | On Completion of 4th Slab | 3% |
| 8 | On Completion of 5th Slab | 3% |
| 9 | On Completion of 6th Slab | 3% |
| 10 | On Completion of 7th Slab | 3% |
| 11 | On Completion of 8th Slab | 3% |
| 12 | On Completion of 9th Slab | 3% |
| 13 | On Completion of 10th Slab | 3% |
| 14 | On Completion of 11th Slab | 3% |
| 15 | On Completion of 12th Slab | 3% |
| 16 | On Completion of 13th Slab | 3% |
| 17 | On Completion of 14th Slab | 3% |
| 18 | On Completion of Top Slab | 3% |
| 19 | On Completion of Bricks work | 6% |
| 20 | On Completion of Plaster work (External & internal) | 6% |
| 21 | At the Time of Possession | 8% |

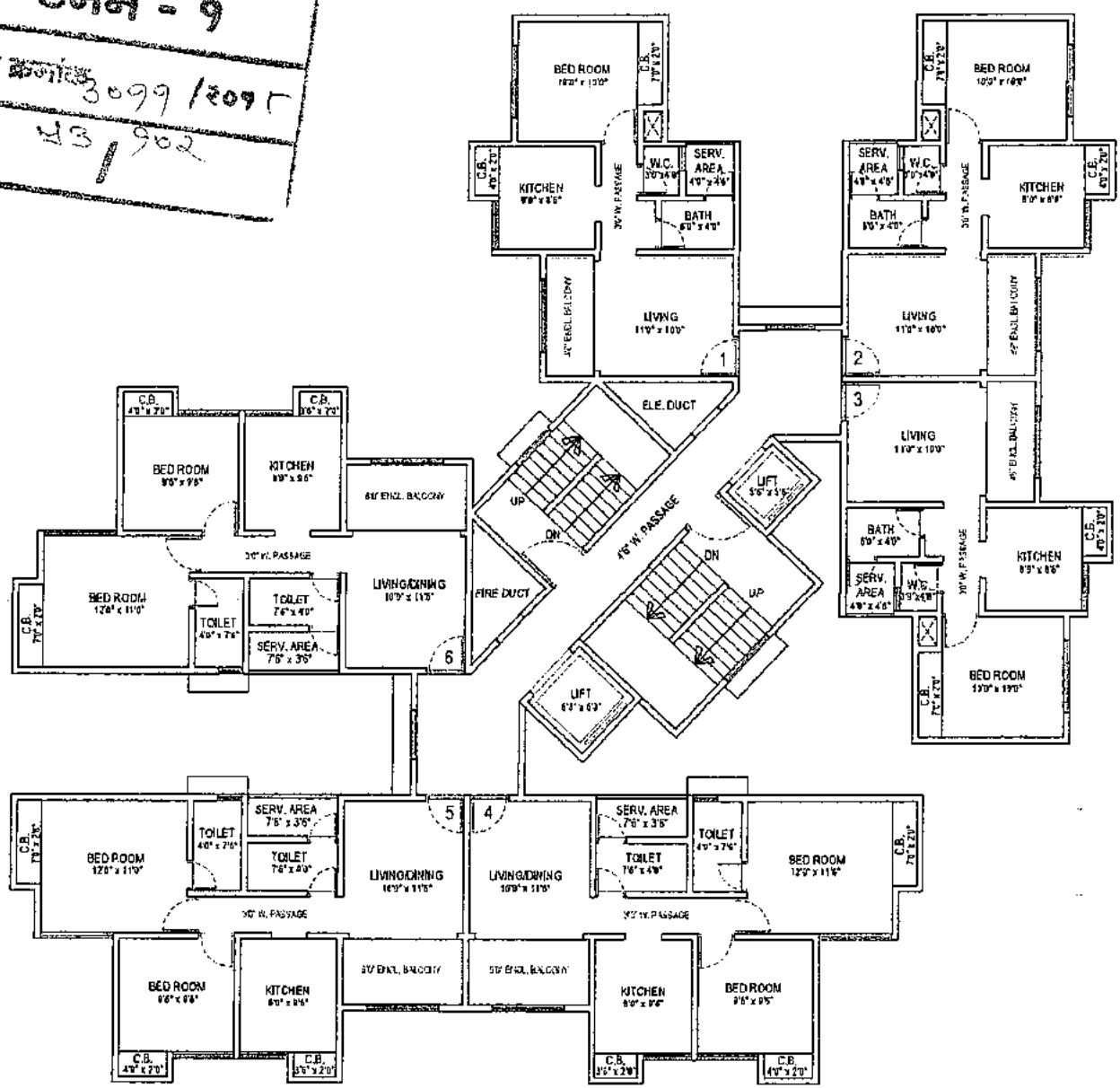
100000/-
 20% Minus Booking Amount
 3099/2091
 42 / 902

under

TR

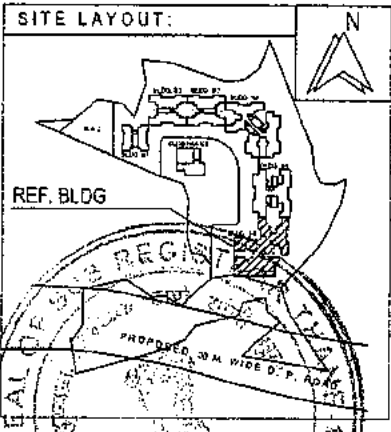


टनल - 9
 दस्तावेज क्रमांक 3099/2095
 13/902



PROJECT DETAILS :
 PROPOSED LAYOUT ON PLOT BEARING
 S.NO. 5, H. NO. 5B & 9, AT, DAWALE
 VILLAGE, THANE.
 V.P. No.:- S11/0049/12

| FLAT NUMBER | | 1 | 2 | 3 | 4 | 5 | 6 |
|----------------------------------|-----------------------|--------|--------|--------|--------|--------|--------|
| FLAT SIZE | | 1 BHK | 1 BHK | 1 BHK | 2 BHK | 2 BHK | 2 BHK |
| CARPET AREA STATEMENT (in Sq.Ft) | RERA CARPET AREA | 383.00 | 383.00 | 383.00 | 556.00 | 556.00 | 555.00 |
| | ENCLOSED BALCONY AREA | 43.00 | 43.00 | 43.00 | 58.00 | 58.00 | 58.00 |
| | C.B. AREA | 16.00 | 16.00 | 16.00 | 22.00 | 22.00 | 22.00 |
| | TERRACE AREA | --- | --- | --- | --- | --- | --- |



BUILDING DETAILS :

| | |
|-----------------|-------------------------------|
| BUILDING NAME | B6 |
| BUILDING FLOORS | 1ST TO 12TH FLOOR |
| REFUGE FLOORS | 8TH & 11TH FLOOR (FLAT NO. 2) |

NORTH:
ARCHITECT:

GENERAL NOTES:
 1. The computed carpet area comprises:
 1.1. RERA notification vide Circular No-4/2017, MahaRetar/Secy/FieNo.27/84/2017, Dated 14.06.2017; and thus is inclusive of Internal walls, Structural members and Door Jams. It is exclusive of External walls, Enclosed balcony and Cupboard Area.
 1.2. TMC sanction TMC/TDD/1822/16, Dated: - 31/05/2016
 2. The stated dimensions may vary marginally at site due to structural members and/or wall finishes.

DEVELOPER:
 OM SAI INFRA & OM SAI GROUP
 A-301, GLACIA,
 TEMBI NAKA, OPP. JAIN MANDIR,
 THANE (W) 400 601.

Handwritten signature

CONTENT OF SHEET

SHEET 1 OF 6

LAYOUT PLAN, LOCATION PLAN, RECREATION AREA CALCULATIONS,
TENEMENT AREA STATEMENT, PARKING STATEMENT, U/G TANK & PUMP ROOM,
COMPOUND WALL - SECTION, SUMMARY ETC.

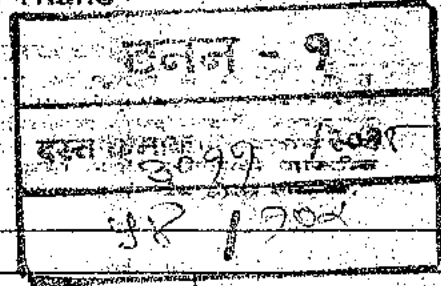
STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
prescribed in Permit No. Y.P. 511/2049/12
TMC/TO-DP/TPS/1822/10 dated 21/05/2012

[Signature]
Deputy Commissioner
(TMC)

[Signature]
Executive Engineer
(TDD)

Thane Municipal Corporation
The City of Thane



PROFORMA- A

| A | | AREA STATEMENT | SQ. MET. |
|----|----|--|----------|
| 1 | | AREA OF PLOT AS PER 7/12 | 10730.00 |
| 2 | | DEDUCTIONS FOR | |
| | a | AREA UNDER ROAD (30.00 M. wide) | 1895.95 |
| | b | AREA UNDER G - ZONE (PLOT-B) | 178.05 |
| | c | TOTAL (a+b) | 2074.00 |
| 3 | | NET GROSS AREA OF PLOT (PLOT 1 - 2c) | 8656.00 |
| 4 | | DEDUCTIONS FOR | |
| | a | RECREATION GROUND 15% AS PER REGULATION | 1298.40 |
| 5 | | NET AREA OF PLOT (3-4a) | 7357.60 |
| 6 | | ADDITION FOR F.A.R. (TOTAL B.U. AREA) PURPOSE | |
| | a | AREA UNDER ROAD (30.00 M. wide) | 1895.95 |
| 7 | | TOTAL AREA (5+6a) | 9253.55 |
| 8 | | F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL B.U. + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS | ONE |
| 9 | | TOTAL PERMISSIBLE AREA (7X8) | 9253.55 |
| 10 | | PERMISSIBLE PREMIUM F.S.I. 0.30 | 2596.80 |
| 11 | | PROPOSED PREMIUM F.S.I. 0.50 | 2596.80 |
| 12 | | TOTAL PERMISSIBLE AREA (9+11) | 11784.09 |
| 13 | | PROPOSED AREA | 11784.09 |
| | | TOTAL BUILT UP AREA CONSUMED (B/7) | 0.99 |
| B | 14 | TENEMENT STATEMENT | |
| | a | PROPOSED AREA OF PLOT ITEM A(10) ABOVE | 11784.09 |
| | b | LESS NON-RESIDENTIAL AREA | 245.43 |
| | c | TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N') | 346 NOS |
| | d | DENSITY | 300/H |
| | e | PROPOSED | 261 NOS |
| | f | EXISTING | - |
| | | TOTAL TENEMENT (e+f) | 261 NOS |
| C | 15 | PARKING STATEMENT | |
| | a | PARKING REQUIRED BY REGULATION | 189 NOS |
| | b | PARKING IN STILT | 107 NOS |
| | c | OPEN PARKING | 94 NOS |
| | d | TOTAL PARKING PROVIDED (b+c) | 201 NOS |

| REVISION | DESCRIPTION | DATE | SIGNATURE |
|----------|-------------|------|-----------|
| | | | |

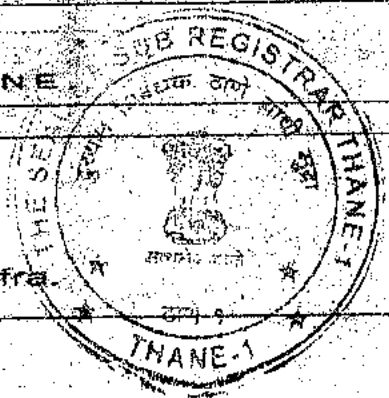
CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
ON AND THE DIMENSIONS OF SIDES, ETC. OF PLOT
STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO
WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS
OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING
S. NO. 5, H. NO. 5B & 9
AT, DAWALE VILLAGE, THANE
NAME & SIGN. OF OWNER

