



# OMEGA CONSTRUCTIONS

**RECEIPT**

No. 119

Date: 10/12/2013

PLOT NO. 2, SURVEY NO. 8/1, C.T.S NO 1452, AT VILLAGE AAJOSHI,  
TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD  
MOBILE : 9545007861, 9324243288 E-mail : omega.constructions.oc@gmail.com

Received with thanks from Mr./ Mrs. / M/s. Nilesh kadam

the sum of Rs. 150000/- Rupees One Lac Fifty Thousand only.

towards part / full / advance paymnet in respect of Flat No. / Shop No. / Parking No. B104

By Cash / Cheque / D/P No. 602176 Dated 10/12/2013

drawn on State Bank of India - Khopoli

For **OMEGA CONSTRUCTIONS**



*J. Khan*

ised Signatory

Subject to realisation of cheque



# OMEGA CONSTRUCTIONS

**RECEIPT**No. 047Date : 7/10/11

PLOT NO. 2, SURVEY NO. 8/1, C.T.S NO 1452, AT VILLAGE AAJOSHI,  
TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD  
MOBILE : 9545007861, 9324243288 E-mail : omega.constructions.oc@gmail.com

Received with thanks from Mr./ Mrs. / M/s. NILESH KADAM

the sum of Rs. 10,000/- Rupees Ten Thousand Rupees Only.

towards part / full / advance paymnet in respect of Flat No. / Shop No. / Parking No. \_\_\_\_\_

By Cash / Cheque / ~~DD~~ / No. 430409 Dated 11/10/11

drawn on SBT Branch Khardi - MIDC

For **OMEGA CONSTRUCTIONS**

Authorised Signatory

Subject to realisation of cheque



# OMEGA CONSTRUCTIONS

**RECEIPT**

PLOT NO. 2, SURVEY NO. 8/1, C.T.S NO 1452, AT VILLAGE AAJOSHI,  
TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD  
MOBILE : 9545007861, 9324243288 E-mail : omega.constructions.oc@gmail.com

No. 321Date : 08/05/12Received with thanks from Mr./ M/s. / M/s. Nilesh Kadamthe sum of Rs. 258 - Rupees Two Hundred Fifty Eight Onlytowards part / full / advance paymnet in respect of Flat No. / Shop/No. / Parking No. B104By Cash / Cheque / DD/No. 430414 Dated 08/05/12drawn on State Bank of IndiaFor **OMEGA CONSTRUCTIONS**Ashwin

Authorised Signatory

Subject to realisation of cheque



# OMEGA CONSTRUCTIONS

RECEIPT

No. 322

Date: 08/05/12

PLOT NO. 2, SURVEY NO. 8/1, C.T.S NO 1452, AT VILLAGE AAJOSHI,  
TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD  
MOBILE : 9545007861, 9324243288 E-mail : omega.constructions.oc@gmail.com

Received with thanks from Mr./ M/s. / M/s. Nilesh Kadlem.

the sum of Rs. 250000 Rupees Two Lac Fitty Thousand Only

towards part / full / advance paymnet in respect of Flat No. / ~~Shop~~ No. / Parking No. B 104

By ~~Cash~~ / Cheque / DD/No. 430415 Dated 15/05/12

drawn on State Bank of India

For **OMEGA CONSTRUCTIONS**

Ashini

Subject to realisation of cheque

Authorised Signatory



# OMEGA CONSTRUCTIONS

**RECEIPT**No. 138Date : 28/01/2014

PLOT NO. 2, SURVEY NO. 8/1, C.T.S NO 1452, AT VILLAGE AAJOSHI,  
TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD  
MOBILE : 9545007861, 9324243288 E-mail : omega.constructions.oc@gmail.com

Received with thanks from Mr./ M/s. / M/s. Nilesh Kadam.

the sum of Rs. 75000/- Rupees Seventy Five Thousand only.

towards part / full / advance paymnet in respect of Flat No. / Shop No. / Parking No. B104

By Cash / Cheque / Dd No. 602500 Dated 28/01/014

drawn on SBI Khopoli

For **OMEGA CONSTRUCTIONS**

*Sanjukta*  
*Sanjukta*  
Authorised Signatory

Subject to realisation of cheque



# OMEGA CONSTRUCTIONS

RECEIPT

No. 436

Date: 06/11/2012

PLOT NO. 2, SURVEY NO. 8/1, C.T.S NO 1452, AT VILLAGE AAJOSHI,  
TALUKA KHALAPUR, KHOPOLI, DIST. - RAIGAD

MOBILE : 9545007861, 9324243288 E-mail : omega.constructions.oc@gmail.com

Received with thanks from Mr./ Mfs. / Mfs. Nilesh Kadlam.

the sum of Rs. 1,26,000/- Rupees One Lac Twenty Six Thousand Only

towards part / full / advance paymnet in respect of Flat No. / Shop No. / Parking No. B104

By Cash / Cheque / DD / No. 547719 Dated 06/11/12

drawn on State Bank of India, Khopoli

For OMEGA CONSTRUCTIONS



Amee

Authorised Signatory

Subject to realisation of cheque



# OMEGA CONSTRUCTIONS

RECEIPT

No: 348

Date: 10/07/2012

PLOT NO. 2, SURVEY NO. 8/1, C.T.S NO 1452, AT VILLAGE AAJOSHI,  
TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD  
MOBILE : 9545007861, 9324243288 E-mail : omega.constructions.oc@gmail.com

Received with thanks from Mr./Mrs./M/s. Nilesh Kadam

the sum of Rs. 889000/- Rupees Eight Lac Eighty Nine Thousand Only

towards part / full / advance paymnet in respect of Flat No. / Shop No. / Parking No. B104

By Cash / Cheque / DD / No. 546442 Dated 10/07/2012

drawn on State Bank of India

For **OMEGA CONSTRUCTIONS**



Subject to realisation of cheque

Authorised Signatory

H/L 324/0471057

# OMEGA CONSTRUCTIONS

C.T.S. NO. 1452, SURVEY NO. 8/1, PLOT NO. 2,  
AT VILLAGE AAJOSHI, TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD.

Ref. No. OC/RE/014/318

Date: 13/01/2014

To,  
Mr. Nilesh Kadam  
Gangangiri Nagar  
Room No. 11, A wing  
Shivprasad Bldg, Khopoli.  
Raigad

Loan Amt

1270000  
1171680

98320

75000

23320

Subject :- Demand letter No.7 for Flat No. B 104 Rivera Estate  
C.S.T 1452, Survey No. 8/1, Plot No. 2 Aajoshi, Tal: Khalapur,  
Dist: Raigad.

Dear Sir,

Please refer to our Agreement No. 1260/2012 Dated. 27/03/2012

Total consideration for the flat is Rs. 15, 00,000/-

As per schedule, On Possession

Total Due Payment is 100% = Rs. 15, 00,000/-

We have Received Rs. 14, 25,000/-

Balance Amount Receivable Rs. 75,000/-

(Seventy Five Thousand Only)

Kindly pay the balance amount on or before 17<sup>th</sup> Jan 2014.

Thanking you,

For Omega Construction




Surjit Yadav  
Partner

Loan Amt 1270000  
So far disburse 1171680  
Demand 75000  
23320

→ Ple pay Rs 75000 to  
omega construction

  
Received  
28/1/14

  
N. S. Kadam  
28/01/2014



# SURJIT YADAV

Architect & Structural Consultant

304 – Gauri Complex, Sector – 11, CBD Belapur, Navi Mumbai – 400614

Tel: 022 27572372 Mbl – 9769830999 Fax: 7838654650

Email: [surjit78@hotmail.com](mailto:surjit78@hotmail.com)

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Date :- 2 Jan'2014

## TO WHOM SO EVER IT MAY CONCERN

This is to certify that the construction of building "RIVERA ESTATES" on plot no 2 survey no 8/1 C.T.S no 1452 Aajoshi Khalapur Khopoli Dist Raigad is completed by Omega constructions and ready for occupancy.




Surjit Yadav





- २) कोणत्याही परिस्थितीत ओटला बंद करता येणार नाही, तसेच तळ मजल्यास व टेरस फ्लोअरला चालकनी करणे अनुज्ञेय असणार नाही.
- ३) भोगवटा प्रमाणपत्र सोबत दर्शविलेल्या नकाशातील बांधकामा व्यतिरीक्त इतर बांधकाम असतितकृत समजणेत येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करणेत येईल याची नोंद घ्यावी.
- ४) भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदी करणासाठी आवश्यक भासल्यास हस्तांतरीत करानी लागेल. टेरस व पॉफिट टेरस बंदिस्त करू नये.
- ५) पावसाळी पाणी वाहून वाया जाऊ नये यासाठी रुफटॉप हार्नेस्टिंग करणेत यावे व पाणी जमिनीमध्ये मुरवावे.



  
 मुख्याधिकारी तथा नियोजन अधिकारी  
 सोलापूर नगरपरिषद

प्रत :

- १) कर विभाग - सोलापूर नगरपरिषद
- २) पाणी पुरवठा विभाग - सोलापूर नगरपरिषद

# OMEGA CONSTRUCTIONS

ALC 32410471057

C.T.S. NO. 1452, SURVEY NO. 8/1, PLOT NO. 2,  
AT VILLAGE AAJOSHI, TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD.

Ref. No. OC/RE/013/294

Date: 10/12/2013.

To,  
Mr. Nilesh Kadam  
Gangangiri Nagar  
Room No. 11, A wing  
Shivprasad Bldg, Khopoli.  
Raigad

LOAN ALC NO = 32410471057.  
→ limit = 12,70,000  
Disbursement = 12,06,500  
95% i.e.  
Disbursement = 1,50,000

By. D.D.

so far disbursement = 10,21,680

Omega construction ALC No 87305560180  
CBD Belapur

Subject :- Demand letter No.6 for Flat No. B 104 Rivera Estate

C.S.T 1452, Survey No. 8/1, Plot No. 2 Aajoshi, Tal: Khalapur,

Dist: Raigad.

Dear Sir,

Please refer to our letter no.OC/RE/013/251 Dated. 25/04/2013

Total consideration for the flat is Rs. 15,00,000/-

As per schedule, the Completion of Painting Work

Total Due Payment is 95% = Rs. 14,25,000/-

We have Received Rs. 12,75,000/-

Balance Amount Receivable Rs. 1,50,000/-

(One Lac Fifty Thousand Only)

Kindly pay the balance amount on or before 25<sup>th</sup> Dec 2013

Thanking you,

For Omega Constructions

Surjit Yadav  
Partner

  
10/12/13





# SURJIT YADAV

Mobile : 932424328

Architect & Structural Consultant

301, Gauri Complex, Sector-11, CBD Belapur, Navi Mumbai - 400 614

Tel.: 2758 0009 / 6523 1706 / 6523 1710 • Fax : 2758 0602

Email : surjit78@hotmail.com

Date: 15/10/2013

## To Whomsoever it may concern

I, the undersigned is the appointed Architect for the project Rivera Estates

located on plot no 2 S. No. 8/1 C.T.S No 1452 village Aajoshi Taluka Khalapur Khopoli, by the developers Omega Constructions.

I hereby state that painting work is completed under my supervision and the work is in progress.



SURJIT YADAV

*[Handwritten signature]*

# OMEGA CONSTRUCTIONS

C.T.S. NO. 1452, SURVEY NO. 8/1, PLOT NO. 2,  
AT VILLAGE AAJOSHI, TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD.

525

Ref. No. OC/RE/012/147.

Date: 30/10/2012

To,  
Mr. Nilesh Kadam  
Gangangiri Nagar  
Room No. 11, A wing  
Shivprasad Bldg, Khopoli.  
Raigad

Subject :- Demand letter No.4 for Flat No. B 104 Rivera Estate  
C.S.T 1452, Survey No. 8/1, Plot No. 2 Aajoshi, Tal: Khalapur,  
Dist: Raigad.

