



NIKUNJ DEVELOPERS

Your Dreams... Are Our Homes...

REF. NO.:L.NO.003/ND/02/2014

Date: 5th FEBRUARY, 2014

To,
The Chief Manager
State Bank of India
PBB JUHU Branch
Vile Parle west
MUMBAI-400056.

Dear Sir,

Sub : Permission to Mortgage Flat No."702" on the SEVENTH FLOOR in Wing "N" in our proposed building named "VEENA DYNASTY" situated at Evershine City, Near Achole Talao, Vasai (East), Dist - Thane to MRS. MALATHI MAREPPANAVAR AND MANOJ TOPPO.

Ref : Your Sanction Letter dated 2ND JANUARY, 2014.

We, M/s. NIKUNJ DEVELOPERS, hereby certify that:

1. Flat No. '702' in the Wing 'N' on the Seventh Floor in "VEENA DYNASTY" situated at Evershine City, Near Achole Talao, Vasai (East), Dist - Thane to MRS. MALATHI MAREPPANAVAR AND MANOJ TOPPO, under an Agreement for Sale dated 1ST FEBRUARY, 2014.

Description of the property:

Flat No. / House No.	N/702
Building No. and Name	Veena Dynasty
Plot No.	Sector - F
Street No./ Name	Near Achole Talao
Area Name	Evershine City
City Name	Vasai East, Dist-Thane
Pin Code No	401203
Land Mark.	Evershine City Last Stop

2. That the total cost of the Flat is **Rs.31,85,000/- (Rupees Thirty One Lakhs Eighty Five Thousand Only)**
3. **MRS. MALATHI MAREPPANAVAR AND MANOJ TOPPO**, have paid an amount of **Rs.3,18,500/- (Rupees Three Lakhs Eighteen Thousand Five Hundred Only)** a sum of **Rs.28,66,500/- (Rupees Twenty Eight Lakhs Sixty Six Thousand Five Hundred Only)** remains to be paid towards the cost of the said Flat.

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4. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
5. We confirm that we have no objection whatsoever to **MRS. MALATHI MAREPPANAVAR AND MANOJ TOPPO**, mortgaging the flat to **State Bank of India, Mumbai**, as security for the amount of advanced by the Bank.
6. We have not borrowed from any Financial Institution for purchase of land or construction of the building and have not created and will not create any encumbrances on the flat allotted to them during the currency of the loan sanctioned by the Bank to them.
7. We are agreeable to accept State Bank of India as a nominee for the flat allotted to **MRS. MALATHI MAREPPANAVAR AND MANOJ TOPPO** And once the nomination favoring the bank has been registered and advice sent to the bank of having done so, **subject to the clearance of the total consideration payable to us with respect to the above said Flat No. 702, Wing "N" in "Veena Dynasty"**, We note not to change the same without the written consent of the Bank.
8. After we receive the total consideration mentioned under the **Agreement for Sale dated 1st FEBRUARY, 2014**, we undertake to inform the society about the banks charge on the said flat as and when the society is formed.
9. In case of cancellation of the sale-agreement for any reason, we shall refund by crossed cheque the amount that has been disbursed by the bank till that time only after deducting our cancellation charges as per our norms favoring the Bank A/c **MRS. MALATHI MAREPPANAVAR AND MANOJ TOPPO** and forward the same to you directly. As per confirm with the purchaser/s **MRS. MALATHI MAREPPANAVAR AND MANOJ TOPPO** under confirmation letter dated **4th FEBRUARY, 2014**.

PLEASE NOTE : Only Cheques/Pay Orders/Demand Drafts issued directly in the name of the builders, i.e. Drawn in favour of "NIKUNJ DEVELOPERS A/C VEENA DYNASTY, The Ratnakar Bank Ltd, Borivali (West), CA No.1201/2399", to be credited into our THE RATNAKAR BANK LTD, BORIVALI (WEST) BRANCH, CURRENT ACCOUNT NUMBER 1201/2399, will be accepted.