[Signature]
M/s Om Sai Group & M/s Om Sai Infra.
(P.O.A. HOLDER)



[Signature]
SIGNATURE OF ARCHITECT

| | |
|---------------|---|
| JOB No. | ARCHITECT'S NAME & ADDRESS |
| DRAWING No. | SAMEER S. LOTKE & ASSOCIATES Architect |
| SCALE | AS STATED |
| DATE | 22-09-2012 |
| LAST MODIFIED | |

| |
|---------------------------|
| टोल - १ |
| दस्ता क्रमांक ३०११ / २०११ |
| ५५ / १०२ |



| |
|---------------------------------|
| एनए - १ |
| दस्तावेज क्रमांक २०७७ / २०१५ |
| ५६ / १०२ |



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Amended Bldg. No. B-1, B-2, B-3, B-4, B-5 :- Stilt to 7th Flr.
Bldg. No. B-6 :- Stilt (pt) + Gr (pt) to 7th Flr & Club House; Gr. + 1st flr

V. P. No. S11/0049/12 TMC/TDD/1208/14 Date: 13/08/2014
To, Shri Sameer S. Lotke & Associates (Architect)
Mr. Mahesh B. Patel Partner of,
Shri M/S. Om Sai Enfra &
M/S. Om Sai Group (P.O.A. Holder)

With reference to your application No. 45351 dated 17/02/2014 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Davle Sector No. 11 Situated at Road / Street _____ S. No. / C.S.F. No. / F.P. No. 5/5B & 9

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) वापर परवान्यापूर्वी रस्त्याखालील क्षेत्राचा ७/१२ उतारा ठामपाचे नावे करणे आवश्यक.
- ६) वापर परवान्यापूर्वी भूखंडाच्या हद्दीवर कुंपण भिंत बांधणे आवश्यक.
- ७) वापर परवान्यापूर्वी आर. सी. सी. तज्ञांचे इमारतीचे संरचना आय.एस. कोड १८९३ व ४३२६ मधील भुकंपरोधक तरतुदीनुसार केल्याबाबतचे स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
- ८) भूखंडाच्या हद्दीबाबत, मालकीबाबत अथवा भूखंडाकरिता प्रस्तावित केलेल्या अॅक्सेसबाबत काही वाद अथवा तक्रार असल्यास त्याची सर्वस्वी जबाबदारी विकासक यांची राहिल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Yours faithfully,

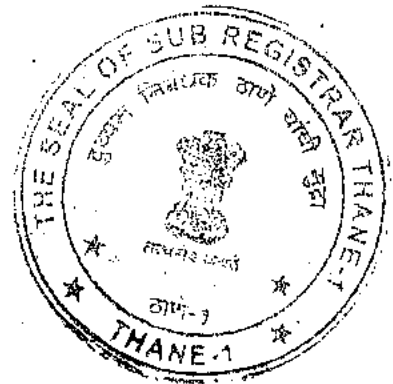
Office No. _____

Office Stamp _____

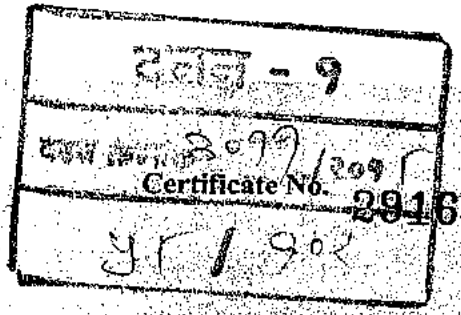
Date _____

issued _____

Municipal Corporation of
the city of Thane.



(P.T.O)



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. No. B-1, B-2, B-3:- Stilt to 7th Flr., Bldg. No. B-4 & B-5:- Stilt to 11th Flr.,
Bldg. No. B-6 :- Stilt (pt) + Gr (pt) to 12th Flr. & Club House:- Gr. + 1st Flr.

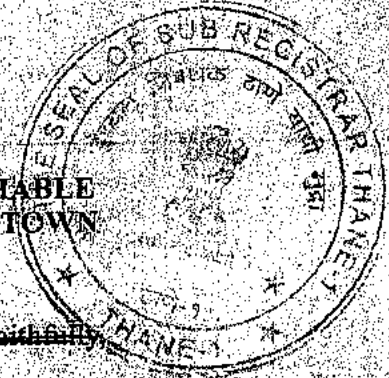
V. P. No: ST1/0049/12 TMC/TDD/1822/16 Date: 31/05/2016
To: Shri/Smt. Sameer S. Lotke & Associates (Architect)
Mr. Mahesh B. Patel Partner of,
Shri M/S. Om Sai Infra & (Owners)
M/S. Om Sai Group (P.O.A. Holder)

With reference to your application No. 26651 dated 02/11/2015 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Davle Sector No. II Situated at Road / Street _____ S. No. / C.S.T. No. / F.P. No. 5/5B & 9

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) नियोजित इमारतीची संरचना आय एस कोड २०२३ व ४३२६ मधील भूकंपरोधक तरतुदीनुसार करणे आवश्यक व तसेच प्रमाणपत्र सादर करणे आवश्यक.
- ६) वापरपरवानापूर्वी R.C.C तऱ्हाचे Stability Certificate सादर करणे आवश्यक.
- ७) वापरपरवानापूर्वी भूखंडाच्या हद्दीवर कुणभित बांधणे आवश्यक.
- ८) भूखंडाच्या हद्दीबाबत, मालकीबाबत अथवा भूखंडाकरिता प्रस्तावित केलेल्या अॅक्सेसबाबत काही वाद अथवा तक्रार असल्यास त्याची सर्वस्वी जबाबदारी विकासक यांची राहिल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966



Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of Thane

- १) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाची N.O.C. सादर करणे आवश्यक.
- १.०) बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरवण्यात येईल.
- १.१) वापर परवान्यापूर्वी पाणी गरम करणे करिता सोर उर्जेवरील यंत्रणा बसविणे आवश्यक.
- १.२) वापर परवान्यापूर्वी कॅपिटेशन फी चा भरणा करणे आवश्यक.
- १.३) वापर परवान्यापूर्वी लिफ्टसाठी अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक.
- १.४) वापर परवान्यापूर्वी रेल वाटर हार्वेस्टिंग बाबत तरतुद करणे आवश्यक.
- १.५) वापर परवान्यापूर्वी इमारत क्र. बी-४, बी-५ व बी-६ करिता अग्निशमन विभागाचा अंतिम नाहरकत बाखला सादर करणे आवश्यक.
- १.६) वापर परवान्यापूर्वी इमारतीच्या ठिकाणी आतील वाजूस तसेच इमारतीच्या समोरील रस्त्याच्या बाजूस सी.सी. टी.व्ही यंत्रणा कार्यान्वित करणे आवश्यक राहिल.

| |
|-----------------------|
| टन - १ |
| कलम क्रमांक ३०११/२०१८ |
| ५९/१०२ |

Office No. _____

Office Stamp _____

Date _____

Issued _____

Your's faithfully,

Pravin
31.5.16

Executive Engineer,
Town Planning Department
Thane Municipal Corporation,
Thane

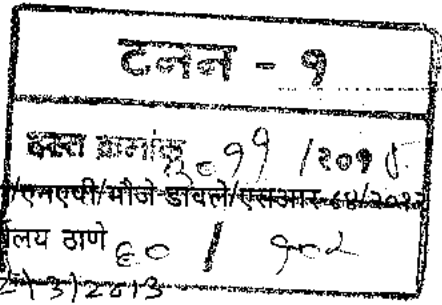
Pravin
शिक्षक



Copy to:-

1. Dy. Municipal Commissioner - Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec. 20, 21 & 22 if required
4. TILR for necessary correction in record of
Land is affected by Road, Widening / reservation.





वाचले :-

१. श्रीमती लक्ष्मीबाई पद्माकर पाटील व इतर यांचे कुमू ओमसाई गुरुपतर्फे प्रो.महेश पटेल रा. बंगला क्र.९, गिरीकुंज, भाईदरपाडा, घोडबंदर रोड तालुका व जिल्हा ठाणे यांचा दिनांक ०२/०८/२०१२, १४/०२/२०१३ रोजीचे अर्ज.
२. महाराष्ट्र जनमुद्रा, दिनांक १५/०८/२०१२ व जनमत, दिनांक १७/०८/२०१२ च्या अंकातील जाहिरनामा
३. ठाणे महानगरपालिका ठाणे यांचेकडील पत्र व्हीपी नं.एस-११/००४९/१२/टिएमसी/ टिडीडी/ ०७५०/१३, दिनांक ११/०१/२०१३
४. युएलसीकडील आदेशाबाबत अर्जदार यांनी दिलेले दिनांक १४/०२/२०१३ रोजीचे शपथपत्र व बंधपत्र
५. अर्जदार यांनी सादर केलेले दिनांक १४/०२/२०१३ रोजीचे प्रतिज्ञापत्र
६. तहसिलदार ठाणे यांचेकडील स्थानिक चौकशी अहवाल पत्र क्र.महसूल/क-१/टे-२/जमीनबाब/ एसआर-२७८/१२, दिनांक ०५/०२/२०१३
७. उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ठाणे ३ रा मजला ठाणे यांनी त्यांचेकडील पत्र क्र.भूसं/लपा/टे-१/एसआर-१०१०, दिनांक २७/०८/२०१२
८. उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ठाणे ५ रा मजला यांनी त्यांचेकडील पत्र क्र.भूसंपादन/एसआर/टे-१/वशी-१००, दिनांक ०७/०२/२०१३
९. उपजिल्हाधिकारी (भूसंपादन) उल्हासखोरे प्रकल्प, ३ रा मजला यांचेकडील पत्र क्र.भूसंपादन/टे.नं.२/सी-४३४०४/१२, दिनांक ०५/०९/२०१२
१०. उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर क्रमांक ३ ठाणे यांनी त्यांचेकडील पत्र क्र.भूसं/मं.सं.३/एसआर-दिनांक ३०/०८/२०१२
११. भूमि संपादन विशेष अधिकारी, विशेष घटक, ठाणे यांनी त्यांचेकडील पत्र जा.क्र. भूसंविअ /नाहदा/१५०९, दिनांक ०१/०९/२०१२
- उपविभागीय अधिकारी ठाणे विभाग ठाणे यांनी त्यांचेकडील पत्र क्र.टिडी/टे-५/भूसंदा/कावि/एसआर-२८८/२०१२, दिनांक २३/०८/२०१२
- अर्जदार यांनी चलन भरणा केल्याबाबतचे सादर केलेले पत्र दिनांक १२/०३/२०१३

आदेश :

ज्या अर्थी, ठाणे जिल्ह्यातील ठाणे तालुक्यातील मौजे डावले, येथील स.नं. ५/५ब क्षेत्र २९४०-०० चौ.मी. व स.क्र.५/९, क्षेत्र ७७९०-०० चौ.मी. अशा एकूण एकंदर १०,७३०-०० चौ.मी. एवढ्या जागेचा रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत उपोद्घातातील अनुक्रमांक १ अन्वये अर्ज प्राप्त झाला आहे.