Dear Sir,

Please refer to our letter no.OC/RE/012/091 Dated. 12/07/2012

Total consideration for the flat is Rs. 15, 00,000/-

As per schedule, the Completion of Bricks Work

Total Due Payment is 85% = Rs. 12, 75,000/-

We have Received Rs. 11, 49,000/-

Balance Amount Receivable Rs. 1, 26,000/-

(One Lac Twenty Six Thousand Only)

Kindly pay the balance amount on or before 20<sup>th</sup> Nov 2012

Thanking you,

For Omega Construction

  
Surjit Yadav  
Partner

Please disburse Rs.  
1,26,000/-

  
6/11/2012

Hsg. Loan A/c No. 32410471057  
Hsg. Loan Limit = 12,70,000/-  
85% of Loan Amt. = 10,79,500/-  
So far disbursed = 8,95,680/-  
Balance = 1,83,820/-  
∴ Rs. 1,26,000/- disbursed as  
per demand letter on  
06/11/2012

# SURJIT YADAV

Mobile : 9324243288

Architect & Structural Consultant

301, Gauri Complex, Sector-11, CBD Belapur, Navi Mumbai - 400 614

Tel.: 2758 0009 / 6523 1706 / 6523 1710 • Fax : 2758 0602

Email : surjit78@hotmail.com

Ref. No.:

Date : 30/10/12

## To Whomsoever it may concern

I, the undersigned is the appointed Architect for the project Rivera Estates located on plot no 2 S. No. 8/1 C.T.S No 1452 village Aajoshi Taluka Khalapur Khopoli, by the developers Omega Constructions.

I hereby state that the casting of 6<sup>th</sup> slab & brick work is completed under my supervision and the work is in progress.



SURJIT YADAV



# OMEGA CONSTRUCTIONS

C.T.S. NO. 1452, SURVEY NO. 8/1, PLOT NO. 2,  
AT VILLAGE AAJOSHI, TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD.

Ref. No 0C(RB)011/094

Date : 21/06/2012

To,

Mr. Nilesh Kadam

Gangangiri Nagar

Room No. 11, A wing

Shivprasad Bldg, Khopoli.

Raigad

## Subject :- Demand letter No.2

Dear Sir,

Please refer to our agreement No. 1260/2012 Dated. 27<sup>th</sup> March 2012. As per the payment schedule you are liable to pay 70% amount against your Flat No. B104 in our project Riveira Estates.

Agreement value of the Flat is Rs. 15, 00,000/-

70% of the agreement value is Rs. 10, 50,000/-

We have received Rs. 2, 60,000/-

Balance Amount is Rs. 7, 90,000/-

(Seven Lac Ninety Thousand Only)

You are hereby requested to pay the balance amount on or before 1<sup>st</sup> July 2012.

Kindly make an agreement to pay the balance amount before due date.

Thanking you,

For Omega Construction

  
Surjit Yadav  
Partners



BT

amt of Rs 8 89000/-  
may be disbursed by  
Bc frg omega  
constructions by  
debiting barrow  
Ban etc



# SURJIT YADAV

Mobile : 9324243288

Architect & Structural Consultant

301, Gauri Complex, Sector-11, CBD Belapur, Navi Mumbai - 400 614

Tel.: 2758 0009 / 6523 1706 / 6523 1710 • Fax : 2758 0602

Email : surjit78@hotmail.com

Ref. No. :

Date: 7/5/12

## To Whomsoever it may concern

I, the undersigned is the appointed Architect for the project Rivera Estates located on plot no 2 S. No. 8/1 C.T.S No 1452 village Aajoshi Taluka Khalapur Khopoli, by the developers Omega Construction.

I hereby state that casting of 5<sup>th</sup> slab is completed under my supervision and the work is in progress.



SURJIT YADAV

# OMEGA CONSTRUCTIONS

C.T.S. NO. 1452, SURVEY NO. 8/1, PLOT NO. 2,  
AT VILLAGE AAJOSHI, TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD.

Ref. No. OC/RE/012/043

Date : 08/05/12

To,  
The Branch Manager  
State Bank of India  
Housing Finance  
Khopoli.

Dear Madam/ Sir,

I, Surjit Yadav, Partner Omega Construction. hereby certify that:

1. I/We have transferable rights to the property described below, which has been allotted by us to **Shri. Nilesh Kadam** herein after referred to us "the purchaser", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement No.1260/2012 dated 27/03/12

Description of the property:

Flat No./ House No: B 104

Building No/ Name: Rivera Estates

Plot No: Plot No 2,

Street No/ Name: Survey No 8/1

Locality Name: C.T.S 1452,

Area Name: Aajoshi

City Name: Khopoli, Taluka- Khalapur, Dist- Raigad

Pin Code: 410203

2. That the total consideration for this transaction is Rs. **15,00,000/- (Fifteen Lac Only)** towards sale document No. 1260/2012 dated 27/03/2012 and Rs.85000/- (Rs. Eighty Five Thousand Only) towards Share money, society formation, development charges, electric meter and advance maintenance charges as specified in the agreement no 1260/2012 dated 27/03/2012.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced by the bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
5. We have not borrowed from any financial institution for the purchase/ development of the property and have not created and will not create any

# OMEGA CONSTRUCTIONS

C.T.S. NO. 1452, SURVEY NO. 8/1, PLOT NO. 2,  
AT VILLAGE AAJOSHI, TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD.

Ref. No.

Date :

encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/ to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/ mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.
7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/ We undertake to inform the society about Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/ Transfer of funds favouring "Omega Construction". ICICI Bank, CBD Belapur, Navi Mumbai, Account No: 087305500180."
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "Mr. Nilesh Kadam", (Name of the Purchaser), and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the company.

Yours faithfully,



Authorized Signatory

Name- Surjit Yadav

Designation- Partner

Place-Khopoli

Date-21/12/2011 08/05/2012

# OMEGA CONSTRUCTIONS

C.T.S. NO. 1452, SURVEY NO. 8/1, PLOT NO. 2,  
AT VILLAGE AAJOSHI, TALUKA KHALAPUR, KHOPOLI, DIST - RAIGAD.

Ref. No. OCIRE/012/042

Date : 08/05/12

To,  
Mr. Nilesh Kadam  
Gangangiri Nagar  
Room No. 11, A wing  
Shivprasad Bldg,  
Khopoli.  
Raigad

**Subject :- Allotment of flat no B 104 in Rivera Estates**

Dear Sir,

This is to confirm and record that we have agreed to reserve for you, for sale of the flat no. B 104 on 1<sup>st</sup> floor in our project **RIVERA ESTATES**, Aajoshi, Khopoli for the aggregate price of Rs. 15,00,000/-

(Fifteen Lac Rupees Only)

Exclusive of stamp duty & registration charges.

You have agreed to pay the said price as per the Schedule printed hereunder:

- |   |     |  |
|---|-----|--|
| 1 | 10% | At the time of booking                       |
|   |     | On or before completion of the plinth of the |
| 2 | 10% | building in which said flat is situated      |
|   |     | On or before casting of First slab of the    |
| 3 | 10% | said building                                |



4	10%	On or before casting of Second slab of the the said building
5	10%	On or before casting of Third slab of the said building
6	10%	On or before casting of Fourth slab of the said building
7	10%	On or before casting of Fifth slab of the said building
8	10%	On or before casting of Sixth slab of the said building
9	5%	On or before completion of brick work of the said building
10	5%	On or before completion of internal and external plaster of the said building
11	5%	On or before completion of painting work.
12	5%	On or before possession.
	100%	Total agreed price to be paid before taking Possession of the said flat.

You will also pay the necessary deposits, viz deposit against ground rent, share money, electric meter, water meter and proportionate electricity substation installation charges etc which will be approximately Rs.70/- Per sqft as may be decided by us. You will also pay monthly outgoing charges/



●

maintenance charges to be collected by us or by the co. operative society Ltd/ company to be formed. You will also have to bear the stamp duty & registration charges as applicable on the agreement for the sale to be executed by and between us for the said premises.

The service tax payable to the central government/ State government or any other or additional taxes, charges, levies as and when levied on the sales of this flat shall be borne and paid by the purchaser alone. It is hereby specifically agreed by the parties hereto that the liability of the purchaser to pay the above service tax shall remain in force even after the developers have handed over the possession of the said flat to the purchaser. And at no point of time the developers shall be liable to bear or pay the same in any manner whatsoever.

The list of amenities to be provided in the building has been explained to you and shall be set out in the said agreement for sale it will be obligatory on your part to pay all the installment in time and dates as agreed upon in the letter of allotment. It is specifically agreed by and between us that time of payment of the entire installment is the essence of the contract. In case you commit default in payment of even any one installment the booking of the above premises shall stand cancelled and the entire amount paid by you shall be forfeited.



The building is under construction, the above reservation will stand confirmed on your executing with us, an agreement for sale on our standard form which will be supplied to you, please confirm.

Yours faithfully.

For Omega Constructions



Surjit Yadav & Asif Khan

Partner

I confirm,

Name -: Mr. Nilesh Kadam

Signature-:

पावती क्र.

₹ 102800/-

₹ 74000.00  
₹ 28800.00

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 9280/92

दिनांक 20/3/92 सन २०

दस्तऐवजाचा प्रकार-

कृषि/कृषि

सादर करणाराचे नाव-

विठ्ठल शिंदे/श्री. शिंदे

खालीलप्रमाणे फी मिळाली:-

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

₹ 15000/-

₹ 10000/-

₹ 1000/-

रु.	पै.
94000/-	
1000/-	
1000/-	
94000/-	

₹ 10000/-

₹ 74000/-

₹ 28800/- एकूण

दस्तऐवज

नक्कल

रौजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने दय्यम निबंधक, खालापूर हवाली करावा.

सादरकर्ता



## 441 इतर फीची अनुसूची

फी अनुच्छेद सतरा किंवा अठरा अन्वये.

रुजवात फी.

३. फाईल करण्याची फी.  
अनुच्छेद अकरा अन्वये.  
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दुय्यम निबंधक

दस्तावेज परत केला.

मौजे उगाजीशी

ता. खालापूर येथील सूची क्र. दोन INDEX No. II चा उतारा

विलेखाचा प्रकार व मोबदल्याचे स्वरूप भाडेपट्ट्याच्या बाबतीत पट्टाकरा आकारणी देतो की, पट्टेवार देता ते नमुद करावे	भूमापन पोटाहिस्सा व घर क्रमांक असल्यास	क्षेत्रफळ हे. आर	आकारणी किंवा जुडी देण्यात येत असेल तेव्हा		दस्तऐवज करून देणाऱ्या पक्षकाराचे नांव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश नसल्यास प्रतीवादीचे नांव	दस्तऐवज करून घेणाऱ्या पक्षकाराचे नांव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश नसल्यास वादीचे नांव	दिनांक		अनुक्रमांक खंड व पृष्ठ	बाजारभावा प्रमाणे मुद्रांक शुल्क	बाजारभावा प्रमाणे नोंदणी फी	शेरा
			रुपये	पैसे			करून दिल्याचा	नोंदणीचा				
केशरनाम)	सिसर्ग	५४५२	सनादिन	९	मे ओमिगा कन्स्ट्रक्शन	निलेश सदानंद	२०१३	२०१३	१२६०	७२६००	१५०००	
बा.मु १४०३०००	लॉट नं १	१५५४	४८००		नर्फे पारिनेर	कदम श.कुळाई	२०१२	२०१२	२०१२			
मो १५०००००	चौफुट	२५	वरील		१) व्युरजिन यादव	शमी संभाजी नगर						
	इमारतीचे		बीघकाम	बी	२) असीफ आरलम	चिंपळी चिंपळी						
	विंग मधील		पहिल्या		खान							
	मजल्यावरील		सदनिका		श. खोपोली							
	नं.बी १०४		होरचौफुट		ता. खालापूर							
	महोजेचा		पूर.२७	चौमी								



सूची क्रमांक २ वरून

अस्सल बरहुकूम नकल

मी नकल केली

मी वाचली

मी रुजवात घातली



अर्ज क्रमांक

३६६११२

अर्जदार श्री

केलस वाडिकर

यांचा अर्ज दि.