PLEASE NOTE : RTGS DETAILS FOR THE SAME
"NIKUNJ DEVELOPERS A/C VEENA DYNASTY"
CURRENT ACCOUNT NO - 1006212010002399
IFSC CODE - RATN0000062
THE RATNAKAR BANK LTD, BORIVALI (W)

Thanking you,
Yours truly,
M/S. NIKUNJ DEVELOPERS


PARTNER

79/1321

पावती

Original/Duplicate

Monday, February 10, 2014

नोंदणी क्रं. :39म

11:27 AM

Regn.:39M

पावती क्रं.: 1987

दिनांक: 10/02/2014

गावाचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वसई-1321-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सौ मालती मरेप्पनावर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2080.00

पृष्ठांची संख्या: 104

एकूण:

रु. 32080.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 11:32 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1

सह. दुय्यम मॅनेजर, वसई-१

बाजार मुल्य: रु.1995500 /-

मोबदला: रु.3185000/-

भरलेले मुद्रांक शुल्क :

रु. 191100/-

SCANNED

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001440318201314R दिनांक: 10/02/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 2080/-

Malati

मुळ दस्त डा स्कॅन्ड प्रिंट व
मिनी सिडी सह परत दिला.

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवान सन 2013

वसई - १

- १) दस्ताचा प्रकार : CP 313 नामा अनुच्छेद क्रमांक : 9329 / 2013
- २) सादरकर्त्याचे नांव : _____
- ३) तालुका : वसई 4) गावाचे नांव : उतावले
- ५) नगरभुमापन क्रमांक / सर्व्हे नं. / अंतिम भुखंड क्रमांक : _____
- ६) मूल्यदरविभाग (ज्ञान) _____ उपविभाग : _____
- ७) मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक / _____
- ८) दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 389 कारपेट / विल्टअप / सुपर विल्टअप / चौ. मि / फुट.
- ९) कार पार्किंग : _____ गच्ची : _____ पॉटमाळा : _____
- १०) मजला क्रमांक : _____ उदयाहन सुविधा :- आहे / नाही
- ११) बांधकाम वर्षे : _____ घसारा : _____
- १२) बांधकाम प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे
- १३) बाजार मूल्य तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यान्वये दिलेली घट / वाढ
- १४) लिट्ट अँड लायसन्स दस्त : १. प्रतिभाह भाडे रक्कम : _____
२. अनामत रक्कत / आगावू भाडे : _____
३. कालावधी : _____
- १५) निर्धारित केलेले बाजारमूल्य :- _____
- १६) दस्तामध्ये दर्शविलेला भोवदला :- 19,95,500/-
31,85,000/-
- १७) देय मुद्रांक शुल्क :- 1,91,100/- १८) भरलेले मुद्रांक शुल्क :- 1,91,100/-
- १९) देयक नोंदणी फी :- 30,000/-

लिपिक

साहेब दुप्यम निबंधक

प्रतिज्ञा / घोषणा पत्र

- मी / आम्ही
- १) श्री. / श्रीमती
- २) श्री. / श्रीमती
- ३) श्री. / श्रीमती

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणान्याने कोठेही विक्री, गहाण, दान, तिज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखमामध्ये गुंतविलेली नाही. यांची नोंदणी कायदा - 1908 मधील असणान्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी / आमची राहिल याची मी / आम्ही स्वी देतां

१. Malati
२. M. M.
- ३.



1/31/2014

Hot Payment Successful. Your Payment Confirmation Number is 36612691

दस्त क्रमांक- 9329 / 2014

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001440318201314R	BARCODE	Form ID :	Date: 31-01-2014
Department	IGR	Payee Details		
Receipt Type	RM	Dept. ID (If Any)		
Office Name	IGR133-VSII_VASAI NO 1 SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-AFFPM9093R	
Year	Period: From : 31/01/2014 To : 31/03/2099	Full Name	Malathi Mareppanavar	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	Flat No N 702 Building No 3	
0030046401-75	191100.00	Road/Street, Area /Locality	Veena Dynasty Achole	
0030063301-70	30000.00	Town/ City/ District	Survey No 2 Vasai East Th Maharashtra	
	0.00	PIN	4 0 1 2 0 9	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	221100.00	Amount in words	Rupees Two Lakhs Twenty Thousand One Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 36612691		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332014013151293		
Cheque- DD No.		Date	31-01-2014	
Name of Bank	IDBI BANK	Bank-Branch	649 VASAI	
Name of Branch		Scroll No.		