आणि ज्या अर्थी महाराष्ट्र जनमुद्रा, दिनांक १५/०८/२०१२ व जनमत, दिनांक १७/०८/२०१२ या स्थानिक वृत्तपत्रात जाहिरात दिलेली होती त्यानुसार मुदतीत कोणतीही हरकत / तक्रार प्राप्त झालेली दिसून येत नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे मिहित करण्यांत आलेल्या अधिकारांचा वापर करून जिल्हाधिकारी याद्वारे १.लक्ष्मीबाई पद्माकर पाटील, २.उत्तम शांताराम म्हात्रे, ३.काळुराम शांताराम म्हात्रे, ४.राजेश शांताराम म्हात्रे, ५.इंदूबाई शांताराम म्हात्रे ६.संध्या रघूनाथ मुंडे, ७.मनिषा सुर्यकांत पाटील यांना ठाणे तालुक्यातील मौजे डावले तालुका व जिल्हा ठाणे येथील स.नं. ५/५ब क्षेत्र २९४०-०० चौ.मी. व स.क्र.५/९ क्षेत्र ७७९०-०० चौ.मी. अशा एकूण एकंदर १०,७३०-०० चौ.मी. रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून महानगरपालिकेकडील मंजूर बांधकाम नकाशांनुसार खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

- | | |
|--------------------------------------|----------------|
| १. ३० मीटर रोडखालील क्षेत्र | १८९५-९५ चौ.मी. |
| २. प्लॉट बीचे हरीत विभागातील क्षेत्र | १७८-०५ चौ.मी. |
| २. आर.जी. | १२९८-४० चौ.मी. |
| एकूण क्षेत्र | ३३७२-४० चौ.मी. |



३/४

क्र.महसूल/क-१/६-१/एनएपी/मौजे डुवले/एसआर-८४/२०१२

१४. सदर जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून तीन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीवैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रित्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसूलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रूपये ६,५००/- (अक्षरी रक्कम रूपये सहा हजार पाचशे मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून इकडील चलन क्र.२५१/२०१३ (भारतीय स्टेट बँक शाखा ठाणे चलन क्र. ०३०३८७३७६/०७३७) दिनांक १२/०३/२०१३ अन्वये सरकार जमा केली आहे.

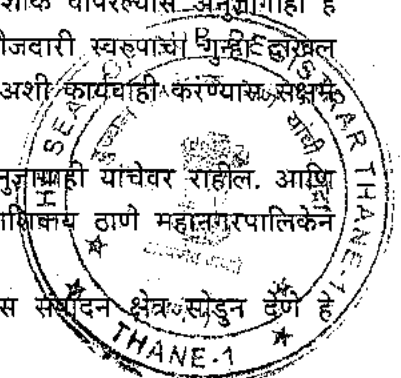
२१. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचेकडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे.

२२. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा धुन्हीदंडाप्रत करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल. अशी कार्यवाही करण्यास सक्षम प्राधिकारी म्हणजेच ठाणे महानगरपालिका ही सक्षम राहिल.

२३. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे या बाबत खात्री झाल्याशिवाय ठाणे महानगरपालिकेने संबंधित विकासकास इमारत वापर परवाना देऊ नये.

२४. जागेच्या भुसंपादनाबाबत भविष्यात काही प्रश्न निर्माण झाल्यास संबंधित क्षेत्र सोडून देणे हे अनुज्ञाग्राहीवर बंधनकारक राहिल.

२५. महाराष्ट्र चॅम्बर्स ऑफ हाऊसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील रिट याचिका क्र.६७०२/२०११ मधील मा.न्यायालयाचे अंतीम स्थगितीबाबत शासनाचे महसूल व वन विभागाचे पत्र क्र.गौखनि.-१०/१०११/प्र.क्र.६१८/ख, दिनांक १७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतीम आदेशास अधीन राहून सदर परवानगी देणेत आली असून मा.उच्च न्यायालय / शासन याबाबतीत जे निर्णय / आदेश देतील ते अर्जदार यांचेवर बंधनकारक राहतील



टलन - १
दस्तावेज क्र. १३०११/२०१२

क्र.महसूल/क-१/टे-१/एनएपी/मीजे डावले/एसआर-८४/२०१२

२६. अर्जदार यांनी जागेच्या मालकी हक्काबाबत जागेवर येणेजाणेसाठी रस्ता असलेबाबत, सदर जागेबाबत कोणत्याही न्यायालयात दावा प्रलंबित नसलेबाबत इत्यादी बाबत प्रतिज्ञालेख दिनांक १४/०२/२०१२ रोजी दिलेला आहे. सदर प्रतिज्ञालेखातील सर्व अटी व शर्ती अनुज्ञाग्राहीवर बंधनकारक राहतील. सदर प्रतिज्ञापत्रातील अटी व शर्ती पैकी एकाही अटीचे उल्लंघन झालेस दिलेली परवानगी रद्द होईल.

२७. सदर स.नं. ची जमिन खारलॅन्ड विभागात समाविष्ट असल्यास खारलॅन्ड विभागाची विकास कराराची रक्कम त्यांचे कार्यालयांत जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.

२८. अर्जदाराने सादर केलेली कागदपत्रे खोटी अथवा दिशाभूल करणारी आढळून आल्यास सादरची परवानगी रद्द होईल.

सही/-

(पी. वेलरासू)

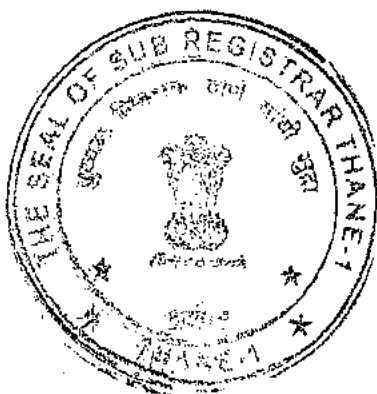
जिल्हाधिकारी ठाणे

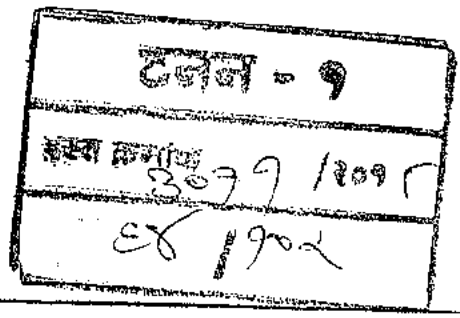
श्रीमती लक्ष्मीबाई पद्मकर पाटील व इतर
पत्ता:- गांव पडले तालुका व जिल्हा ठाणे

निर्गमित केले



जिल्हाधिकारी ठाणे करिता





संजय शिंदे

सर्च रिपोर्टर

३०१, बालाजी अपार्टमेंट, यशोधन नगर,
 लोकमान्य नगर, पाडा नं.२, ठाणे.
 मोबाईल नं.०९९८७६२९९४०.

सर्च रिपोर्ट

मौजे डावले, तालुका व जिल्हा ठाणे, येथील मिळकतीचा शोध मा. दुय्यम निबंधक साो, ठाणे (ऑफिस नं. १, २ व ५) येथे अर्ज क्र. ४०३८/२०१३ करून त्यानुसार सन २०११ ते २०१३ पर्यंतचा अनुक्रमाणिका (Index-II) पाहून शोध घेतला तो खालीलप्रमाणे :-

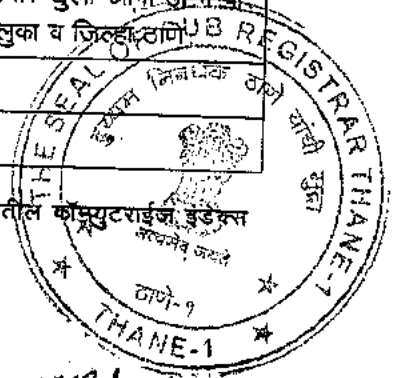
सर्वे नं.५, हिस्सा नं.५,
 मौजे डावले, तालुका व जिल्हा ठाणे.

| सन | तपशील | |
|------|---------------------------------------|--|
| २०११ | काही नाही | |
| २०१२ | १) दस्ताचा प्रकार | विकास करार |
| | दस्त क्र. | टनन-१-१९५४/२०१२ दिनांक १५/०३/२०१२ |
| | लिहून देणार | लक्ष्मीबाई पद्माकर पाटील |
| | लिहून घेणार | मे. ओम साई गुप तर्फे प्रमोटर महेश पटेल |
| | मिळकत तपशील | सर्वे नं.५/५ क्षेत्र २९४० चौ.मी. मोबदला म्हणून मालकास १५९०.६७ चौ.मी. बांधकाम रहिवासी देण्याचे कबूल केले आहे व रु.१०,००,०००/- मोबदला रु.२०,००,०००/- रिफंडेबल डिपॉझिट देण्यात आले आहे, मौजे डावले, तालुका व जिल्हा ठाणे. |
| | मोबदला | रु.३,४०,३०,०००/- |
| | बाजारभाव | रु.१,३२,३०,०००/- |
| २०१३ | इंडेक्स उपलब्ध नाही. कॉम्प्युटर इट्री | |
| | २) दस्ताचा प्रकार | परिमोचन पत्र |
| | दस्त क्र. | टनन-१-१३२४/२०१३ दिनांक १४/०२/२०१३ |
| | लिहून देणार | लक्ष्मी पी. पाटील यांचे कु.मु. म्हणून मे. ओम साई इन्फ्र ऑण्ड ओम. साई गुपचे प्रोप्रा. महेश बी. पटेल |
| | लिहून घेणार | रा.म.पा. |
| | मिळकत तपशील | सर्वे नं.५/५ बी क्षेत्र १८९५.९५ चौ.मी. खुली जागा रा.म.पा. सुपूर्त करित आहे, मौजे डावले, तालुका व जिल्हा ठाणे |
| | मोबदला | रु.१.००/- |
| | बाजारभाव | रु.१.००/- |

टीप :- मा. दुय्यम निबंधक साो, ठाणे यांचे कार्यालयातील सन २००२ ते २०१३ या सालातील कॉम्प्युटराईज्ड इंडेक्स व्यवस्थित मंटेन केलेले नाहीत.

७/१२ व फेरफार तपासून पाहणे.

दिनांक : २४/०९/२०१३



Sanjay Shinde

संजय शिंदे

सर्च रिपोर्ट सादर करणार

संजय शिंदे

सर्च रिपोर्टर

३०९, बालाजी अपार्टमेंट, यशोधन नगर,
लोकमान्य नगर, पाडा नं.२, ठाणे.
मोबाईल नं.०९९८७६२९९४०.

| | |
|---|------|
| दस्ता क्रमांक | ३०९९ |
| मौजे डावले, तालुका व जिल्हा ठाणे, येथील मिळकतीचा शोध मा. दुय्यम निबंधक सा. ठाणे (ऑफिस नं. १. २ व ५) येथे अर्ज क्र. ४०३७/२०१३ करून त्यानुसार सन २०११ ते २०१३ पर्यंतचा अनुक्रमाणिका (Index II) पाहून शोध घेतला तो खालीलप्रमाणे :- | |

सर्च रिपोर्ट

सर्व्हे नं.५, हिस्सा नं.९,
मौजे डावले, तालुका व जिल्हा ठाणे.

| सन | तपशील |
|------|--|
| २०११ | काही नाही |
| २०१२ | १) दस्ताचा प्रकार विकास करार |
| | दस्त क्र. टनन-१-४५७३/२०१२ दिनांक ०८/०६/२०१२ |
| | लिहून देणार उत्तम शांताराम म्हात्रे, काळूराम उर्फ राहुल शांताराम म्हात्रे, राजेश शांताराम म्हात्रे व इतर ३ |
| | लिहून घेणार मे. ओम साई इंफ्रा तर्फे भागीदार महेश पटेल |
| | मिळकत तपशील सर्व्हे नं.५/९ क्षेत्र ७७९० चौ.मी. मोबदला म्हणून ४२५०.५२ बांधीय निवासी देण्याचे कबूल केले आहे व रु.५०,००,०००/- रिफंडेबल डिपॉझिट देण्यात आलेले आहे, अॅडज्युडीकेशन नं.३५६/१२ दिनांक २९/०५/२०१२ भरलेले मु.शु. रु.२८,००,३३०/- चलन क.५४६ दिनांक ०७/०६/२०१२, मौजे डावले, तालुका व जिल्हा ठाणे. |
| | मोबदला. रु.५,६०,०६,५००/- |
| | बाजारभाव रु.३,५०,५५,०००/- |
| २०१३ | इंडेक्स उपलब्ध नाही. |

टीप : मा. दुय्यम निबंधक सा. ठाणे यांचे कार्यालयातील सन २००२ ते २०१३ या सालातील कॉम्प्युटराईज्ड इंडेक्स व्यवस्थित नॅटन केलेले नाहीत.