२४/१२/२०१२

अन्वये नकल समक्ष दि.

२४/१२/२०१२

रोजी

पुण्यनंद कारवाडी, खालापूर

पुण्यनंद कारवाडी, खालापूर

LONAVALA SAHAKARI BANK  
 MARYADIT.K.K.APARTMENT  
 LONAVALA, TAL-MAVAL,  
 PUNE-410 401.  
 D-5/STP(V)/C.R.1062/01/  
 06/200-203

भारत 55697  
 129914

SPECIAL ADHESIVE  
 महाराष्ट्र  
 MAR 27 2012



ZERO ZERO SEVEN TWO SIX ZERO ZERO 11:45

Rs.0072600/-PB5545

For LONAVALA SAHAKARI BANK MARYADIT

*Palm*

Authorised Signatory

INDIA STAMP DUTY MAHARASHTRA

दस्तावेज	Agreement for Sale
क्या नोंदणीय आहे	Registrable / Non Registrable
If Registrable	Khalapur
हस्ताक्षर करणारा	55697/129914
मिळवणीचे खोटे/सत्य प्रमाण	Plot No 3-104, Riviera Estates, Aigshi, Khalapur
मिळवणी रक्कम	15,00,000/-
हस्ताक्षर करणारे मालक/वकील - १/अथ	Nilesh Kadam
हस्ताक्षर करणारे पध्दतार/मालक	Omega Construction
हस्ताक्षर करणारे पध्दतार	Nilesh Kadam
	Khalapur
	72600/- Seventy Two Thousand Six Hundred only

LONAVALA SAHAKARI BANK MARYADIT

*Palm*

Authorised Signatory

Scroll No.	Date: 27/3/12
Franking Value	Rs. 72600/-
Service Charge	Rs. 101/-
Total	Rs. 726101/-
Name of the stamp duty paying party: (PAN NO. if cash above 50,000) PAN NO. AP2PK4259D Address: Nilesh Kadam Gagan 9/11, 1st floor, 11 Gagan Road, Aigshi, Khalapur, Through - Aigshi.	
DD / Pay Order No.:	
Paid By:	
Drawn on Bank:	
Branch:	
Type of Document: Agreement for Sale	
Rs. (In words): Seventy two thousand six hundred and one only	
Signature of Purchaser	<i>Palm</i>
Tran ID	55697/129914
Authorised Signatory	<i>Palm</i>

मुद्रा ६ फॅकींग अल्टा व्हायलेट लेम्प  
 की तप सले व एस.एम.एस./संचालित  
 अधिक-यांशी दुरध्वनीवरून  
 सावून, मेल बरोबर आदळू  
 दुय्यम निबंधक खालापूर  
 सह/दुय्यम निबंधक

AGREEMENT FOR SALE

Date :- 27/3/2012

M/S. OMEGA CONSTRUCTIONS ] THE PROMOTER  
 AND  
 MR. NILESH SADANAND KADAM ] THE FLAT PURCHASER



*Saran*  
*Shankar*

क.ल.र  
 9260/2092  
 9/12

-----  
**AGREEMENT FOR SALE**  
-----

In respect of a residential Flat bearing No. B - 104 admeasuring about 662 Sq. Ft. i.e. 59.27 Sq. Mtrs. Carpet Area (661.95 Sq. Ft. i. e. 71.12 Sq. Mtrs. built up area – for stamp duty purposes) on First Floor, B 104 Wing of a residential complex to be named as “ RIVEIRA ESTATES ” which is under construction on plots of land bearing No. 1 part and 2 out of a land bearing Survey No. 8, Hissa No. 1part, City Survey No. 1452 situate lying and being at revenue village Aajoshi, Taluka Khalapur, District Raigad.

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Actual Cost Rs. =  
Valuation for Stamp Duty Rs. =  
Stamp Duty paid Rs. =  
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THIS AGREEMENT FOR SALE made at Khalapur on this 27<sup>th</sup> Day of March, 2012.

**BETWEEN**

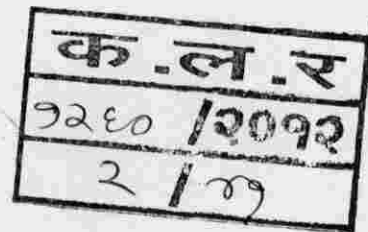
M/S. OMEGA CONSTRUCTIONS, a partnership firm established according to the provisions of the Indian Partnership Act, 1932 having its office at Plot No. 2, Survey No. 8/1, C.T.S. No. 1452, village Aajoshi, Post Shiiphata Khopoli, Taluka Khalapur, District Raigad, ( PAN AACFO 4512 H ) through its partner, MR. SURJIT DHIRSING YADAV, Age about 34 years, Occupation – Business, Residing at – B – 701, Ellora Tower, Sector 11, CBD, Belapur, Navi Mumbai – 400614, and MR. ASIF ASLAM KHAN, Age about 31 year, Occupation – Business, Residing at & post- Hal Budruk, Shilphata, Khopoli, Tal- Khalapur, Dist- Raigad. Hereinafter referred to or called as “ THE PROMOTEK ” ( which expression shall unless repugnant to the context or meaning thereof means and includes its present and future partners, legal representatives, excutors, administrators, assigns etc. ) of the **FIRST PART.**

**AND**

MR. NILESH SADANAND KADAM, Age about 33 years, Occupation - Service, Residing at Krishnai, At- Sati Sambhaji Nagar Post, Post- Pimpali, Tal- Chiplun, Dist- Ratnagiri, ( PAN APZPK 4259 D ) hereinafter referred to or called



*Asif Khan*  
*Nilesh Kadam*



as “ **THE FLAT PURCHASER** ” ( Which expression shall unless repugnant to the context or meaning thereof be deemed to include his legal heirs, legal representatives, executors, administrators, assigns etc. ) Of the **SECOND PART**.

All those pieces and parcels of nonagricultural plots of land situate lying and being at revenue village Ajoshi, Taluka Khalapur, District and Division Raigad, Sub Division Khalapur within the jurisdiction of the Sub Registrar of Assurances at Khalapur and within the territorial limits of Khopoli Municipal Council, Khopoli, the description whereof as per the present revenue record is as under :-

Sr. No.	Survey No.	Hissa No.	City Survey No.	Plot No.	Area Sq. Mtrs.	Assessment Rs.
1	8	1 part	1452	1	449.40 out of 1661.00	332=20
2	8	1 part	1452	2	4800.00	960=00

The said plots of land are more particularly described in a schedule annexed to this Agreement and marked as “ **ANNEXTURE A** ”.

The Xerox copies of the VII/XII extracts of the said plots of land are annexed herewith and marked as “ **ANNEXTURE B - 1 and B - 2** ”.

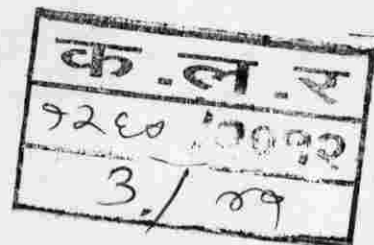
( For the sake of convenience, the said nonagricultural plots of land are hereinafter referred to or called as “ the said plots of land ” or “ the said property ” )

WHEREAS the said plots of land are absolutely owned and possessed by the Promoter herein.

AND WHEREAS the Promoter herein has purchased 449.40 Sq. Mtrs. undivided area out of 1661.00 Sq. Mtrs. of a nonagricultural plot of land bearing No. 1 having revenue assessment of Rs. 332=20 out of a land bearing Survey No. 8, Hissa No. 1 part, City Survey No. 1452 situate lying and being at revenue village Ajoshi, Taluka Khalapur, District Raigad from Mrs. Fahamida Mohammad Ismail Mulla, Residing at Bazar Peth, Khopoli, Taluka Khalapur, District Raigad, Khopoli 410 203 by a Sale Deed dated 09/05/2011 and the said Sale Deed is registered in the office of the Sub Registrar of Assurances at Khalapur at Serial No. 1856/2011 on 09/05/2011 and the Promoter is in actual, physical and legal possession of the said plot of land since the date of execution of the said Sale Deed.



*Saran*  
*[Signature]*



AND WHEREAS the Promoter has purchased a nonagricultural plot of land bearing No. 2 admeasuring about 4800 Sq. Mtrs. having revenue assessment of Rs. 960=00 out of a land bearing Survey No. 8, Hissa No. 1 part, City Survey No. 1452 situate lying and being at revenue village Ajoshi, Taluka Khalapur, District Raigad from ( 1 ) Mr. Aslam Sadulla Khan, Residing at House No. 133 / 4, Millat Nagar, village Hal Budruk, Post Shilphata, Khopoli, Taluka Khalapur, District Raigad, Khopoli 410 203, ( 2 ) Mr. Anil Shreechand Dembani, Residing at 776/1, Dembani Apartment, Ulhasnagar, District Thane, Ulhasnagar - 3 ( 3 ) Mrs. Fahamida Mohammad Ismail Mulla, Residing at Bazar Peth, Khopoli, Taluka Khalapur, District Raigad, Khopoli 410 203 by a Sale Deed dated 09/05/2011 and the said Sale Deed is registered in the office of the Sub Registrar of Assurances at Khalapur at Serial No. 1857/2011 on 09/05/2011 and the Promoter is in actual, physical and legal possession of the said plot of land since the date of execution of the said Sale Deed.

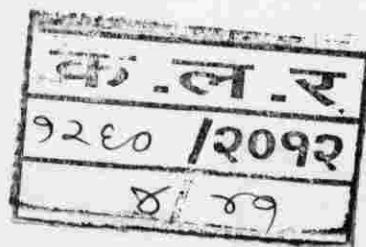
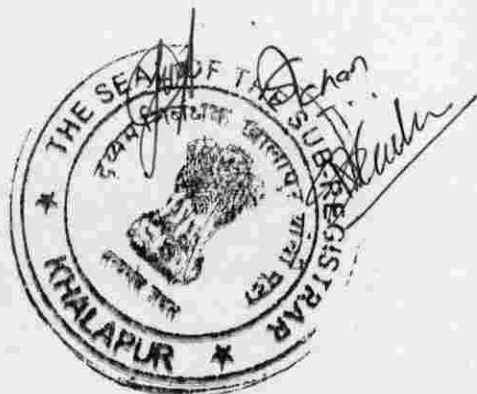
AND WHEREAS the Promoter has decided to develop the said plots of land by constructing multistoried building/s thereon containing residential flats etc.

AND WHEREAS the Promoter has also obtained transferable development rights in respect of an area admeasuring about 1270 Sq. Mtrs. by a Sale Deed dated 10/05/2011 and the said Sale Deed is registered in the office of the Sub Registrar of Assurances at Khalapur at Serial No. 1874/2011 on 10/05/2011 and thus the Promoter has got a legal right to use the said TDR by procuring a necessary legal permission from Khopoli Municipal Council, Khopoli.

AND WHEREAS the Promoter has obtained a necessary legal permission i.e. Commencement Certificate dated 14/10/2011 bearing Outward No. KMC / BV / BP / 1296 / 2672 from the Khopoli Municipal Council, Khopoli for construction of the building/s on the said plots of land as per the sanctioned plans and specifications.

AND WHEREAS while granting the said permission, Khopoli Municipal Council, Khopoli has taken into consideration the floor space index available in respect of the said plots of land as well as TDR procured by the Promoter as stated above.