वसाई - १
दस्त क्रमांक- 9329 / 2014
4 / 908

AGREEMENT FOR SALE

THIS AGREEMENT made at Vasai this 01st day of February, 2014 BETWEEN

M/s. NIKUNJ DEVELOPERS, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 having his office at Shop No. 1, Veena Sarang, Saibana Nagar Extension Road, Borivali (West), Mumbai 400 092, hereinafter referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partner or partners for the time being and from time to time constituting the said firm and survivors or survivor of them and the heirs, executors and administrators and assigns of last surviving partner) of the **ONE PART**;

AND

SHRI / SMT / M/S. Malathi Moreppanavar
Shri Manoj Toppo

_____, having his/her/their address for the purpose of these presents at

B/162, Mala Towers
Lokhandwala Complex
Andheri (West)

Mumbai - 400053, hereinafter referred to as the "**PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof shall in case of individuals mean and include his/her/their respective heirs, executors, administrators, successors and assigns and in case of partnership firm the partner or partners for the time being and from time to time constituting the said firm and survivors or survivor of them and the heirs, executors and administrators and assigns of last surviving partner and in case of incorporated bodies, its permitted successors and assigns) of the **OTHER PART**.

M/s
Malathi
M

M/s
Malathi



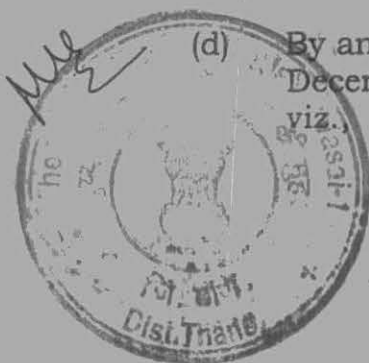
वर्ग - ४
१३२९ / २०१४
९ / १०४ (a)



**VEENA
DYNASTY**
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By and under diverse Agreements for Sale and Registered Deed of Conveyances executed by and between one **SHRI. RAKESH KUMAR WADHWAN** therein referred to as the "Purchaser" (hereinafter referred to as "**THE OWNER**") and the land owners therein referred to as "Vendors", the Vendors therein absolutely sold, transferred assigned and conveyed and the Purchaser therein purchased and acquired the absolute right title and interest in respect of various pieces and parcels of land bearing different Survey Numbers and Hissa Numbers at Village Achole, Village Gokhiware and Village Manickpur, Taluka Vasai, District Thane and Vasai in aggregate admeasuring about 10,23,301 sq. meters of thereabouts and forming Sectors "A", "B", "C", "D", "E" and "F" and Pockets P2 to P7 of Group Housing Scheme called ZCC-20 (hereinafter referred to as "**THE LAYOUT PROPERTY**") and more particularly described in the **FIRST SCHEDULE** hereunder written on the terms, conditions and covenants therein contained and pursuant thereto the Owner was placed in actual, vacant and peaceful physical possession of the respective properties mentioned thereunder;

- (b) By and under diverse Development Agreements and writings executed by the Owners in favour of various Developers, the Owner have granted development rights to construct, consume and utilize part of the F.S.I. in respect of the said layout property and as per the scheme devised by the Owner, all the Developers of the F.S.I. and the persons developing and constructing buildings in the said layout will form for their respective individual building or group of building, Co-operative Housing Society, which society in turn will become the members of the Federation Society, which shall be the apex body of the layout property.
- (c) The Owner has obtained approved plans from the CIDCO (VASAI/ VIRAR) Authorities under Reference No. CIDCO/VVSR/REVI/BP/ZCC-20/E/3756 dated 16th April 2009 for 77,131 sq. meters of thereabouts comprised in Sector "E" and "F" of the said layout property and is entitled to develop and construct the same by utilizing and consuming the entire F.S.I. approved by the Authorities as per the sanctioned plans.