७/१२ व फेरफार तपासून पाहणे.

दिनांक : २४/०९/२०१३

Sanjay Shinde

संजय शिंदे

सर्च रिपोर्ट सादर करणार



| |
|-------------|
| काता - 9 |
| 3099 / 2095 |
| EE / 902 |

(10)

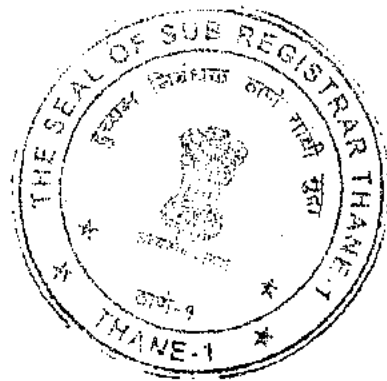
Prajakta Bhanushali

Advocate High Court
Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

1. **Name of Owner** : Laxmibai Padmakar Patil
Residing at : Khardigaon, near hanuman temple, near Engineering college, Thane, Dist Thane
2. **Name of Developer** : M/s Om Sai Group.
Office at : Bungalow No. 9, Girikunj, Bhainderpada, G. B. Road, Thane (W)
3. **Description of the Said Entire Property** :
All that piece and parcel of land bearing Survey No. 5 Hissa No. 5 admeasuring area 3950 Sq Mtrs. situated at Mouje Dawale, Taluka & District Thane, forming part of residential zone of Thane Municipal Corporation.
4. **Description of the Said Property** :
Portion of said entire property admeasuring 2940 Sq. Mtrs owned by the Owner Laxmibai Padmakar Patil
5. **List of Documents perused:**
 - 5.1. Current 7/12 extracts
 - 5.2. 7/12 extracts for last 50 years
 - 5.3. Relevant Mutation entries
 - 5.4. Search Report
 - 5.5. Permission/s under B T and A L Act.
 - 5.6. Owners Title Deeds
 - 5.7. Developers Title Deeds
6. **Observations** :
 - 6.1. In respect of 7/12 extracts



It appears from perusal of 7/12 extract from year 1966 onwards of said entire property, that the said entire property was originally owned by

| |
|------------------------------|
| टनल - १ |
| दस्तावेज क्रमांक ३०११ / २०१८ |
| ६६ / १०५ |

(11)

Prajakta Bhanushali

Advocate High Court

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

Narottam Keshavlal Shah and possessed by tenant Rama Arjun. The said property is currently owned by the Owner Laxmibai Padmakar Patil.

6.2. In respect of 6 D Mutation Entries reflecting in 7/12 extract of entire property:

6.2.1. It appears from the mutation entry no. 102 dated 17/3/1933 that Parasanand Ratanji Sheth demised on 17/12/1931 leaving behind his legal heirs 1) Narottam Keshavlal (nephew) 2) Sawailal Keshavlal (nephew) 3) Dhirajlal Keshavlal (nephew) and 4) Hanumantaray (nephew) guardian Narottam K Shaha.

6.2.2. It appears from the mutation entry no 348 dated 01/05/1953 that Rama Arjun was declared as the protected tenant of Narottam Keshavlal Shaha & others to the said entire property along with other properties, u/s 3 (A) 1, of Bombay Tenancy and Agricultural Land Act, 1948.

6.2.3. It appears from the mutation entry no 689 dated 27/11/1969 that Additional Tahsildar and agricultural lands tribunal passed an order under section 32 G of Bombay Tenancy and Agricultural Lands Act and thereby directed the tenant Shankar Rama Datilkar to pay the purchase price determined as per the said order to the land owners. Thereby name of Narottam Keshavlal Shah was removed from the occupant's column and charge kept on other right column.

6.2.4. It appears from mutation entry no 818 dated 28/12/1970 that as per the Standards Weights and measurement Enforcement act the land record was converted into decimal system.

6.2.5. It appears from the mutation entry no. 899 dated 24/10/1977 that Baban Rama Datilkar demised on or about 1968, leaving behind his only legal heir, his brother Shankar Rama Datilkar.

6.2.6. It appears from mutation entry no. 995 dated 05/09/1986 that Shankar Rama Datilkar demised on or about 1977, leaving behind his legal heirs, his son 1) Vishnu Shankar Datilkar and daughters 1) Nirmalabai Shankar Datilkar 2) Ranjana Shanakr Datilkar.



| |
|--------------|
| कास - 9 |
| 2099 / 209 R |
| ER / 902 |

(12)

Prajakta Bhanushali

Advocate High Court

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

6.2.7. It appears from the **mutation entry no. 1194** dated 03/06/1996 that, the Additional Tahsildar and Agricultural Lands Tribunal issued purchase Certificate under section 32 M of Bombay Tenancy and Agricultural Lands Act, as the tenant Shankar Rama Datilkar has paid purchase price as determined under section 32 G of said Act. Therefore charge of Narottam Keshavlal Shaha was removed from other right column.

6.2.8. It appears from the **mutation entry no. 1225** dated 05/01/1998 that, 1) Vishnu Shankar Datilkar 2) Ranjana Shankar Datilkar and 3) Nirmalabai Shanakar Datilkar conveyed the entire property in favor of Laxmibai Padmakar Patil for the consideration of Rs. 30,000/- (Thirty Thousand only).

6.2.9. It appears from the **mutation entry no 1573** dated 18/01/2011 that Laxmibai Padmakar Patil have executed Conveyance Deed through her POA holder Inamurrhaman Mhd. Shafi Khan in favour of Khurshid Ahmed Shafiq Aalm Chaudhari and others for the 0.10.1 R area of S. No 5 Hissa No 5 out of 0.39.5 R for the consideration of Rs. 10,00,000/- (Rupees Ten Lakhs only). The same is duly registered with Sub registrar of Assurances of Thane on 16/08/2007 vide no 4402/2007.

6.3. In respect of Search Report with the Sub Registrar of Assurances :

Owner & developer have placed before me, the search report issued by search Clark Mr. Sanjay Shinde from the year 1962 to 2011.

6.3.1 It appears from the search report in the year 1997 that, Conveyance Deed has executed by Vishnu Shankar Datilkar & Others in favour of Laxmibai Padmakar Patil, which is duly registered vide Reg. No. TNN-2-369/1997 dated 10/04/1997.

6.4. In respect of various permissions and sanctions :

6.4.1. **In respect of Zonal Certificate:** It appears from Zonal certificate issued by TMC that the said land is reserved for 30 Mtrs. road, some part of the said property is vested in green zone & remaining part is



| |
|-------------------------|
| टनन - १ |
| दस्ता क्रमांक ३०७७/२०११ |
| ६६/१०२ |

(13)

Prajakta Bhanushali

Advocate High Court

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

vested under the residential zone as per the Development Plan for TMC area.

6.4.2. In respect of permission u/s 43 of Bombay Tenancy and Agricultural Lands Act: Vishnu Shankar Datilkar & others have obtained permission u/s 43 of Bombay Tenancy and Agricultural Lands Act, 1948 for sale of the said entire property, vide order of the Sub-Divisional Officer Thane bearing Order No. टीडी/६/कु.व./वि.प./एस. आर. २७१/९६ dated 16/11/1996

6.4.3. In respect of Permission under Urban Land Ceiling and Regulation Act: The additional collector & competent authority have issue No objection Certificate (NOC) for transfer of said entire property by Mr. Vishnu Shankar Datilkar in favour of Laxmibai Padmakar Patil, as the same was farming part of green zone at the relevant period.

6.5. In respect of Title Deeds :

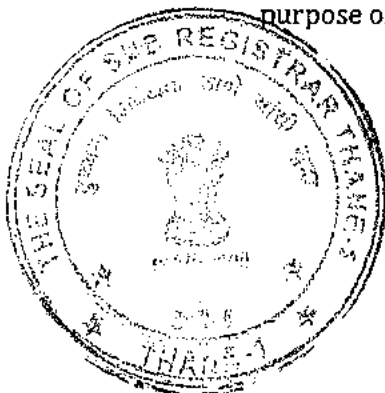
6.5.1. 1) Vishnu Shanakar Datilkar 2) Ranjana Shankar Datilkar and 3) Nirmalabai Shanakar Datilkar conveyed the entire property in favor of Laxmibai Padmakar Patil for the consideration of Rs. 30,000/- (Rupees Thirty Thousand only) which is duly registered with Sub Registrar of assurance Thane vide serial no. 369 dated 17/4/1997

6.5.2. Laxmibai Patil has executed Development Agreement in favour of Mahesh Patel Partner of Om Sai Group for the Said Property. The same is duly registered at Sub Registrar of assurance Thane vide Sr. No. 1954/12 dated 15/03/2012.

7. Conclusion :

7.1. On behalf of the developer I have investigated the title of the owner and rights of development of the developer to the said property on request of the developer to ascertain the status of the property.

7.2. I have perused the certified copies and plain copies of document of title relating to the property which are known to us to be relevant for the purpose of this certificate.



| |
|------------|
| 14 |
| 3099 / 209 |
| 60 / 702 |

14

Prajakta Bhanushali

Advocate High Court

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

- 7.3. I have been provided search report of the Index II Register with the Sub Registrar of Assurances for the period of 1962 to 2011. Therefore opinions and observations shall be qualified and restricted to said period and also to the extent of availability of record only, as it appears that in many of the cases record is torned.
- 7.4. The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.
- 7.5. It appears from the record that owners have executed Agreement in favour of Om Sai Group hold valid and clear and marketable development rights and right of preferential purchase in respect of the said Property

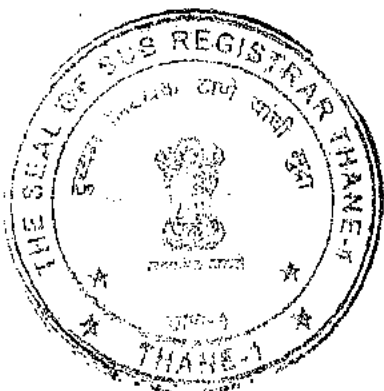
Date : 25/10/2012

Place : Thane

Prajakta
Advocate



| |
|---------------------------|
| टोल - १ |
| दस्ता क्रमांक ३०११ / २०११ |
| ७१ / १२ |



| |
|--------------|
| का. - 9 |
| 30/39 / 2095 |
| 62 / 902 |

(15)

Prajakta Bhanushali

Advocate High Court
Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. **Name of Owner** : Uttam Shantaram Mhatre and others.
Residing at : Mouje Davale, Shil Diva Road, Diva Junction
Tal. & Dist-Thane
2. **Name of Developer** : Omsai Infra Partnership Firm.
Office at : Bungalow No. 9, Girikunj, Bhainderpada,
G. B. Road, Thane (W), Maharashtra State

3. **Description of the Property :**

All that piece and parcel of land bearing Survey No. 5 Hissa no. 9 admeasuring area 7790 Sq Meters, situated at Village Davale, Taluka & District Thane forming part of Residential Zone of Thane Municipal Corporation. (Hereinafter referred as **Said Property**)

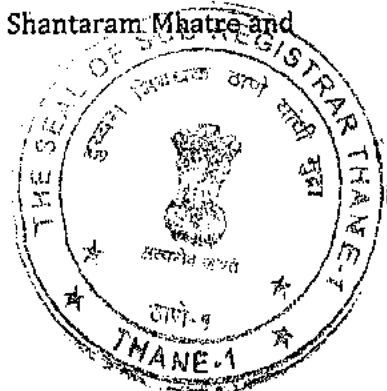
4. **List of Documents perused/required :**