AND WHEREAS the Promoter has commenced the construction of the said building/s which will be named as " RIVEIRA ESTATES ".



AND WHEREAS one of the partners of the Promoter firm, viz. Mr. Surjit Dhirsing Yadav, M. E. ( Civil ), Residing at – B – 701, Ellora Tower, Sector 11, CBD, Belapur, Navi Mumbai – 400614 is an engineer and he has worked as a Structural Engineer / an Architect for the preparation of structural designs, drawings and plans of the said building/s and the Promoter shall complete the construction under his professional supervision.

AND WHEREAS the Promoter has a sole and exclusive right to sell the flats etc. in the said building/s and the Promoter has a legal right to enter into agreement/s in respect of the same with the prospective purchaser/s of the flats etc.

AND WHEREAS the Flat Purchaser demanded from the Promoter and the Promoter has given inspection to the Flat Purchaser of all the documents of title relating to the said plots of land including the plans, designs and specifications prepared by the Promoter's Engineer and R.C.C. Consultant, Mr. Surjit Dhirsingh Yadav and such other documents as are specified under The Maharashtra Ownership Flats ( Regulation of Construction, Sale, Management and Transfer ) Act, 1963 ( hereinafter referred to as "the said Act ") and the rules made there under.

AND WHEREAS the Flat Purchaser demanded from the Promoter and the Promoter has given inspection to the Flat Purchaser of all the documents of title relating to the said plots of land and TDR including the plans, designs and specifications of the building/s prepared by the Promoter and such other documents as are specified under The Maharashtra Ownership Flats ( Regulation of Construction, Sale, Management and Transfer ) Act, 1963 ( hereinafter referred to as "the said Act ") and the rules made there under.

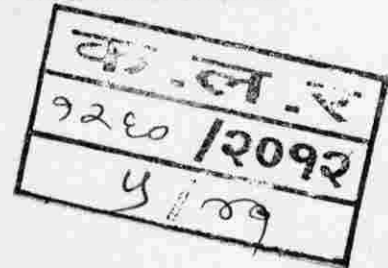
AND WHEREAS a Certificate of Title issued by Ms. Nilambari Bhalchandra Joshi, Advocate, Khopoli in respect of the said plots of land as well as right of the Promoter to use above referred TDR is annexed herewith and marked as "ANNEXTURE C".

AND WHEREAS a copy of Floor Plan indicating the Flat which is the subject matter of this Agreement i.e. the residential Flat bearing No. B - 104 is annexed herewith and marked as "ANNEXTURE D".

AND WHEREAS the List of Amenities to be provided in the said Flat and specifications of the construction of the proposed building/s are mentioned in a schedule annexed to this Agreement and marked as "ANNEXTURE E".



*Surjan*  
*[Signature]*



AND WHEREAS a Xerox copy of the Commencement Certificate dated 14/10/2011 bearing outward No. KMC / BV / BP / 1296 / 2672 issued by the Chief Officer, Khopoli Municipal Council, Khopoli is annexed to this Agreement and marked as "ANNEXTURE F".

AND WHEREAS the Promoter has got approved from the Khopoli Municipal Council, Khopoli the plans, the specifications, elevations, sections and details of the said building/s as stated above.

AND WHEREAS while sanctioning the said plans the Khopoli Municipal Council, Khopoli has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said plots of land and while doing the construction of the said building/s and upon due observance and performance of which only the completion and / or occupation certificate in respect of the said building/s shall be granted by the Khopoli Municipal Council, Khopoli.

AND WHEREAS the Promoter has accordingly commenced the construction of the said building/s in accordance with the said plans and Commencement Certificate.

AND WHEREAS the Flat Purchaser orally applied to the Promoter for allotment to the Flat Purchaser Flat No. B - 104 on First Floor in B Wing of a residential complex which is under construction on the said plots of land.

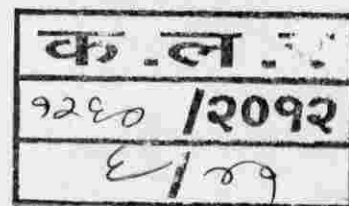
AND WHEREAS by relying upon the said oral application, the Promoter has agreed to sell to the Flat Purchaser, the said Flat at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS prior to the execution of these presents, the Flat Purchaser has paid to the Promoter a sum of Rs. 10,000/- (Rs. Ten Thousand Rupees Only ) being a part payment of the sale price of the Flat agreed to be sold by the Promoter to the Flat Purchaser as an advance payment or deposit, the particulars of the said payment are as under :-

Sr. No.	Name of the Bank / Branch	Cheque No.	Date	Amount (Rs.)
1	State Bank of India, Kherdi-MIDC	430409	11/10/2011	10000/-



*Sanan*  
*[Signature]*







15,00,000=00 ( Rs. Fifteen Lac Only ) which includes the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common / limited common areas and facilities which are more particularly described in the "ANNEXTURE E ". The Flat Purchaser is fully satisfied about the area of the flat and has no any doubt or complaint as regards flat area and shall not raise any complaint about the same at any time in future. The Flat Purchaser hereby agrees to pay to the Promoter a purchase price of the said Flat in the following manner :-

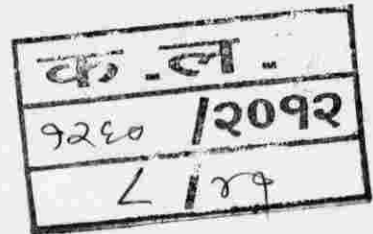
Sr. No.	Percentage (%)	Amount (Rs)	Stage of payment
(1)	10 % i.e.	1,50,000=00	At the time of booking.
(2)	10 % i.e.	1,50,000=00	On or before completion of the plinth of the building in which said flat is situated
(3)	10 % i.e.	1,50,00=00	On or before casting of First slab of the said building
(4)	10 % i.e.	1,50,000=00	On or before casting of Second slab of the said building
(5)	10 % i.e.	1,50,000=00	On or before casting of Third slab of the said building
(6)	10 % i.e.	1,50,000=00	On or before casting of Fourth slab of the said building
(7)	10 % i.e.	1,50,000=00	On or before casting of Fifth slab of the said building
(8)	10 % i.e.	1,50,000=00	On or before casting of Sixth slab of the said building
(9)	5 % i.e.	75,000=00	On or before completion of brick work of the said building
(10)	5 % i.e.	75,000=00	On or before completion of internal and external plaster of the said building.
(11)	5 % i.e.	75,000=00	On or before completion of painting work.
(12)	5 % i.e.	75,000=00	On or before possession.
	100 % i.e.	15,00,000=00	Total agreed price to be paid before taking possession of the said Flat.

( Rs. Fifteen Lac Only )

( 3 ) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Khopoli Municipal Council, Khopoli at the time of sanctioning the



*Sanan*  
*Sanan*



said plans or thereafter and shall, before handing over possession of the said residential Flat to the Flat Purchaser, obtain from the Khopoli Municipal Council, Khopoli occupation or completion certificate in respect of the said Flat.

( 4 ) The Promoter hereby declares that the Floor Space Index available in respect of the said plots of land is that which is shown on the approved plan and that no part of the said floor space index has been utilized by the Promoter elsewhere for any purpose whatsoever. The Promoter has utilized F. S. I. and T. D. R. as shown in the sanctioned plan and shall use residual F.S.I. in the said plots of land after obtaining permission from the concerned local authority. However, the F. S. I. not consumed will be available to the Promoter till the registration of the co-operative society and transfer of the said plots of land in favour of the Society. After the registration of the Society and execution of sale deed of the said plots of land in favour of the society, the residual F. S. I. shall be available to the Society provided the said society pays the price or consideration of the said residual FSI to the Promoter.

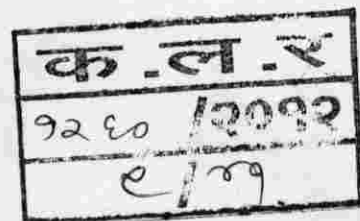
( 5 ) The Promoter hereby agrees that the Promoter shall, before handing over possession of the said Flat to the Flat Purchaser and in any event before execution of a conveyance of the said plots of land in favour of the society to be formed by the Purchasers of flats in the building/s to be constructed on the said plots of land ( hereinafter referred to as " the Society " ), make full and true disclosure of the nature of his title to the said plots of land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said plots of land and shall as far as practicable ensure that the said plots of land are free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said plots of land so as to enable Promoter to convey to the said Society such absolute, clear and marketable title on the execution of the conveyance of the said plots of land by the Promoter in favour of the said Society.

( 6 ) The Flat Purchaser agrees to pay to the Promoter interest @ 24% per annum on all the amounts which become due and payable by the Flat Purchaser to the Promoter under the terms of this agreement from the date the said amount becomes payable by the Flat Purchaser to the Promoter till the date of actual payment.

( 7 ) On the Flat Purchaser committing default in payment on due date of any amount due and payable by the Flat Purchaser to the Promoter under this Agreement ( including his / her proportionate share of taxes levied by Khopoli



*[Handwritten signatures]*



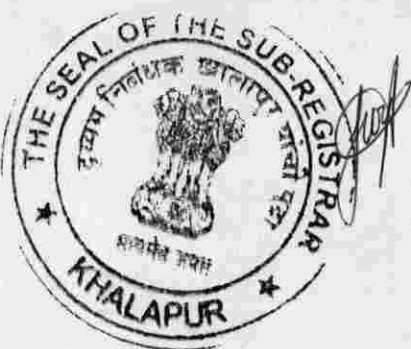
Municipal Council, Khopoli and other outgoings ) and all common expenses or contribution towards maintenance of water tanks, W. C. tank, drainage, common electrical fittings and all other common amenities and on the Flat Purchaser committing breach of any of the terms and conditions herein contained the Promoter shall be entitled at its own option to terminate this agreement.

Provided always that the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall has given to the Flat Purchaser fifteen days' prior notice in writing of its intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which termination is intended of the agreement and default shall have been made by the Flat Purchaser in remedying such breach or breaches within the period of 15 days from the date of receipt of such notice:

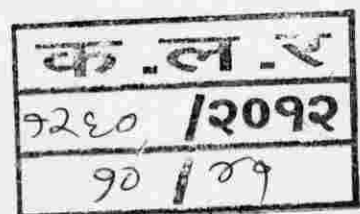
Provided further that upon termination of this agreement as aforesaid, the Promoter shall refund to the Flat Purchaser the installments of the sale price of the Flat which may till then have been paid by the Flat Purchaser to the Promoter but the Promoter shall not be liable to pay to the Flat Purchaser any interest on the amount so refunded and upon the termination of this agreement and refund of aforesaid amount by the Promoter, the Promoter shall be at liberty to dispose of and sell the said Flat to such person/s and at such price as the Promoter may in its absolute discretion think fit.

( 8 ) The Promoter shall give possession of the said Flat to the Flat Purchaser within the period of Eighteen ( 18 ) months from the date of execution of this Agreement for Sale. However, the Promoter shall not deliver possession of the said flat to the Flat Purchaser unless the Flat Purchaser has paid to the Promoter all the amounts due to the Promoter under this Agreement. In addition to the consideration amount of the said flat, the Flat Purchaser shall be also liable to bear VAT, service tax or any other tax that may be levied by the Government in respect of the said flat and the Flat Purchaser shall make the payment of the said amounts to the Promoter at the time of taking possession of the said flat.

If the Promoter fails or neglects to give possession of the said Flat to the Flat Purchaser on account of reasons beyond its control and of its agents as per the provisions of Section 8 of The Maharashtra Ownership Flats Act, by the aforesaid date or the dates prescribed in Section 8 of the said Act, then the Promoter shall be liable on demand to refund to the Flat Purchaser, the amounts already received by the Promoter in respect of the said Flat from the Flat Purchaser with simple



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*[Signature]*



interest at nine per cent per annum from the date the Promoter received the sum, till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that the dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the Promoter thereon refunds the entire amount and interest to the Flat Purchaser they shall be charge on the said Flat.