(d) By and under Development Agreement dated 31st December 2009 executed between the said Owner viz. **RAKESH KUMAR WADHWAN**, therein



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दस्त क्रमांक- १३२९ / २०१४
७/१०८

referred to as "the Vendor" and M/s. Nikunj Developers, therein referred to as the Developers being the Promoters herein, and registered with the Sub-Registrar of Assurances at Vasai under Ref. No. Vasai/2/00976/2010 dated 18th January 2010, the Owner granted and assigned and the Promoters purchased and acquired the sole and exclusive development rights in respect of the F.S.I. admeasuring **4,82,493.18 SQ. FT. IN SECTOR "F"** out of the said larger property more particularly described in the **SECOND SCHEDULE** hereunder written, as per CIDCO approved plan bearing Ref. No. CIDCO/VVSR/REVI/BP/ZCC-20/E/3756 dated 16th April 2009 (hereinafter referred to as "**THE SAID PROPERTY**") for consideration and on terms and conditions therein recorded.

- (e) The tenure of the entire layout has been converted into Non - Agricultural and the Owner has obtained from the Collector, Vasai N.A. Orders bearing Ref. Nos. [a] Rev/D-1/T-IX/NAP/SR 13/91 dated 04/06/1992, [b] Rev/D-1/T-IX/NAP/SR 18/92 dated 06/03/1993, [c] Rev/D-1/T-IX/NAP/SR 39/94 dated 12/07/1995 and for the said property described in the Second Schedule Order bearing Ref. No. Gen/D-1/T-IX/NAP/SR 90/95 dated 16/3/1996. Hereto annexed and marked as **ANNEXURE "I"** is a copy of the N.A. Order in respect of the said property;
- (f) The CIDCO, Vasai has pursuant to an application of the Owner sanctioned amended building plans and approved the entire layout property including the said property vide Order bearing Ref. No. CIDCO/VVSR/REVI/BP/ZCC-20/E/3756 dated 16th April 2009. The said CIDCO plans are further amended by the Developers, which are approved by the authorities vide Order bearing Ref. No. _____ dated _____ and in terms thereof the Promoters are fully authorized to consume and utilize the entire acquired F.S.I. of 4,82,493.18 sq. ft. in Sector "F" by constructing thereon 5 (FIVE) building consisting of atleast 25 and/or more Wings in the manner setout hereinafter as per the sanctioned plans and on such terms and conditions as may be stipulated by the Vasai - Virar Municipal Corporation (being the Successor -in- Title of the CIDCO Authorities);
- (g) The Promoters have entered into Agreement, as prescribed with _____ the Architects registered with the Council of Architects and also appointed Shah Chaitany Consultants as Structural

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VEENA
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Designers, License holder for preparing structural designs and drawings and specifications of the said building/s and the Purchaser/s accepts/accept of professional supervision of the said Architect and the said Structural Engineer or any such competent person or entity who may be substituted or replaced in their place by the Promoters till the completion of the said building;

(h) The title of the Promoters to the said Property is clear and marketable as certified in the Certificate of Title dated 10/10/12 issued by K.A. Sanghavi & Co. Advocates and Solicitor. A copy of the Title Certificate by the Advocates and Solicitor is annexed and marked as **ANNEXURE "II"** hereto;

(i) The entire Sector "F" is a part of the said layout property, which is a big complex and the Promoters in terms of the Development Agreement dated 31st December 2009 have only acquired development rights in respect of the said F.S.I. admeasuring 4,82,493.18 sq. ft. in Sector "F" with further right to utilize and consume the same in construction of the building and wings as stated above and mentioned hereunder and beyond the said rights of 4,82,493 sq. ft. or thereabouts the Promoters are not having nor claiming any rights in the layout property under the aforesaid Development Agreement dated 31st December 2009. The Promoters have acquired the said development rights in respect of the said F.S.I. as a single venture in the nature of the trade and it is made clear that the entire development and construction has to be in terms of the conditions imposed by the Owner Shri. Rakesh Wadhawan and the Appropriate Authorities. The Owner had demarcated the land over which the buildings are to be constructed by the Promoters;