- 4.1. Current 7/12 extracts
- 4.2. 7/12 extracts for last 50 years
- 4.3. Relevant Mutation entries
- 4.4. Search Report
- 4.5. Owners Title Deeds
- 4.6. Developers Title Deeds

5. **Observations:**

5.1. **In respect of 7/12 extracts:**

It appears from perusal of 7/12 extract from year 1947 onwards of the said property was originally owned by Shantaram Nana Mhatre. The said property is currently owned by the owner Uttam Shantaram Mhatre and others.



| |
|--------------------------|
| टनन - 9 |
| दस्ता क्रमांक 8099 / 209 |
| 03 / 902 |

(16)

Prajakta Bhanushali

Advocate High Court

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

5.2. In respect of 6 D Mutation Entries reflecting in 7/12 extract of entire property:

5.2.1. It appears from **mutation entry no. 70** dated 9/1/1930 that, Latib Ibhranso Khanbande demised on or about 1925 leaving behind him legal heir, Abdul Latib Ibhranso Khanbande (Son)

5.2.2. It appears from **mutation entry no. 349** dated 1/5/1953 that, Rama Arjun was declared as protected tenant of Abdual Latif Ibrahimso Khanbande to the said property along with other property, u/s 3(A) 1 of Bombay Tenancy & Agricultural Land Act, 1948

5.2.3. It appears from the **mutation entry no. 588** dated 15/9/1962 that the name of Rama Arjun which was wrongfully mentioned for the said property along with other properties as tenant/protected tenant was deleted and the name of the sole owner Abdual Latif Ibrahimso Khanbande was entered as per the order no. TNC SR 834 dated 12/7/1961.

5.2.4. It appears from **mutation entry no. 717** dated 23/12/1969 that, the name of Shankar Rama Patil, which was wrongfully mentioned as a tenant in respect of the said property owned by Abdual Latif Ibrahimso Khanbande was deleted in accordance with the order No.12/1-69 dated 17/12/69 passed by Land Agricultural Tribunal.

5.2.5. It appears from **mutation entry no. 818** dated 28/12/1970 that as per the Standards Weights and measurement Enforcement act the land record was converted into decimal system.

5.2.6. It appears from the **mutation entry no.852** dated 7/9/1976 that Shantaram Nana Mhatre purchase the said property from Abdul Latif Ibrahim Khanvande for Rs. 7000/- (Rupees Seven thousand only) dated 4/2/1976

5.2.7. It appears from the **mutation entry no. 1289** dated 27/9/2001 that the owner of Shantaram Nana Mhatre demised on or about 1986 leaving behind him legal heirs 1) Uttam Shantaram Mhatre (son) 2) Kaluram Shantaram Mhatre (Son) 3) Rajesh Shantaram Mhatre



| |
|--------------------------|
| कलन - १ |
| दस्तावेज नं. ३०७७ / २०१५ |
| ७८ / १०५ |

(17)

Prajakta Bhanushali

Advocate High Court

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

(Son) 4) Indubai Shantaram Mhatre (Wife) 5) Sandhya Raghunath
Mundhe (daughter) 6) Manisha Suryakant Patil (daughter).

5.3. In respect of Search Report with the Sub Registrar of Assurances :

Owner & developer have placed before me the search report issued by search
Clark Mr. Sanjay Shinde from the year 1962 to 2011.

5.3.1. It appears from the Search report that in the year 1976 Abdul Latif
Ibrahim Khanbande have executed conveyance deed in favour of
Shantaram Nana Mhatre, which is duly registered vide
no. TNN 1-82/1976 dated 4/2/1976.

5.4. In respect of Title Deeds :

5.4.1. Abdul Latif Ibrahim Khanbande has executed Conveyance Deed in
favour of Shantaram Nana Mhatre for the consideration of
Rs. 7,000/- (Seven Thousands only). The same is duly registered
with the Sub Registrar Assurance Thane vide registration no
THN82 dated 4/02/1976.

5.4.2. Uttam Shantaram Mhatre and others have executed Development
Agreement in favour of Mahesh Patel, Partner of Omsai Infra
Partnership Firm for said property, which is duly registered with
the Sub Registrar Assurance Thane Vide No. 4573/2012 dated
8/6/2012.

6. Conclusion:

- 6.1 On behalf of the owner and developer I have investigated the title of the
owner and rights of development of the developer to the said property
on request of the developers to ascertain the status of the property.
- 6.2 I have perused the certified copies and plain copies of document of
title relating to the property which are known to us to be relevant for
the purpose of this certificate.
- 6.3 I have been provided search report of the Index II Register with the Sub
Registrar of Assurances for the period of 1962 to 2011. Therefore
opinions and observations shall be qualified and restricted to the said



| |
|--------------------------|
| टनल - 9 |
| दस्ता क्रमांक 3099 / 209 |
| ८५ / २०२ |

18

Prajakta Bhanushali

Advocate High Court

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

period and also to the extent of availability of record only, as it appears that in many of the cases record is torn or unavailable.

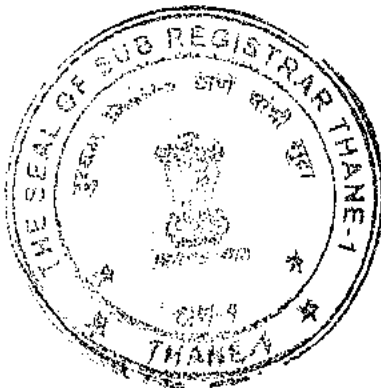
- 6.4 The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.
- 6.5 The property is free hold in nature.
- 6.6 The owners have clear and marketable title to the said Property and the developers hold valid and clear development rights and right of preferential purchase in respect of the said Property.

Date : 25/10/2012

Place : Thane

Prajakta Bhanushali

Advocate



| |
|-------------------------|
| टलन - १ |
| रजस क्रमांक 3099 / 2009 |
| ०६ / १०२ |

गाव : डावळे

तालुका : ठाणे

ज.स.नं ()

गा. न. क्र. ७ व १२

| | | | | |
|----------------------------|----------------------|------------------|---|------------------|
| मुद्रापत्र क्रमांक | भुजा. क. था. उपविभाग | भु - धारण प्रकार | मौजबंद कराचे नाव | प्राप्ती क्रमांक |
| ५ | ५१६ | | १०२ ६९९ ९९९ ९९९ १२२५ १५०३ १५०३ १९२४ | कुळाचे नांव |
| जैतीचे स्थानिक नाव | | | १९२४ १२२५ | नव |
| नागवडी पांच क्षेत्र | एकर गुटे वी. वा | हेक्टर आर पति | उद्देशाने पट्टेमाफ पट्टे | इतर अधिकार |
| | | ०-२२-४ | | ३६ ६९९ ११९४ |
| एकुण | | ०-२२-४ | | |
| पो. न. नागवडी पांच नमूनेली | | ०-००-० | | |
| वर्ग (अ) | | | | |
| वर्ग (ब) | | | | |
| एकुण | | ०-००-० | | |
| आकारणी | | २-४६ | | |
| नडी अथवा विरोध आकारणी | | | | |
| एकुण | | २-४६ | | |

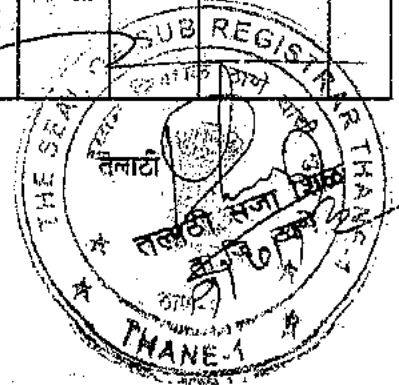
गा. न. क्र. १२ (पिकाची वही)

| वर्ष | हंगाम | पिकावधीतील क्षेत्राचा तपशील | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | जल सिंचनाचे साधन | जमिन कसण्या-याचे नाव | शेरा |
|------|-------|-----------------------------|----------|------------|----------------------------------|----------|------------|-------------------------|----------|------------|-------------------------------|------------------|----------------------|------|
| | | विश्वपिकावधीतील क्षेत्र | | | घटक पिके व एकेका स्थानीय क्षेत्र | | | निर्मेल स्थानीय क्षेत्र | | | | | | |
| | | पिकाचे नाव | जम सिंचन | अपजल सिंचन | पिकाचे नाव | जल सिंचन | अपजल सिंचन | पिकाचे नाव | जल सिंचन | अपजल सिंचन | | | | |
| १ | २ | ३ | ४ | ५ | ६ | ७ | ८ | ९ | १० | ११ | १२ | १३ | १४ | १५ |
| २०१२ | | हे. आ | हे. आ | | | | | ११.६ | हे. आ | हे. आ | | हे. आ | | |
| २०१३ | | | | | | | | ०-२२-४ | | | | | | |

अस्तसु वर हुक्म खरी नक्कल दिली असे.

तारीख

1 JUL 2013



| | |
|------------------|-------------|
| दस्तावेज - 9 | |
| दस्तावेज क्रमांक | 2899 / 2091 |
| दिनांक | 10 / 9 |

(42)

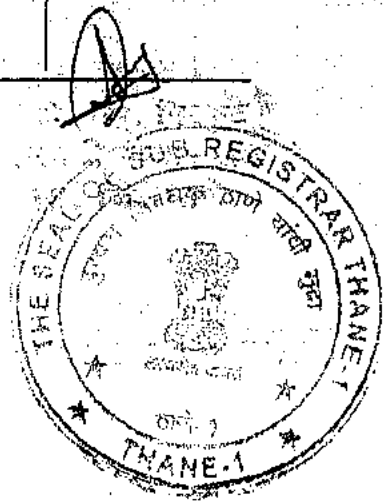
गां. नं. नं. ८ अ (खाते उत्तरा)

मीजे डाकठे तालुका ठाणे
 खाते नं. २९८ नांव ब्रह्मचिंद्र पद्मनाभ पाटील

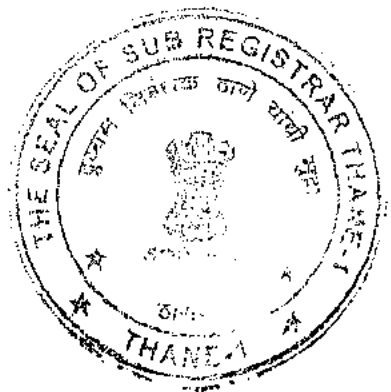
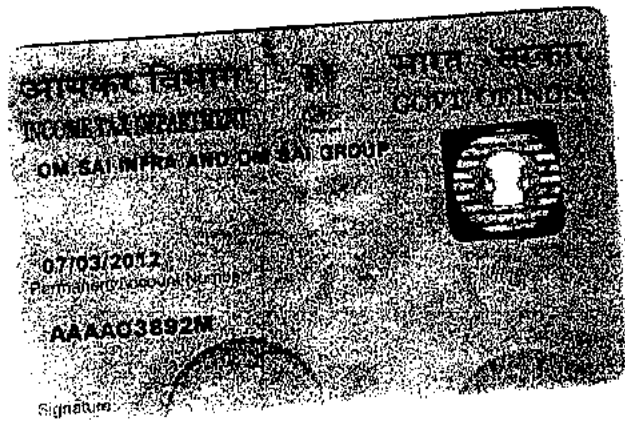
| नमुना नंबर ६ अगर् ७ यातील नोंदीचा नंबर | सर्वे नंबर व दिसा | क्षेत्र | बसूल करावयाची रक्कम | | |
|---|-------------------------|----------------------|---------------------|----------|----------------------|
| | | | आकार | लोकल फंड | संयुक्त जमीन बांध |
| | | <u>पारोला सरकारी</u> | | | |
| | <u>५१५</u> | <u>०-२९-४</u> | <u>२-४६</u> | | |
| | <u>२६०१</u> | <u>०-२९-४</u> | <u>२-४६</u> | | |
| | | | | | |
| | | | | | |