Provided that the Promoter shall be entitled to a reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of the building/s in which the Flat is to be situated is delayed on account of -

-----  
 (i) non availability of steel, cement, other building/s materials, water or electricity supply, any other local or site problem.

(ii) war, civil commotion or act of God.

(iii) any notice, order rule, notification of the Government and/or other Public or competent authority.  
 -----

( 9 ) The Flat Purchaser shall take possession of the Flat within seven days of the Promoter giving written notice to the Flat Purchaser intimating that the said Flat is ready for use and occupation;

Provided that if within a period of two years from the date of handing over the Flat to the Flat Purchaser, the Flat Purchaser brings to the notice of the Promoter any basic or material defect in the Flat or the building/s in which the flats are situated or the material used therein, then wherever possible such defects shall be rectified by the Promoter at its own costs and in case it is not possible to rectify such defects then the Flat Purchaser shall be entitled to receive from the Promoter reasonable compensation for such defects, if those defects are really affecting the said Flat or use and enjoyment of the said Flat provided that such defect is not caused by act of God or Flat Purchaser's misuse or any other reason which is beyond the control of the Promoter.

( 10 ) The Flat Purchaser shall use the Flat or any part thereof or permit the same to be used for the purpose of residence only.

क.ल.र
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११ / ०१



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( 11 ) The Flat Purchaser along with other purchasers of flats in the said building/s shall join in forming and registering the Society to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application of registration and / or membership and other papers and documents necessary for the formation and registration of the Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Flat Purchaser, so as to enable Promoter to register the organization of the flat purchasers under section 10 of the said Act within the time limit prescribed by rule 8 of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Flat Purchaser if any changes or modifications are made in the draft bye - laws or the Memorandum and / or Article of Association, as may be required by the Registrar of Co-operative Societies or any other Competent Authority. All the expenditure for formation and registration of proposed society shall be borne by and paid by all the purchasers of flats etc. in the said building/s and they shall deposit the necessary amounts with the Promoter well in advance.

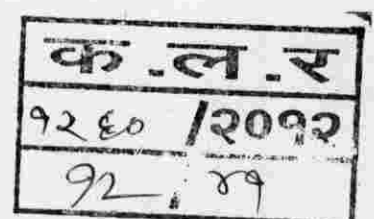
( 12 ) As far as practicable and if all flat purchasers in the said building/s comply with the agreed terms and conditions then the Promoter shall, within four months of registration of the Society as aforesaid cause to be transferred to the society all the rights, title and the interest of the Promoter in the aliquot part of the said plots of land together with the building/s by executing the necessary conveyance of the said plots of land ( or to the extent as may be permitted by the authorities ) and the said building/s in favour of such Society and such conveyance shall be in keeping with the terms and provisions of this Agreement.

PROVIDED THAT all the expenses that may be required to be incurred for execution and registration of the said conveyance i.e. stamp duty, registration charges, legal charges, miscellaneous incidental expenses shall be borne and paid by all the members of the said proposed society.

( 13 ) Commencing a week after notice in writing is given by the Promoter to the Flat Purchaser that the said Flat is ready for use and occupation, the Flat Purchaser shall be liable to bear and pay his proportionate share ( i.e. in proportion to the floor area of the Flat ) of outgoings in respect of the said land and Building/s namely local taxes, betterment charges or such other levies by the Khopoli Municipal Council, Khopoli and/or Government, water charges, insurance,



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common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers all common maintenance charges connected with all common amenities and all other expenses necessary and incidental to the management and maintenance of the said plots of land and building/s. Until the Society is formed and the said plots of land and building/s are transferred to it, the Flat Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Flat Purchaser further agrees that till the Flat Purchaser's share is so determined the Flat Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 1500=00 ( Rs. One Thousand Five Hundred Only ) per month towards the outgoings. The amounts so paid by the Flat Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance is executed in favour of the Society as aforesaid. Subject to the provisions of Section 6 of the said Act, on such conveyance being executed, the aforesaid deposits ( Less : Deductions provided for by this Agreement ) shall be paid over by the Promoter to the Society. The Flat Purchaser undertakes to pay such provisional monthly contribution and proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever.

( 14 ) The Flat Purchaser shall keep deposited with the Promoter the following amounts on or before possession :-

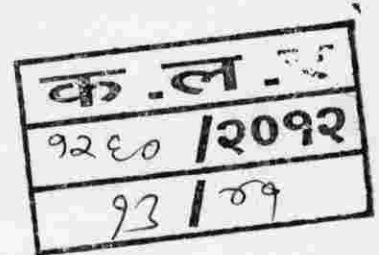
Sr. No.	Amount Rs.	Description
1.	5,00=00	For share money, application, entrance fee of the society or Limited Company.
2.	10,000=00	For formation and registration of the Society or Limited Company.
3.	Approx. 70,000=00	Towards electrical meter, electrical supply, water charges and development charges.
4.	4,500=00	Maintenance Charges for three months in advance.
	85,000=00	Total

( Rs. Eighty Five Thousand Only )

( 15 ) It shall be the joint responsibility of the Flat Purchaser and the Promoter to get the electrical supply and meter installed in his / her flat at his/her own cost and responsibility includes obtaining supply up to the building/s from Maharashtra State Electricity Distribution Company Ltd.



*[Handwritten signatures]*



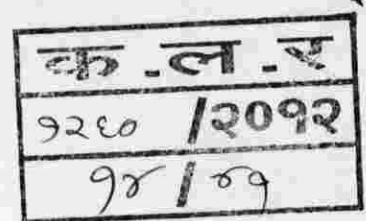
( 16 ) The Promoter shall utilize the appropriate amount out of the amounts paid by the Flat Purchaser to the Promoter for meeting all legal costs, charges and expenses including professional costs of the Attorney-at-Law/ Advocates of the Promoter in connection with formation of the said society or as the case may be the Limited Company, preparing its rules, regulations and bye - laws and the conveyance.

( 17 ) At the time of registration, the Flat Purchaser shall pay to the Promoter the Flat Purchaser's share of stamp duty and registration charges payable, if any, by the said Society on the conveyance or any document or instrument of transfer in respect of the said plots of land and the building/s to be executed in favour of the Society.

( 18 ) The Flat Purchaser/s himself / herself / themselves with intention to bring all persons into whatsoever hands the Flat may come, doth hereby covenant with the Promoter as follows:-

( a ) To maintain the Flat at Flat Purchaser's own cost in good tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffered to be done anything in or to the building/s in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws or the Khopoli Municipal Council, Khopoli or any other authority or change/alter or make addition in or to the building/s in which the Flat is situated and the Flat itself or any part thereof.

( b ) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building/s in which the Flat is situated or storing of which goods is objected to by the KHOPOLI MUNICIPAL COUNCIL, KHOPOLI or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building/s in which the Flat is situated, including entrances of the building/s in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Flat Purchaser in this behalf, the Flat Purchaser shall be liable for the consequences of the Breach.





( c ) To carry at his / her own cost all internal repairs to the said Flat and maintain the Flat in the same conditions, state and order in which it was delivered by the Promoter to the Flat Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulations and bye-laws of the Khopoli Municipal Council, Khopoli or other public authority. And in the event of the Flat Purchaser committing any act in contravention of the above provision, the Flat Purchaser shall be responsible and liable for the consequences thereof to the Khopoli Municipal Council, Khopoli and /or other public authority.

( d ) Not to demolish or cause to be demolished the Flat or any part thereof and not at any time to make or cause to be made any addition or alteration of whatsoever nature in or to the Flat or any part thereof, nor any alteration in the elevations and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains pipes in the Flat and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C. pardis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company, as the case may be.

( e ) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said plots of land and the building/s in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

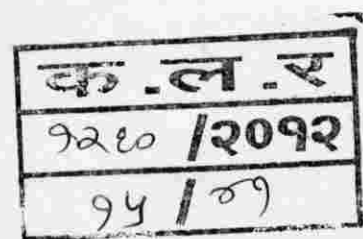
( f ) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said plots of land and the building in which the flat is situated.

( g ) Pay to the Promoter within 8 days of demand by the Promoter, his / her share of security deposit demanded by Khopoli Municipal Council, Khopoli and / or Government for giving water, electricity or any other service connection to the building/s in which the Flat is situated.

( h ) To bear and pay increase in local taxes, water charges, insurance, and such other levies if any, which are imposed by the Khopoli Municipal Council, Khopoli and/or Government and/or other public authority, on account of change of user of



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*[Signature]*



the Flat by the Flat Purchaser viz. user for any purposes other than for residential purpose.

( i ) The Flat Purchaser shall not let, sub-let, transfer, assign or part with the Flat Purchaser's interest or benefit, factor of this Agreement or part with the possession of the Flat until all the dues payable by the Flat Purchaser to the Promoter under this Agreement are fully paid up and only if the Flat Purchaser had not been guilty of breach of or non observance of any of the terms and conditions of this agreement and until the Flat Purchaser has intimated in writing to the Promoter.

( j ) The Flat Purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building/s and the flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws, for the time being of the KHOPOLI MUNICIPAL COUNCIL, KHOPOLI and of Government and other Public bodies. The Flat Purchaser shall observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the Flat in the Building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

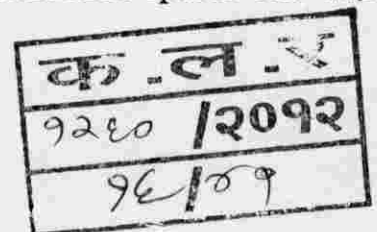
( k ) Till the conveyance of building in which the Flat is situated is executed, the Flat Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building/s or any part thereof to view and examine the state and conditions thereof.

( 19 ) The Promoter shall maintain a separate account in respect of the sums received by the Promoter from the Flat Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

( 20 ) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat or of the said property and Building/s or any part thereof. The Flat Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him/her and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will



*[Handwritten signature]*  
*[Handwritten signature]*






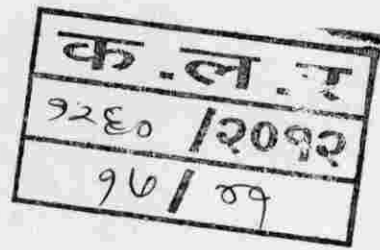
remain the property of the Promoter until the said plots of land and Building/s are transferred to the Society as herein before mentioned, but subject to the payment of the price thereof by the society or its members to the Promoter.

( 21 ) Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchaser nor shall the same in any manner prejudice the rights of the Promoter.

( 22 ) The Flat Purchaser and / or the Promoter shall present this Agreement as well as the conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

( 23 ) All the notices to be served on the Flat Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat Purchaser, by Registered Post A.D. / Under Certificate of Posting at his address specified below:-



-----  
**Mr. Nilesh Sadanand Kadam,**

Residing at Krishnai, At- Sati Sambhaji Nagar Post, Post- Pimpali,  
 Tal- Chiplun, Dist- Ratnagiri,  
 -----

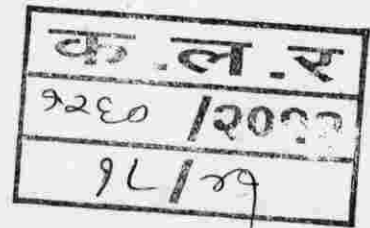
( 24 ) IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the Promoter has reserved all the rights in respect of terrace of the said building/s and stilt and UNLESS the Promoter gives in writing to the concerned Flat Purchaser, the Flat Purchaser will not get any right in respect of the said terrace, parking and stilt or any other area in the said building/s and adjoining open space. The Promoter has reserved the right to the additional F. S. I. if any in respect of the said plots of land. The Promoter has also reserved the right to construct a structure on the terrace of the said building/s as per provisions of law by obtaining the necessary legal permission from Khopoli Municipal Council.

( 25 ) This Agreement shall always be subject to the provisions of The Maharashtra Ownership Flats ( Regulation of the Promotion of Construction, Sale, Management and Transfer ) Act, 1963.

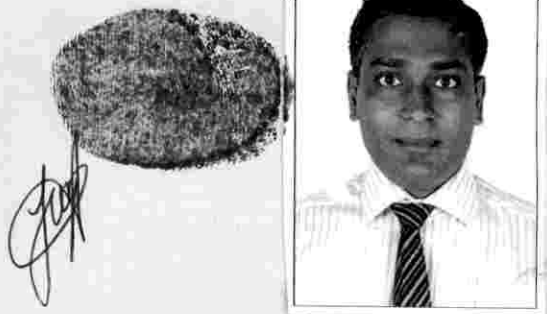
( 26 ) The conveyance of the said plots of land shall be procured and got executed in the name of proposed Co-operative Housing Society as early as possible as per the provisions of law at the cost of all the Flat Purchasers in the said building/s.

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

*[Handwritten signatures]*



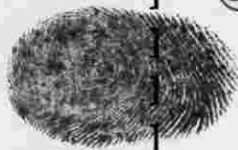
SIGNED AND DELIVERED BY THE  
WITHIN NAMED "PROMOTER"  
M/S. OMEGA CONSTRUCTIONS  
THROUGH ITS PARTNER,  
MR. SURJIT DHIRSINGH YADAV  
MR. ASIF ASLAM KHAN



*Surjan*

AND

SIGNED AND DELIVERED BY THE  
WITHIN NAMED "FLAT PURCHASER"  
MR. NILESH SADANAND KADAM



*Nilesh*



IN PRESENCE OF



(1) Mr. Mustajja Khan Pathan  
R/at Shedval, Tal- Khalapur

*Mustajja Khan*



(2) Mr. Subhesh G. Chondke  
R/at Sulphata, Tal- Khalapur



*Subhesh*



क.ल.  
9280 / 2090  
१८ / २१

RECEIPT

RECEIVED of and from the within named Purchaser a sum of Rs. 10000/-  
 ( Rs. Ten Thousand Rupees Only ) towards part payment in  
 respect of a residential Flat bearing No. B - 104 admeasuring about 662 Sq. Ft.  
 i.e. 59.27 Sq. Mtrs. Carpet Area on First Floor, B Wing of a residential complex  
 to be named as " RIVEIRA ESTATES " which is under construction on plots of  
 land bearing No. 1 part and 2 out of a land bearing Survey No. 8, Hissa No. 1part,  
 City Survey No. 1452 situate lying and being at revenue village Aajoshi, Taluka  
 Khalapur, District Raigad in the following manner.

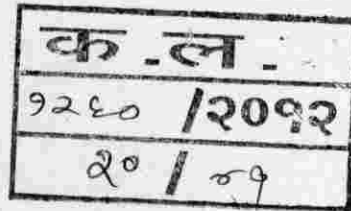
Sr. No.	Name of the Bank / Branch	Cheque No.	Date	Amount Rs.
1	State Bank of India, Kheedi - MIDC	430409	11/10/2011	10,000/-
	Total			10000/-

Date :- 27 / 11 / 2012

I SAY RECEIVED



Surjit Dhirsingh Yadav & Asif Khan  
 Partner, M/s. Omega Constructions  
 Promoter



## ANNEXTURE A

All those pieces and parcels of a nonagricultural plots of land situate lying and being at revenue village Aajoshi, Taluka Khalapur, District and Division Raigad, Sub Division Khalapur within the jurisdiction of the Sub Registrar of Assurances at Khalapur and within the territorial limits of Khopoli Municipal Council, Khopoli, the description whereof as per the present revenue record is as under :-

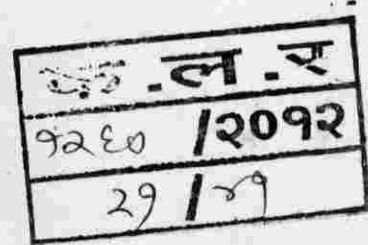
Sr. No.	Survey No.	Hissa No.	City Survey No.	Plots No.	Area Sq. Mtrs.	Assessment Rs.
1	8	1 part	1452	1	449.40 undivided out of 1661.00	332=20
2	8	1 part	1452	2	4800.00	960=00

( i ) The plot No. 1 part is bounded as follows :-

On or towards East	Plot No. 2.
On or towards West	Khopoli - Pen road.
On or towards South	Plot No. 2.
On or towards North	Part of a Plot No. 1.

( ii ) The plot No. 2 is bounded as follows :-

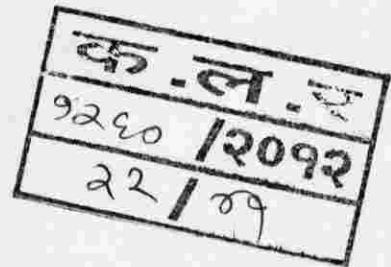
On or towards East	Property bearing City Survey No. 1450.
On or towards West	Khopoli - Pen road.
On or towards South	Open space.
On or towards North	Property bearing Plot No. 1.



## ANNEXTURE E

## List of Amenities

Sr. No.	Particulars
1	R. C. C. Frame Structure.
2	Gypsum / POP finished internal walls with plastic / velvet / luster emulsion paint. Acrylic emulsion / santax matt paint for external walls.
3	Living Room :- # Vitrified flooring with skirting # Decorative laminated flush main door with teak wood frame. # Good quality brass fixtures and fittings.
4	Kitchen :- # Vitrified flooring with skirting. # Granite platform with S. S. Sink # Wall tiles dado to full height.
5	Bed Rooms :- # Vitrified flooring with skirting # Decorative laminated flush internal doors with wooden frame. # Good quality brass fixtures and fittings.
6	Bath, W. C. and Passage :- # Decorative FRP doors with granite moulding frame to bath & W. C. # Designer glazed tiles dado to full height. # Branded sanitary wares.
7	Powder coated aluminium sliding windows with Granite sill. One panel mosquito prevention net. Powder coated aluminium, glass louvered windows in bath and toilet.
8	Electrification – Concealed copper wiring & fittings. Provision of cable TV, Telephone in living and master bedroom. AC point provision in all bedrooms.
9	One washbasin.
10	Concealed plumbing with premium quality C. P. fitting.
11	Additional work shall be done subject to extra payment for the same. Promoter's charges for additional work shall be final.





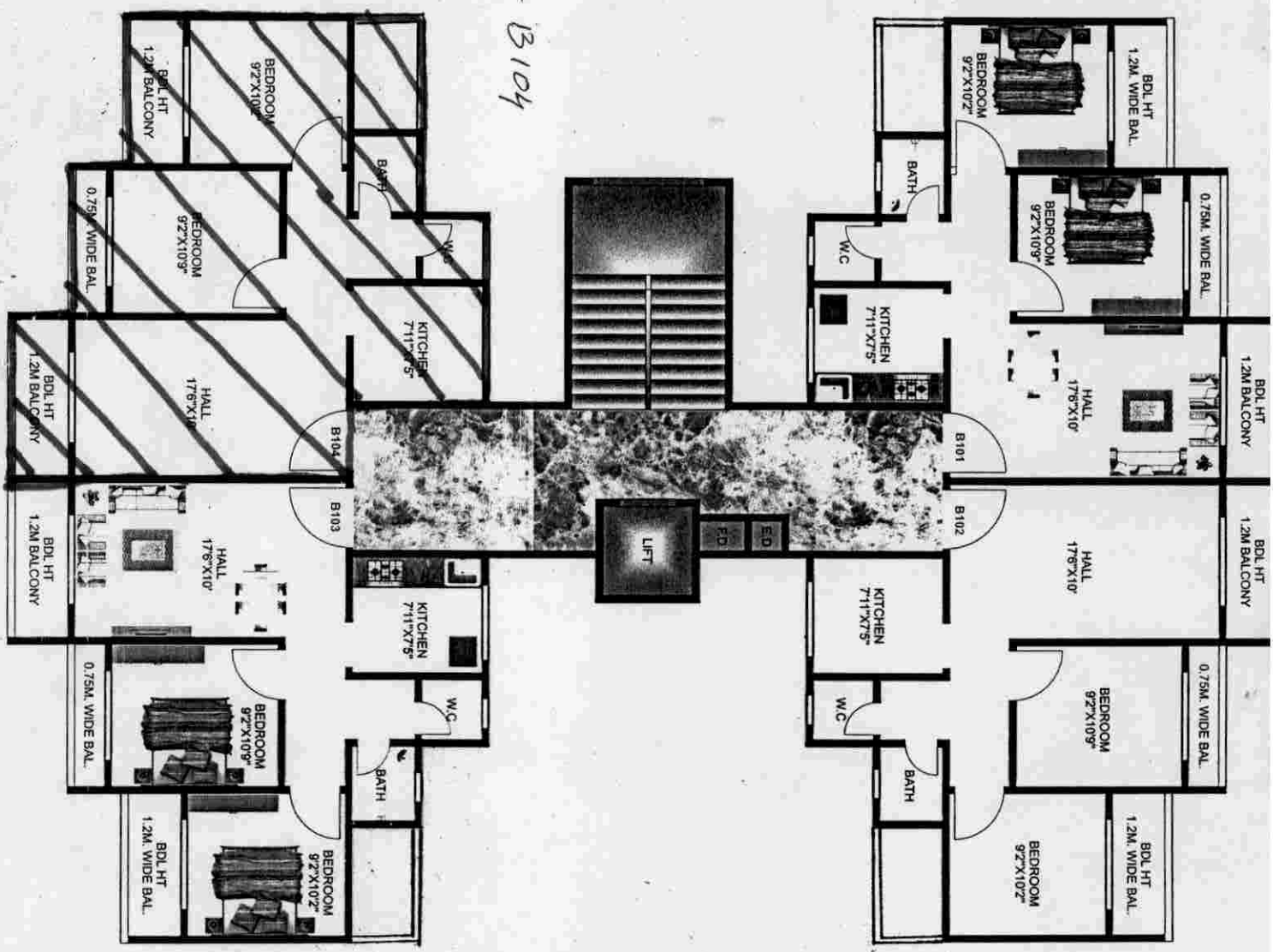
# Typical Floor Plan

## 1 - 3 - 5 - 7 Floor Plan

For OMEGA CONSTRUCTIONS

*Signature*  
Partners

FLAT NO:- B104



क.ल.र  
9280 / 2092  
23/09

## गावचा नमुना सात

( अधिकार अभिलेख पत्रक )

फॉर्म मिळण्याचे ठिकाण  
श्री गणेश स्टेशनरी मार्ट, खालापूर

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

गाव आजिशी तालुका खालापूर

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धाऱ्या पध्दती	भोगवटदाराचे नांव <u>(२९७) (३०६) (३०७) (३५८)</u>	खाते क्रमांक
<u>८-</u>	<u>१०००००५-२</u>			
शेताचे स्थानिक नांव	ओमगा कुवडूकुशवर्न वासीने भागीदार मारीकु असलम खान <u>(३६०)</u>			कुळाचे नांव
लागवडीयोग्य क्षेत्र	हेक्टर	आर		खंड
<u>(३०६)</u> <u>विनशेती</u>	<u>०</u>	<u>०</u>		रु.      पैसे
एकूण				इतर आकारणी
पोटखरावा (लागवडीयोग्य नसलेले) -				<u>शेती १ ते २६ अगुसखण</u>
वर्ग (अ) .....	<u>०८००=००</u>			
वर्ग (ब) .....				
एकूण	<u>०८००=००</u>			
आकारणी	रुपये	पैसे		
जुडी किंवा विशेष आकरणी	<u>०६०=००</u>			
एकूण				

**क. ल. र.**

१२६०/२०१२

२०/११

सीमा आणि भूमापन चिन्हे

## गावचा नमुना बारा

### पिकाची नोंदणी

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

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाराचे नांव		
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र					स्वरूप	क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित						
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६				
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.					