अस्सल भरहुकून नक्कल तयार तारीख

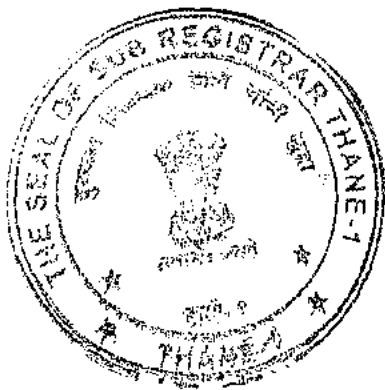
११/०९/२०१२



दस्तावेज - १
दस्तावेज नं. ३०७१/२०११
२१/१०२



| |
|----------------------------|
| टनज - १ |
| दस्ता अंकीक 3099 / 209r |
| 13 / 902 |





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

एकतम - १

दस्तावेज क्रमांक 3099/2017

१८ / १०२

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700012436

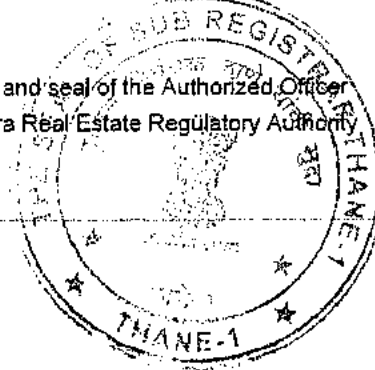
Project: Sai Kanishk Phase Ij Plot Bearing / CTS / Survey / Final Plot No.. 5/5B, 5/9 at Thane (M Corp.), Thane, Thane, 400612;

- 1. Om Sai Infra & Om Sai Group** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400601.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 01/09/2017 and ending with 31/03/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

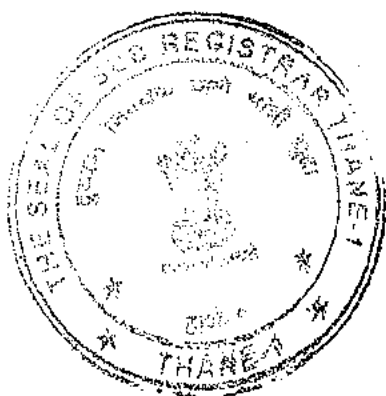
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:01-09-2017 15:53:57

Dated: 01/09/2017
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



| |
|------------------------|
| एनका - ७ |
| दस्ता नुमांक 2099/2095 |
| १५/१०२ |



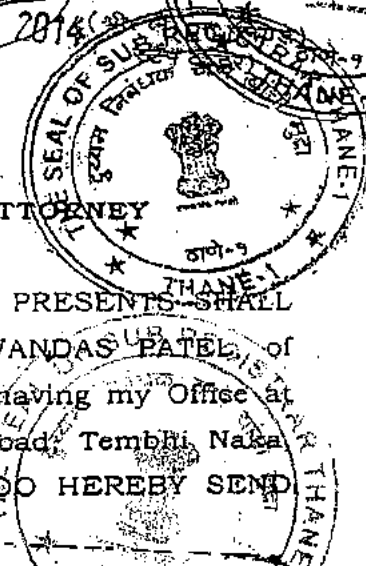
टनन - 9
 दस्ता क्रमांक 3099/2013
 9/1/2014



महाराष्ट्र MAHARASHTRA

जिल्हा कोषागार कार्यालय,
 ठाणे
 31 DEC 2013
 मुद्रांक प्रमुख लिपीक लिपीक
 8172-2013

दिल्लीचे विक्रमण :- देतान झेरोक्स सेंटर, शॉप नं. 30
 कालोक्टर ऑफिस जवळ, ठाणे. L.No 1201000
 संपु.क्रमांक S3019
 दिनांक 7 JAN 2014
 S 236522



GENERAL POWER OF ATTORNEY

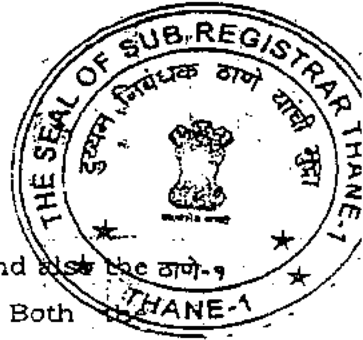
TO ALL TO WHOM THESE PRESENTS SHALL COME, I MR. MAHESH BHAGWANDAS PATEL, of Thane, adult, Indian inhabitant, having my Office at 301, A" Wing, Glacia, Eduljee Road, Tembhi Naka Thane (West), Pin - 400 601, DO HEREBY SEND GREETINGS: -

Handwritten signatures and scribbles.

टनन-9
 दस्ता क्रमांक 3099/2013
 9/1/2014

टनन-9
 दस्ता क्रमांक 384/2013
 9/1/2014

| |
|-------------------------|
| टांक - १ |
| वसु क्रमांक ३०९९ / २०११ |
| ३ / २० |



WHEREAS: -

a) I am partner of the firm Om Sai Infra, and also the Sole proprietor of Om Sai Group. Both aforesaid entities are jointly developing a housing project in the name and style of "Sai-Kanishk" on plots of land bearing survey No. 5, Hissa No.9 admeasuring 7,790 Sq. Meters and Survey No.5 Hissa No. 5B admeasuring 2940 Sq. Meters situated at village Dawale, Taluka and District Thane. The aforesaid properties are particularly described in the Schedule hereunder written.



b) The Units/Flats comprised and constructed in the said Complex are to be sold under the Provisions of Maharashtra Ownership of Flats (Regulation of the promotion of Construction, Sale, Management And Transfer) Act, 1963, and as such I am required to execute various deeds, agreements and accept Powers of Attorney of various persons, in respect of the said Units/ Flats in "Sai-Kanishk", further I am also required to do such acts, things and deeds in pursuance of aforesaid Deeds, agreements and Powers of attorney. I am required to execute/accept/admit agreement/s/ Letters/Power of Attorney or any other instruments under Transfer of Property Act or Contract Act as may be necessary in that behalf. Further I am also required to sign, execute and admit various Agreements for

| |
|-------------------------|
| टांक - १ |
| वसु क्रमांक ३०९९ / २०११ |
| ३ / २० |

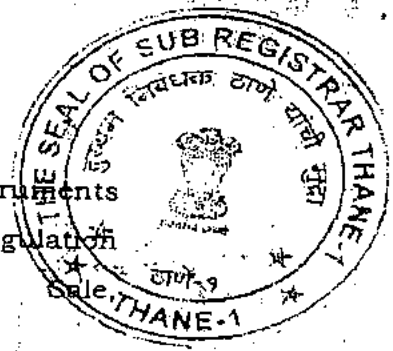
| |
|------------------------|
| वसु क्रमांक २९९ / २०११ |
| ३ / २० |



Om Sai
Om Sai
Om Sai

तलन - १
 २९९ / २०१०
 ९८ / १०२

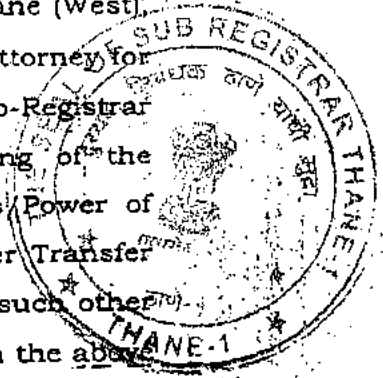
Conveyances, deeds letters and other instruments under Maharashtra Ownership of Flats (Regulation of the promotion of Construction, Sale, Management And Transfer) Act, 1963,



c) Due to my preoccupation with other matters, it will be difficult for me to personally appear before the Sub-Registrar of Assurances and admit execute/accept aforesaid Agreements for sale, Deed of Conveyances, or any such other documents or writings of like nature which may be required for effectually transferring the Units in the said Complex known as "Sai..." in favour of the prospective Unit/Flat Purchasers



d) I am therefore, desirous of nominating constituting and appointing Mr. Jayantlal Inderchand Jain and Mr. Manoj Bhagwandas Patel both of them having their address at 301, A" Wing, Glacia, Eduljee Road, Tembhi Naka, Thane (West), Pin - 400 601, as my true and lawful attorney for the purposes of appearing before the Sub-Registrar of Assurances and admitting executing of the aforesaid agreement/s/Deed/s/ Letters (Power of Attorney or any other instrument under Transfer of Property Act or Contract Act and/or such other documents pertaining to the premises in the above properties.



तलन-१
 २९९ / २०१०
 ९८ / १०२
 ९८ / ११०

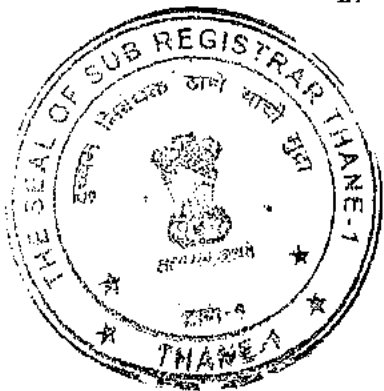
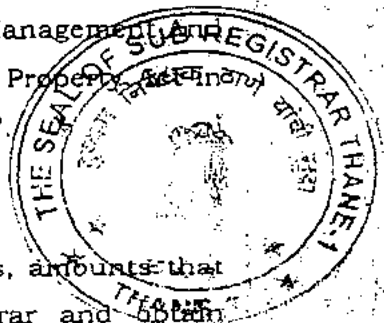
Handwritten signatures and initials.

| |
|----------------------------|
| दस्तावेज - १ |
| दस्तावेज क्रमांक ५०९९/२०१८ |
| ०२/१०/२० |

NOW KNOW YE ALL MEN and these presents witnesseth that I, Mahesh Bhagwandas Patel, in my capacity as partner of Om Sai Infra and as Sole Proprietor of Om Sai Group, do hereby nominate, constitute and appoint Mr. Jayantilal Underchand Jain and Mr. Manoj Bhagwandas Patel as my true and lawful attorneys (hereinafter collectively referred to as "the said Attorneys") to Jointly and Severally do in my name and in my place all or any of the following matters or things, viz:-

1. To present and lodge in the office of the Sub-Registrar of Assurances, and to admit/accept execution of Agreements for Sale, Deeds of Conveyances executed under the provisions Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or Transfer of Property Act in respect of the project "Sai-Kanishk".

2. To tender, pay and remit any fees, amounts that shall be due to the Sub-Registrar and obtain proper and valid receipt thereof and sign in my name and on my behalf any document or writing in connection thereto including for receiving back the original documents from office of the Joint Sub-Registrar or the competent authority under Indian Registration Act, or rules made there under.



Manoj Bhagwandas Patel

Manoj

Jayantilal Underchand Jain

दस्तावेज - १

दस्तावेज क्रमांक ५०९९/२०१८

०२/१०/२०

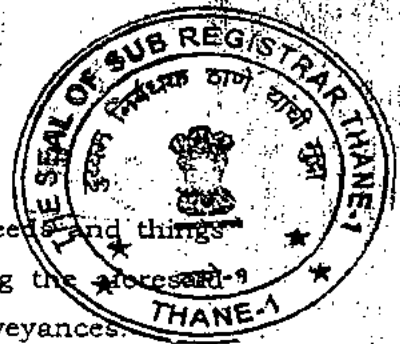
दस्तावेज - १

दस्तावेज क्रमांक ५०९९/२०१८

०१/१०/२०

तलन - 9
 2099/2098
 एन / 902

5



3. AND GENERALLY to do all acts deeds and things necessary for effectively registering the Agreements for sale of Deed of Conveyances.