१०१०  
२०११

तारीख ११/१०/११ पो. पाटील तलाठी

अस्सल बरहुकुम नकल दिली

गावचा नमुना सात

( अधिकार अभिलेख पत्रक )

फॉर्म मिळण्याचे ठिकाण  
श्री गणेश स्टेशनरी मार्ट, खालापूर

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

गाव - अजोशी तालुका - खालापूर

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पध्दती	भोगवटदाराचे नांव	खाते क्रमांक
८	१०	१	(१३) (३७) (२८०)	
शेताचे स्थानिक नांव	मिसजे (३०६)		फर्मीना म. इस्माईल मुल्ला	कुळाचे नांव खंड
लागवडीयोग्य क्षेत्र	हेक्टर	आर	(२२९)	रु. पैसे
खिन्वोशी (३००)	३.०६	३ मि		
एकूण				
पोटखराबा ( लागवडीयोग्य नसलेले )				
ओपन स्पेस	८३५ = ००			
टॉप पोवर	५६० = ००			
वर्ग ( अ )	११०० = ००		(२२०)	
ओपन स्पेस	१२५ = ००			
वर्ग ( ब )	५५६ = ००			
ओपन स्पेस	३१०६ = ००		(३५२)	
आकारणी	रुपये	पैसे		
(३५४)			(३००)	
जुडी किंवा विशेष आकारणी				
एकूण				

इतर आकारणी (०९) (१६२) (२६५) (१६३)  
०-००-६२ शेतामध्ये स्थित  
पेशेतील म. ली. मुंबईस जमीन  
वापराचा हक्क (३०१)  
(३५४)  
शेता १ ते २६ अगुस्त १९७९

सीमा आणि भूमापन चिन्हे

गावचा नमुना बारा  
पिकाची नोंदणी

क. ल. र.  
१२६० / २०१२

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थित ठेवणे ) नियम १९७१ यातील नियम २४ )

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाराचे नांव	
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र			
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित					अजल सिंचित
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.			
१०/११									खिन्वोशी						



रसल बरहुकुम नकल दिली

तारीख ११/१०/११ पो. पाटील

तलाठी

गावचा नमुना सात

( अधिकार अभिलेख पत्रक )

फॉर्म मिळण्याचे ठिकाण  
श्री गणेश स्टेशनरी मार्ट, खालापूर

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

गांव - बिजोशी तालुका - खालापूर

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा-प्रध्दती	भोगवटदाराचे नांव (२९९) (३४६) (३५८)			खाते क्रमांक
८-	१५५००-५	१	पि. रशिद अब्दुल्ला (३५८) ३९३-५ चौ. मि (३४८)			कुळाचे नांव
शेताचे स्थानिक नांव			अबसलम सादुल्ला खान (३५८) ७८७=०० चौ. मि (३४८)			खंड
लागवडीयोग्य क्षेत्र	हेक्टर	आर	इतर आकारणी शर्ती १ ने २६ अक्टोबर १९९१ (३५८)			रु. पैसे
बिजोशी (३४६)	चौ	मि	एकूण पोटरखराबा ( लागवडीयोग्य नसलेले ) - वर्ग ( अ ) ..... १९६९=०० वर्ग ( ब ) ..... एकूण १९६९=०० आकारणी रुपये पैसे जुद्धी विंच्या विशेष आकारणी एकूण ३३२=२०			
			एकूण पोटरखराबा ( लागवडीयोग्य नसलेले ) - वर्ग ( अ ) ..... १९६९=०० वर्ग ( ब ) ..... एकूण १९६९=०० आकारणी रुपये पैसे जुद्धी विंच्या विशेष आकारणी एकूण ३३२=२०			

सीमा आणि भूमापन विन्दे  
१२६० / २०१२  
२६ / ११

गावचा नमुना बारा  
पिकाची नोंदणी

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

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन	जमीन करणाराचे नांव
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र	पिका विंच्याचे साधन		
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र	पिकाचे नांव	जल सिंचित					
१	२	३	४	५	६	७	८	९	१०	११	१२	१६
		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.			



०१०  
२०११

अस्सल बरहुकुम नकल दिली

तारीख ११/१०/११ पो. पाटील

तलाठी



## OFFICE / RESIDENCE :

House, Bazar Peth, Khopoli,  
Khalapur, Dist. Raigad. PIN-410203.  
Phone : 02192 - 267514  
Mobile : 98506 45306.  
E-mail: nilambari\_joshi26@rediffmail.com

## कार्यालय / निवासस्थान :

जोशी हाऊस, बाजार पेठ, खोपोली,  
ता. खालापूर, जि. रायगड. पिनकोड-४१०२०३.  
फोन : ०२१९२-२६७५१४ मो. : ९८५०६ ४५३०६  
E-mail: nilambari\_joshi26@rediffmail.com

Date: 17/12/2011

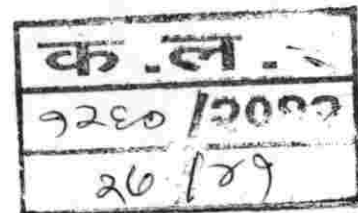
TITLE CERTIFICATE

This is to certify that I have investigated the title of the property described here under as mentioned in my Search Report dated 17/12/2011 and subject to my observations and remarks mentioned therein, I hereby certify that in my opinion the title of the said property is clean, clear, unencumbered and marketable in the hands of M/s. Omega Constructions, having its office at Plot No. 2, Survey No. 8/1, C.T.S. No. 1452, village Aajoshi, Post Shilphata Khopoli, Taluka Khalapur, District Raigad. The said plots of land are absolutely owned and possessed by M/s. Omega Constructions and M/s. Omega Constructions has legal right to develop the same by procuring a necessary legal permission from Khopoli Municipal Council, Khopoli.

## DESCRIPTION OF THE PROPERTY ABOVE REFERRED TO :-

( A ) All those pieces and parcels of a nonagricultural plots of land situate lying and being at revenue village Ajoshi, Taluka Khalapur, District and Division Raigad, Sub Division Khalapur within the jurisdiction of the Sub Registrar of Assurances at Khalapur and within the territorial limits of Khopoli Municipal Council, Khopoli, the description whereof as per the present revenue record is as under :-

Sr. No.	Survey No.	Hissa No.	City Survey No.	Plots No.	Area Sq. Mtrs.	Assessment Rs.
1	8	1 part	1452	1	449.40 undivided out of 1661.00	332=20
2	8	1 part	1452	2	4800.00	960=00



Nilambari Bhalchandra Joshi  
B.Sc., LL.B., D.T.L.

ADVOCATE

OFFICE / RESIDENCE :  
House, Bazar Peth, Khopoli,  
Khalapur, Dist. Raigad. PIN-410203.  
02192 - 267514  
98506 45306.  
nilambari\_joshi26@rediffmail.com



2

निलांबरी भालचंद्र जोशी

बी.एस.सी., एलएल.बी., डी.टी.एल.

अॅडव्होकेट

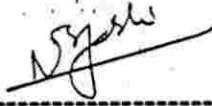
कार्यालय / निवासस्थान :  
जोशी हाऊस, बाजार पेठ, खोपोली,  
ता. खालापूर, जि. रायगड. पिनकोड-४१०२०३.  
फोन : ०२१९२-२६७५१४ मो. : ९८५०६ ४५३०६  
E-mail: nilambari\_joshi26@rediffmail.com

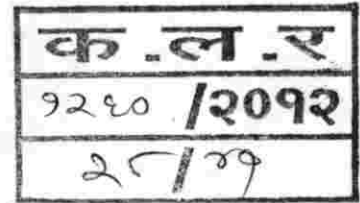
Date : 17/12/2011

( B ) TDR admeasuring about 1270 Sq. Mtrs. is owned and possessed by M/s. Omega Constructions and M/s. Omega Constructions has legal right to use the same by procuring a necessary legal permission from Khopoli Municipal Council, Khopoli.

Hence I certify accordingly.

Khopoli  
17/12/2011

  
Nilambari Bhalchandra Joshi  
Advocate





# खोपोली नगरपरिषद

KMC

खोपोली. ता. खालापूर, जि. रायगड, पिनकोड ४१० २०३.  
फोन नं. (०२१९२) २६२२२२, २६३३९६, २६४२११

श्री/श्रीमती.....उजोनेठा'कठरूकखान  
.....

वाचकक्र. खोनाप/वां. दि./वांय/१२९६/२६७२  
खोपोली नगरपरिषद कार्यालय, खोपोली  
दिनांक १४/११/११

विषय: मौजे आनीस स. नं. ८ हि. नं. १५. प्लॉट नं. २ सि. स. नं. १४५२  
येथे बांधकाम करण्याच्या मंजूरी वाचत

संदर्भ: आपला दि. २५/१०/२०१० रोजीचा अर्ज (शुद्धाहित प्लॅन.)

श्री. ....शुद्धाहित धर्मधर्म.....

वासुशिल्लकार यांचे मार्फत सादर केलेला अर्ज

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कालम ४५ अन्वये,  
मौजे आनीस स. नं. ८ हि. नं. १५ प्लॉट नं. २ सि. स. नं. १४५२  
मध्ये ४८००.०० चौ. मी. भूखंडाचा विकास करावयास महाराष्ट्र नगरपरिषदच्या अधिनियम  
१९६५ चे कालम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि. २५/१०/२०१० च्या अर्जास  
अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिच्या रंगाने दुरुस्ती दाखविल्या प्रमाणे  
तळप, स्टिल, तळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला, चौथा मजला, <sup>५</sup>रहोणेसाठी /  
दुकाने / ऑफीस / दकससनाय / हॉस्पिटल / शॉपिंग सेंटर / बाहेरिंतीच्या / इमारतीच्या बांधकामा वाचत,  
बांधकाम परवाना / प्रारंभ प्रमाणपत्र देण्यात येत आहे.

---अटी---

- १) नकाशात — रंगाने केलेल्या दुरुस्तीचा आपल्यावर बांधकामाक राहतील.
- २) बांधकाम घालू करण्यासाठी नगर भूमापन अधिकारी / भूसी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरू करावे.
- ३) बांधकाम जोत्यापर्यंत झाल्यानंतर वासुशिल्लकाराचे, मंजुर नकाशाप्रमाणे बांधकाम केल्या वाचतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे, व शुद्धाहितकडून तशाप्रकारे दाखला घेतल्यानंतरच जोत्यावरील बांधकाम करावे.



क्र. २
१२९०/२०१२
२०/११

- ५) इमारती भोवती मोकळ्या सोडावयाच्या जागेत कोणत्याही प्रकारचे बांधकाम करू नये.
- ६) बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये.
- ७) इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी, स्ट्रक्चरल सेटीची जबाबदारी आपल्या वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- ८) बांधकाम पुर्ततेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पुर्ण झाले आहे, त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या विहित नमुन्यातील दाखल्यासह पाच प्रतीत आवश्यक कागदपत्रासह सादर करण्यात यावा.
- ९) इमारत मंजूर नकाशाप्रमाणे सेटीक टँक पाहिजे व संडासचे ड्रेनिज भविष्य काळात मलनिस्सारण नलिकेस स्वखचनि नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल. सेटीक टँक सुरक्षित अंतरावर असणे आवश्यक आहे.
- १०) सांडपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस स्वखचनि नगर अभियंता यांचे पसंती प्रमाणे सोडावे लागेल.
- ११) बांधकामाचे मटेरियल रस्त्यावर टाकावयाचे झाल्यास बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल. त्याकरिता नियमप्रमाणे लागणारी रक्कम व दंड झाल्यास त्या रकमेसहित भरावी लागेल.
- १२) बांधकामाच्या वेळी निरुपयोगी माल मटेरियल नगरपरिषद सांगेल त्याठिकाणी स्वखचनि वाहून टाकला पाहिजे.
- १३) बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत अशोक, गुलमोहोर, निलगिरी, करंज इ. पैकी कमीत कमी दहा झाडे लावून त्याची जोपासना केली पाहिजे. तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
- १४) नागरी जमिन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- १५) जागेतून किंवा जागे जवळून अतिदाबाची विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून नाहरकत दाखला घेतला पाहिजे.
- १६) जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी नाहरकत दाखला घेताना पाहिजे.

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१२६० / २०१३  
३० / ४९

१७) बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपल्याकडे राहिल. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या साठीप्रमाणे व प्राधान्यते प्रमाणे केले जाईल. तसा रस्ता होईपावेतो इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेवर राहिल.

१८) जागेत जुने भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाचे कारणे आवश्यक राहिल व त्या बाबत नगरपरिषद जबाबदार राहणार नाही.

१९) जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय बळवू नये अथवा बंद करू नये.

२०) सदर प्रकरणात चुकीची-अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.





- २१) सदर जागेत विहीर असल्यास इकडील परवानगी शिवाय बुजवू नये.
- २२) बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्यासाठी नगरपरिषदेवरची जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही.
- २३) सदर जागेत बांधकाम करण्याबाबतचा पुर्वीचा परवाना असेल तर तो याद्वारे रद्द झाला असे समजावे.
- २४) गटारचे व पावसाच्या पाण्याचा निरचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावित.
- २५) मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावली नुसार आवश्यक त्या परवानग्या न घेता बांधकाम/ वापर करणे महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ नुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व ५०००/- रु. दंड होऊ शकतो.
- २६) इमारतीच्या मोकळ्या आवारात कचरा कुंडीची व्यवस्था करावी.
- २७) मंजूर नकाशा बाबत प्रमाणपत्र क्र. / दिनांक आणि इतर माहिती लिहून फलक लावावा.
- २८) स्टिल्टची उंची नियमानुसार असावी व चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त नसावी.
- २९) विषयाधिन जागेवरील बांधकाम आय.एस. १३१२० - १९९३ भूकंप रोधक असणे बंधनकारक आहे व ते अभियंताचे देखरेखीखाली पूर्ण करणे अर्जदार/ विकास कर्ता यांचेवर बंधनकारक राहिल.
- ३०) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम १५१ (३) नुसार प्रदान केलेल्या विकास नियंत्रण व जमिन वापर याबाबतचे अधिकारांस अधिन राहून ही परवानगी देण्यात येत आहे.
- ३१) बांधकाम साहित्यात प्लाय व्हॉल अथारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमल बजावणी करणे बंधनकारक राहिल. याबाबत वास्तुविशारदाचे प्रमाणपत्र सादर करावे.
- ३२) इमारतीसाठी बसविली जाणारी लिफ्ट ही आय.एस.आय. मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी. तसेच तिची भविष्यात वेळोवेळी सुरक्षिततेच्या दृष्टीने तपासणी करण्यात यावी.
- ३३) नैसर्गिक पावसाळी पाण्याचा वापर करणेसाठी रूफवॉटर हार्वेस्टिंग पध्तीची यंत्रणा उभारण्यात यावी. तसेच रूफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्तीचा खड्डा घेवून पाईप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी वाया जाणार नाही व ते जमिनीमध्ये मुरेल.
- ३४) प्रत्येक मजला व प्रत्येक विंग येथे फायर एवस्टींगग्विशर बसवावे.



मुख्याधिकारी सौ. नियोजन अधिकारी  
खोपोली नगरपरिषद

प्रत: १) मा. जिल्हाधिकारी सौ. रायगड - अलिबाग

२) तालुका निरीक्षक भूमी अभिलेख खालापूर, जि. रायगड.

क.ल.
१२३० / २०१२
३१ / २१



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASIF ASLAM KHAN

ASLAM SADULLA KHAN

10/12/1981

Permanent Account Number

AZEPK5753H

Signature



Shan



क.ल.र.
१२६० / २०१२
३३ / ०१

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

SURJIT DHIRSINGH YADAV  
 DHIRSINGH BASTIRAM YADAV

18/07/1978  
 Permanent Account Number  
 ABDPY5106D

Signature

भारत सरकार

08092004





क.ल.र.  
 9280 / 2092  
 38 / 89

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

OMEGA CONSTRUCTIONS

17/08/2010

Permanent Account Number  
AACFO4512H

05102010



**For OMEGA CONSTRUCTIONS**

**Partners**

*Genan*



क.ल.र
१२६०/२०१२
३५/०९





आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA



NILESH S KADAM  
SADANAND RAGHUNATH KADAM  
6/4/1977  
Permanent Account Number  
APZPK4259D

*Kadam*  
Signature



क.ल.
१२६० / २०१२
३५ / ४९


  
 भारत निर्वाचन आयोग  
 Election Commission of India  
 ओळखण  
 IDENTITY CARD  
 HLS1473545

मतदारचे नांव : मूर्तजाहान गुलाम अहमदाखो पठान  
 Elector's Name : Murtujakhan Gulam Ahmadakho Pathan  
 पदोदातेचे नांव : गुलाम अहमदाखो पठान  
 Father's Name : Gulam Ahmadakho Pathan  
 लिंग : प      Sex : M  
 1/1/2006 रोजी वय : 35  
 Age as on 1/1/2006

कोळय

पत्ता : 240 क, मुजानपेठ (जिल्हा),  
 गाव : धारंगण  
 तालुका : मुजान  
 जिल्हा : मुजान, 431603  
 Address: 240 Ks. Mujanpeth (Junc).



Village: Dharangan  
 Taluka: Mujan  
 District: Mujan-431603

170-वॉट वरून निर्वाचन क्षेत्र  
 Electoral Registration Officer  
 For 170-Reserved Assembly Constituency

दिनांक : 10/06/2007  
 सहायक निर्वाचन अधिकारी  
 Deputy Electoral Officer  
 Government of Maharashtra


क.ल.  
 १२६० / २०१२  
 ३५ / ०४





**CENTRAL MOTOR VEHICLES** DL No : RJ-18/DLC/2006/60783 Date : 06/05/2006  
**RULES 1989** Name : SUBHASH CHANDRA  
**FORM 7(See Rule 16(2))** S/o : GOMARAM  
**DRIVING LICENCE** Address : MANDRELLA  
 JHUNJHUNU

is licensed to drive throughout India a vehicle of  
 the following description :  
 MCY WITH GEAR, LMV  
 is licensed to drive other than transport vehicle is valid :  
 From : 06/05/2006 To : 05/05/2026

  
 Holder's Sig./Thumb Impression

**Registering Authority**  
**License Authority**



क.ल.र.
9280 / 2092
32 / 79

क्रमांक नंबर १२६९/१२  
सन २०१२ व माच्ये  
तारखेस व ४ चे ५ दरम्यान  
दुय्यम निबंधक खालापूर यांचे कार्यालयात  
आणुन दिला.

फी रक्कम  
नोंदणी फी १५०००२००  
पाने फी ६० = ००  
१५६२० = ००

*[Signature]*

*[Signature]*  
दुय्यम निबंधक खालापूर

*[Signature]*  
दुय्यम निबंधक खालापूर

लिहणार : ओमिगा कन्स्ट्रक्शन तर्फे पार्टनर सुरजित धिरसिंग यादव  
३४ व्यापार रा. वी. ७०९ फ्लोरा टॉवर सेक्टर ११ सि. बी.डी  
बेलापूर ७ असीफ आस्लम खान. ३१ व्यापार  
रा. लळवुदुक शिळफारा घोषेली ता. खालापूर  
लिहणार मिलेश शदानंद फडके ३३ नोकरी  
रा. कृष्णाई सति संभाजी नगर पो. पिंपळी ता. पिंपळी  
जि. रत्नागिरी



दस्तऐवज करून देणार  
नथाकथित करारनामा  
दस्तऐवज करून दिल्याचे कबल करतात

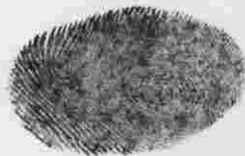
क.ल.र  
१२६० / २०१२  
४० / ४१



*[Signature]*



*[Signature]*



*[Signature]*



● मुर्तुजाबान गुलाम अहमदमिमा पठाण २२  
रा. शिडकी ता. खालापूर

● शुभाव गोमराम चंफा ३२  
रा. माक फेरुकेशन शिडफारा

नं वरील दस्तऐवज करून देणाऱ्यास  
स्वतः ओळखत असल्याचे सांगतात व  
न्याची ओळख देतात

क.ल.र  
१२६० / २०१२  
४१ / ४१



Makhan



Subhas



दिनांक २७ माहे मार्च सन २०१२

दुय्यम निबंधक, खालापूर

प्रमाणित करण्यात येतो की, या दस्तास

एकूण ४१ पाने आहेत.

दुय्यम निबंधक, खालापूर

१ नंबराचे बुकात  
१२६० नंबरी नोंदला.

दुय्यम निबंधक, खालापूर  
तारीख २७ माहे मार्च सन २०१२



H-525



महाराष्ट्र MAHARASHTRA

FB 742915

241192  
 प्र. नं. 39 (किमान रु. 900/-) दिनांक :  
 मुद्रांक विक्री स्थान : लक्ष्मण खोपेला, ता. खानापूर,  
 ना. जिल्हा : निलेश महाराष्ट्र  
 हस्ताक्षर : मुम

*[Signature]*  
 दि. 0 11 12

241192  
 मुद्रांक विक्री परधाना  
 मुद्रांक 2/2000-7000



22 JUN 2012

SUB TREASURY OFFICER  
KHALAPUR - RAIGAD

*[Signature]*

CONFIRMATION LETTER (EM OF BORROWER'S PROPERTY ( AT HOME BRANCH / RACPC)

CONFIRMATION LETTER

Place - Khopoli

Date - 10/07/12

To,  
State Bank of India,  
Ali bag Branch

Dear Sir,

I / We are writing this to confirm that I / we have deposited the title deeds, more particularly described in Schedule I appearing herein below pertaining to my / our immovable property, more particularly described in Schedule II appearing hereinbelow with BRANCH MANAGER / AUTHORISE OFFICER , Branch Manager / officer-in-charge of State Bank of India, \_\_\_\_\_ on \_\_\_\_\_ with an intention to create an equitable mortgage as and by way of continuing security for the outstanding amount due and payable to the Bank including interest, costs, charges and expenses by Nilesh s/w/d of Sadanand Kadam in respect of Term Loan of Rs. 1270000/- (Rupees Twelve lac seventy thousand only) granted to him/her by the bank and also to secure all other debts which I/we may owe to the Bank as a guarantor.

I confirm that the said properties are free from encumbrances and there are no pending attachments, notices, claims for Income Tax, property tax or any other dues in respect of the said property / properties. No one else except me/us have any right, title or interest in the said property/properties, and the title deeds deposited by me/us are the only title deeds pertaining to those property/properties.

SCHEDULE I

List of documents of title

- 1) Agreement of sale
- 2) Reg Receipt
- 3) Index I

SCHEDULE II

Flat no B-104, 1st flr,  
Riviera Estate, Plot 142  
S no 8, Bajoshi, Khopoli

(Give full description of the property mortgaged)

Mr \_\_\_\_\_ s/w/d of X

Signature

Nilesh S. Kadam  
Nilesh S. Kadam