SCHEDULE OF THE PROPERTIES ABOVE REFERRED

All that piece of parcel of vacant land or ground situate lying and being at Village Mouje Dayale, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. 5 Hissa No. 9 measuring 7790 Sq. meters and bounded as follows:

On the East by: Mouje Davale S. No. 5 Hissa No. 3

On the West by: Mouje Davale S. No. 5 Hissa No. 7

On the North by: Mouje Davale S. No. 5 Hissa No. 9

On the South by: Mouje Davale S. No. 5 Hissa No. 5B



AND

All that piece of parcel of vacant land or ground situate lying and being at Village-Mouje Dawale, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. 5, Hissa No. 5-B is admeasuring 2940 Sq. meters; and bounded as follows:

On the East by: Mouje Davale S. No. 5 Hissa No. 3

On the West by: Mouje Davale S. No. 5 Hissa No. 6

On the North by: Mouje Davale S. No. 5 Hissa No. 8

On the South by: Mouje Davale S. No. 5 Hissa No. 4

तलन-९
 1384/2008
 एन / 110

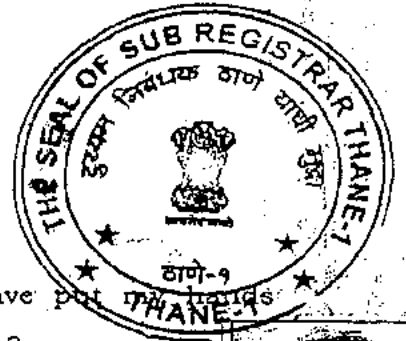
तलन-९
 299/2008
 एन / 20



Alfa
Mony
Wagh

| |
|----------------------------|
| टनल - 9 |
| दस्ता क्रमांक 5099 / 209 C |
| 27/1/2013 |

6



IN WITNESS WHEREOF, I have put my hand
hereto this th 07 day of January, 2013.

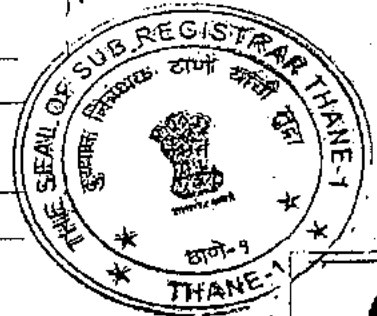
SIGNED, SEALED AND DELIVERED)
by the withinnamed,)
Partner of M/s. Om Sai Infra)
And Proprietor of OM Sai Group)
MR. MAHESH BHAGWANDAS PATEL)
Pan No. AQQP7935D)



in the presence of...

1. [Signature]

2. _____



We Accept the aforesaid Powers

[Signature]

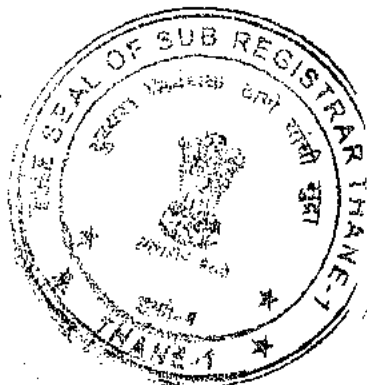
MR. JAYANTILAL INDERCHAND JAIN AND
Pan No. ABDPJ4149H



[Signature]

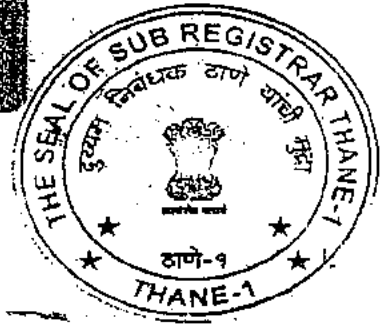
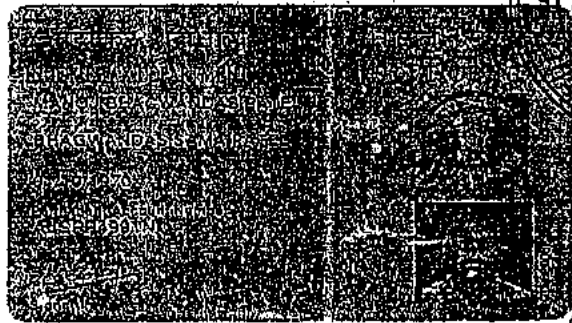
MR. MANOJ BHAGWANDAS PATEL
Pan No. AJSP4991N
Attorneys

| |
|------------------------|
| टनल-9 |
| दस्ता क्रमांक 5364/209 |
| 27/1/2013 |



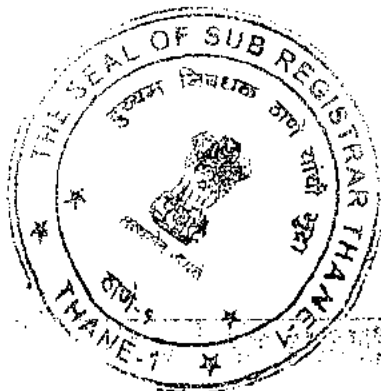
| |
|-------------------------|
| टनल-9 |
| दस्ता क्रमांक 299 / 209 |
| 27 / 20 |

| |
|-------------------------|
| टनल - 9 |
| दस्ता क्रमांक 3099/2098 |
| २३ / १०२ |



| |
|--------------------------|
| टनल-9 |
| दस्ता क्रमांक 299 / 2098 |
| २३ / २० |

| |
|-------------------------|
| टनल-9 |
| दस्ता क्रमांक 3384/2098 |
| २२ / ११० |



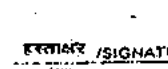
| |
|-------------------------|
| टनन - १ |
| दस्त क्रमांक 15099/2015 |
| २३/१०२ |

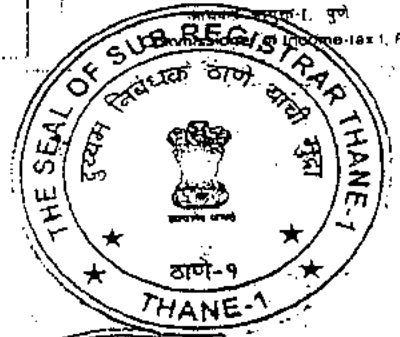
पार्सल नंबर / PERMANENT ACCOUNT NUMBER
ABDPJ4149H

नाम / NAME
JAYANTILAL INDERCHAND JAIN

पिता का नाम / FATHER'S NAME
INDERCHAND KAPOORCHAND JAIN

जन्म तिथि / DATE OF BIRTH
12-05-1960

हस्ताक्षर / SIGNATURE


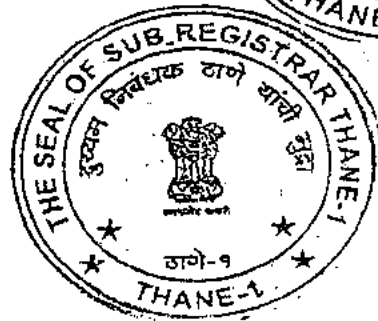
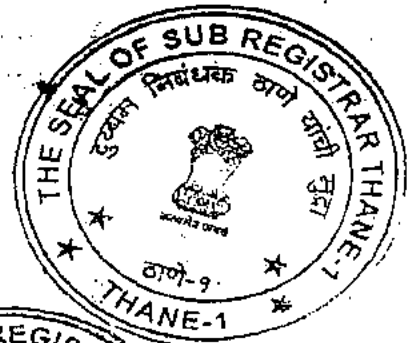
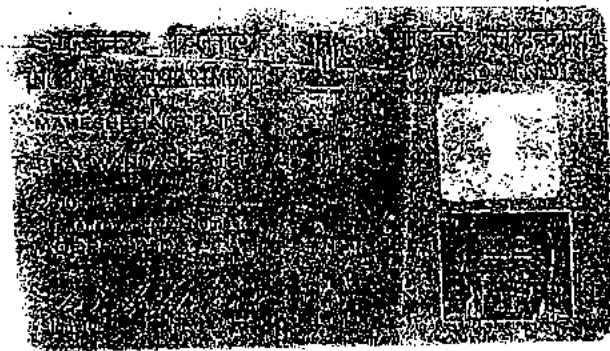


| |
|-------------------------|
| टनन-१ |
| दस्त क्रमांक 299 / 2007 |
| १५ / २० |

| |
|------------------------|
| टनन-१ |
| दस्त क्रमांक 9384/2007 |
| १०१/११० |

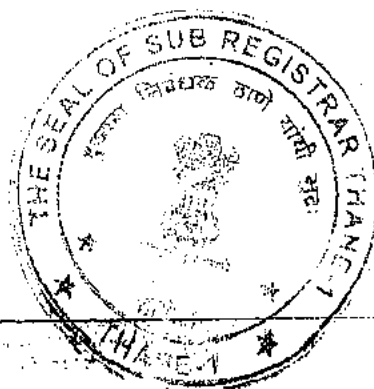


| |
|-------------------------|
| टनल - १ |
| दस्ता क्रमांक ३०११/२०१८ |
| २४/१०२ |



| |
|------------------------|
| टनल-१ |
| दस्ता क्रमांक २११/२०१८ |
| १०/२० |

| |
|-------------------------|
| टनल-१ |
| दस्ता क्रमांक ३३४५/२०१८ |
| ३०३/३१० |



Summary1 (GoshwaraBhag-1)
टजन - 9

दस्ता क्रमांक: 211/2014
दिनांक: 07 जानेवारी 2014 3:47


दस्त गोशवारा भाग-1
टजन 9 20
दस्ता क्रमांक: 211/2014

दस्ता क्रमांक: टजन1 /211/2014
बाजार मूल्य: रु. 00/-
मोबदला: रु. 01/-
भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टजन1 यांचे कार्यालयात
अ. क्र. 211 वर दि.07-01-2014
रोजी 3:45 प.नं. वा. हजर केला.

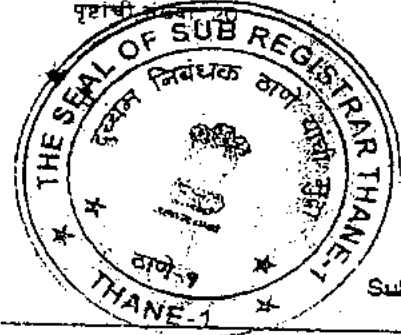
पावती:232
पावती दिनांक: 07/01/20
सादरकरणाचाचें नाव: मे.ओम साई इन्फ्रा चें भागीदार व मे.ओम साई ग्रुपचे प्रोप्रा. महेश बी.पटेल - -

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 400.00
डाटा एन्ट्री रु. 20.00


दस्ता हजर करणाऱ्याची सही:

पूरांची रक्कम: 520.00
एकूण: 520.00


Sub Registrar Thane-1



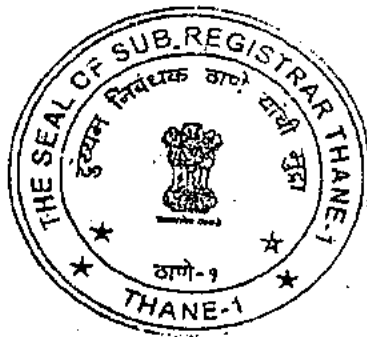

Sub Registrar Thane

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिफा क्र. 1 07 / 01 / 2014 03 : 38 : 02 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 07 / 01 / 2014 03 : 39 : 20 PM ची वेळ: (फी)



टजन-9
दस्ता क्रमांक 211/2014
405/110



टलन - 9
दस्त क्रमांक 2099/2014
ebl go

Summary-2(दस्त गोषवारा भाग - 2)



07/01/2014 3 51:24 PM

दस्त गोषवारा भाग-2

टलन 92/20
दस्त क्रमांक:211/2014

दस्त क्रमांक : टलन1/211/2014

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | ध्यायचित्र | अंगठ्याचा ठसा |
|----------|--|---|------------|---------------|
| 1 | नाव: मे. ओम साई इन्फ्रा चे भागीदार व मे. ओम साई गुपचे प्रोप्रा. महेश बी. पटेल - - पत्ता: प्लॉट नं: सदनिका न.301, माळा नं: 3 रा मजला, इमारतीचे नाव: ग्लासिया बिस्टींग, ब्लॉक नं: टेंभीनाका, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AAAAO3892M | कुलमुखत्यार देणार वय :-37 स्वाक्षरी:- <i>[Signature]</i> | | |
| 2 | नाव: जयंतीताल आय. जैन - - पत्ता: सदनिका न.602, 6 वा मजला, बी विंग, ग्लासिया अपार्टमेंट, टेंभीनाका, ठाणे, -. गोखले रोड (ठने) . Maharashtra, Thane, Non-Government. पिन नंबर: ABDPJ4149H | पॉवर ऑफ अटॉर्नी होल्डर वय :-53 स्वाक्षरी:- <i>[Signature]</i> | | |
| 3 | नाव: मनोज बी. पटेल - - पत्ता: प्लॉट नं: बी-1/204, माळा नं: -, इमारतीचे नाव: स्वर्तीक रेसीडेंसी, ब्लॉक नं: घोडबंदर रोड, ठाणे प., रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AJSPP4991N | पॉवर ऑफ अटॉर्नी होल्डर वय :-42 स्वाक्षरी:- <i>[Signature]</i> | | |

वरील दस्तऐवज करून देणार तयाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल शिक्का क्र.3 ची वेळ: 07 / 01 / 2014 03 : 41 : 23 PM



ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

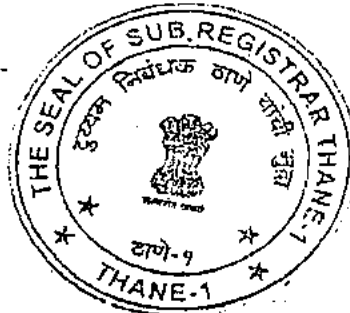
1 नाव: निखिल ठडर - -
वय: 34
पत्ता: नोपाडा, ठाणे
पिन कोड: 400602

[Signature]
स्वाक्षरी



2 नाव: योगेश हिंदुराव -
वय: 28
पत्ता: नोपाडा, ठाणे
पिन कोड: 400602

[Signature]
स्वाक्षरी

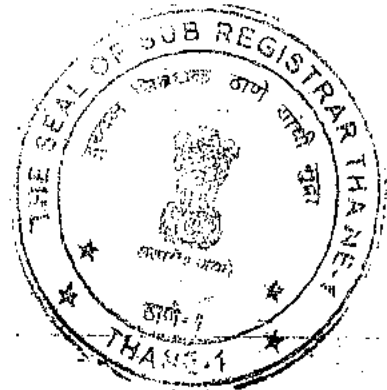


शिक्का क्र.4 ची वेळ: 07 / 01 / 2014 03 : 42 : 28 PM

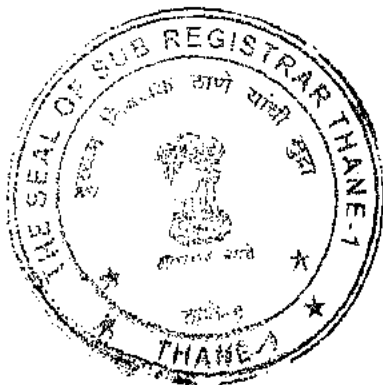
शिक्का क्र.5 ची वेळ: 07 / 01 / 2014 03 : 43 : 21 PM नोंदणी पुस्तक 4 मध्ये

iSarita v1.3.0

टलन-9
दस्त क्रमांक 9384/2014
1010 / 300



| |
|-------------------------|
| टोल - १ |
| दस्ता क्रमांक ८१११/२०१८ |
| २२ / १०१ |



कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री/श्रीमती/सौ Jayashilpa T. Sain या द्वारे घोषित करतो की, दुय्यम निबंधक, ठाणे - 1 यांचे कार्यालयात Agreement सा शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री/श्रीमती/सौ Mahesh B. Patel व इतर यांनी दिनांक 2/11/2014 रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मंजूर जाणीव आहे.

ठिकाण : ठाणे

दिनांक : 28/2/2018

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



टपन - १
दस्ता क्रमांक 3099/2095
er / gov



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
विकास विभाग
BIKAS VINGO SHAW
VINOD SHAW
 12/12/1981
 Permanent Account Number
FIAPSD0859A
 Signature

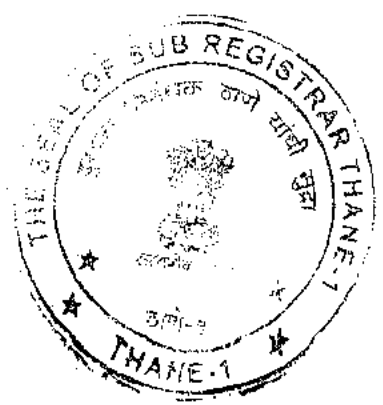
RT
टनन - 9
 दस्त संख्यांक 3099 / 209
 900 / 902

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
ALQPJ8269D
 नाम / Name
DIPESH JAYANTILAL JAIN
 पिता का नाम / Father's Name
JAYANTILAL INDERCHAND JAIN
 जन्म की तारीख / Date of Birth
10/05/1983
 हस्ताक्षर / Signature

Dipesh

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NIKHIL MURLIDHAR THAKKAR
MURLIDHAR MATHURADAS THAKKAR
 10/11/1980
 Permanent Account Number
ABUPT8815H
 Signature

Thakkar



73/3011

बुधवार, 28 फेब्रुवारी 2018 5:34 म.नं.

दस्त गोश्वारा भाग-1

टनन1

909/90

दस्त क्रमांक: 3011/2018

दस्त क्रमांक: टनन1 /3011/2018

बाजार मूल्य: रु. 26,03,000/- मोबदला: रु. 54,48,800/-

भरलेले मुद्रांक शुल्क: रु.3,26,950/-

दु. नि. सह. दु. नि. टनन1 यांचे कार्यालयात

पावती:3830

पावती दिनांक: 28/02/2018

अ. क्र. 3011 वर दि.28-02-2018

सादरकरणाराचे नाव: विकास विनोद शॉ - -

रोजी 5:07 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2040.00

पृष्ठांची संख्या: 102

एकुण: 32040.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Thane 1

Sub Registrar Thane 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 28 / 02 / 2018 05 : 07 : 37 PM ची वेळ: (सादरीकरण)

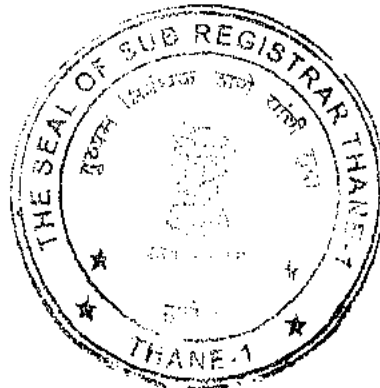
शिक्का क्र. 2 28 / 02 / 2018 05 : 13 : 33 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, सबर दस्तऐवजाचा जोडलेली भूदस्त कागदबंदी ही अस्तित्वात व खरी आहेत. तथापि छोटी/बलाबट आढळून आल्यास नोंदणी अधिनियम 1906 चे कलम 62 अन्वये होणाऱ्या सारबाईस अन्वये व्यक्तीस जबाबदार राहू.

लि. देणार

लि. देणार

909





दस्त गोपवारा भाग-2

टनन1

दस्त क्रमांक:3011/2018

28/02/2018 7 00:18 PM

दस्त क्रमांक :टनन1/3011/2018

दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---|-----------|---------------|
| 1 | नाव:दिकोस विनोद शां - - पत्ता:प्लॉट नं: सदनिका क्र.सी-602, माळा नं: -, इमारतीचे नाव: वासुदेव प्लॉट, ब्लॉक नं: कनाकिया रोड , रोड नं: मीरा रोड भाईदर, महाराष्ट्र, ठाणे. पॅन नंबर:FIAPS0859A | लिहून घेणार वय :-37 स्वाक्षरी:- | | |
| 2 | नाव:मे.ओम साई इन्फ्रा चे भागीदार व मे.ओम साई ग्रुपचे प्रोशा. महेश बी पटेल यांचे कु मु म्हणून जयंतीलाल आय जैन - - पत्ता:प्लॉट नं: सदनिका क्र.301, माळा नं: 3, इमारतीचे नाव: ग्लासिया बिल्डिंग, ब्लॉक नं: टेंभी नाका , रोड नं: ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AAAAO3892M | लिहून घेणार वय :-58 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 02 / 2018 06 : 34 : 58 PM

ओळख:-

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|---------------|---------------|
| 1 | नाव:दिपेश जैन - - वय:34 पत्ता:ठाणे पिन कोड:400602 | स्वाक्षरी | |
| 2 | नाव:निखील ठक्कर - - वय:37 पत्ता:किरण सोसायटी दादा पाटील वाडी रोड ठाणे, पिन कोड:400602 | स्वाक्षरी | |

शिक्का क्र.4 ची वेळ:28 / 02 / 2018 06 : 36 : 57 PM

शिक्का क्र.5 ची वेळ:28 / 02 / 2018 06 : 37 : 27 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 1

EPayment Details.

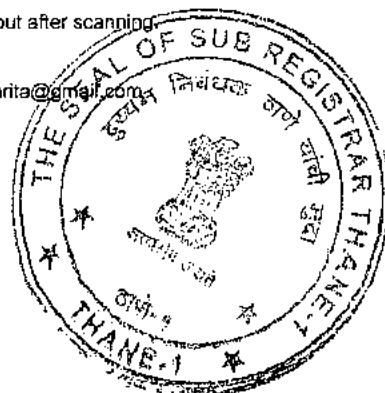
sr. Epayment Number
1 MH011187156201718E

Defacement Number
0006142284201718

3011 /2018

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



28/02/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 3011/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) डावले

| | |
|---|--|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 5448800 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2603000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: सदनिका क्र.806, माळा नं: 8वा मजला बिल्डिंग न.वी-6, इमारतीचे नाव: फ्लोरिडा बिल्डिंग साई कनिष्क प्रोजेक्ट, रोड : डावले ठाणे, इतर माहिती: सर्व्हे.न 5 हिस्सा न. 9 सर्व्हे.न 5 हिस्सा न.5 वी क्षेत्र 556 चौ.फूट कार्पेट ((Survey Number : 5/5 ;)) |
| (5) क्षेत्रफळ | 1) 556 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.ओम साई इन्फ्रा चे भागीदार व मे.ओम साई ग्रूपचे प्रोप्रा. महेश बी पटेल यांचे कु मु म्हणून जयंतीलाल आय जैन - - वय:-58; पत्ता:-प्लॉट नं: सदनिका क्र.301, माळा नं: 3, इमारतीचे नाव: ग्लासिया बिल्डिंग, ब्लॉक नं: टेंभी नाका , रोड नं: ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAAAO3892M |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-बिकास विनोद शॉ - - वय:-37; पत्ता:-प्लॉट नं: सदनिका क्र.सी-602, माळा नं: -, इमारतीचे नाव: वासुदेव प्लाॅनेट, ब्लॉक नं: कनाकिया रोड , रोड नं: मीरा रोड भाईदर, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-FIAPS0859A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 28/02/2018 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 28/02/2018 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 3011/2018 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 326950 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |


 पु.सह दुय्यम निबंधक वर्ग-१
 ठाणे - १.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