(j) The Promoters have prior to the execution of these presents represented to the Purchaser/s that the Promoters shall be consuming the entire F.S.I. admeasuring 4,82,493 sq. ft. or thereabouts by developing and constricting thereon 5 (FIVE) building consisting of atleast 25 and/or more Wings consisting of Stilt/Ground + Seven and/or more Upper Floors to be known as "VEENA DYNASTY" (hereinafter referred to as the "said Building/s") as per the approved plans and permissions and sanctions granted by planning Authorities and other concerned authorities. The Six Buildings with 25 Wings will be constructed on the said property in the flowing manner:-

Handwritten signatures and initials:
Maloty
M
M



Handwritten signature and initials at the bottom right.

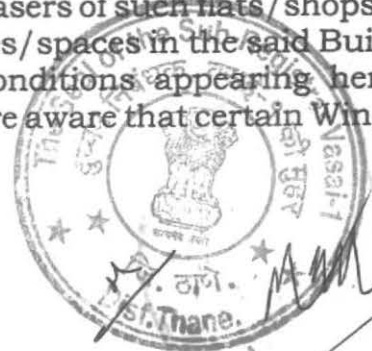


वसई - १
दस्तावेज क्रमांक - १३२९ / २०१४

Sr. No.	Building Name	Building No.	Wing No.
(1)	Veena Dynasty	Building No. 1	"A" "B" "C" "D" "E" "F"
(2)	Veena Dynasty	Building No. 2	"G" "H" "I" "J" "K"
(3)	Veena Dynasty	Building No. 3	"L" "M" "N" "O" "P" "Q"
(4)	Veena Dynasty	Building No. 4	"R" "S" "T" "U"
(5)	Veena Dynasty	Building No. 5	"V" "W" "X" "Y"

(k) The Promoters are fully authorized to utilize and consume the plot potential of the said property i.e. F.S.I. as may be permissible according to building rules and regulations and for that purpose the Promoters for the development of the said property are absolutely entitled to alter, amend, modify and/or change the plans and specifications in the manner as the Promoters may deem fit and proper and as may be approved by the concerned authorities. The Purchasers do hereby accord their consent for the same and agree not to raise any objections, claims, right, title, interest and entitlement in respect of the said development to be carried on by the Promoters on the said property as per the present plans or that may be amended from time to time;

(l) The Promoters have got the Plans sanctioned for putting up construction on the said Property and sell flats, shops, garages and/or any other premises/spaces (all of which hereinafter for the sake of brevity referred to as "**said Flat/Shop**") and reference to "Purchaser/s" in this Agreement means purchasers of such flats/shops and/or any other premises/spaces in the said Building on the terms and conditions appearing hereafter. The Purchasers are aware that certain Wings proposed



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VEENA
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to be constructed on the said property are going to be combination of commercial and residential component and the Promoters shall be absolutely entitled to give such commercial premises for such user as may be thought fit and proper by the Promoter and the Purchasers shall not be entitled to object to the same;

- (m) The copies of 7/12 Extract in respect of the said property are annexed hereto and marked as **ANNEXURE "III"**;
- (n) The CIDCO, Vasai has duly sanctioned the layout on which the buildings mentioned hereinbefore are to be constructed and has issued the Commencement Certificate bearing Ref No. WCD/CP/CC/VP-0443/11/12-13 dated 17/01/2013. A copy of the Commencement Certificate is hereto annexed and marked as **ANNEXURE "IV"**;
- (o) While sanctioning the said plans for the said building/s the concerned local authorities and/or government have laid down/may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters as may be applicable while constructing the said building/s and upon due observance and performance of which only the Occupation Certificate in respect of the said building/s shall be granted by the concerned local authority;
- (p) The Purchaser/s has/have hereby agree/s to purchase and the Promoters hereby have agreed to sell to the Purchaser/s Flat/Shop No. 702 admeasuring sq. meters of Carpet Area equivalent to 389 sq. ft. Carpet Area on the 7th Floor in Wing N of the said Building No. 3 known as "**VEENA DYNASTY**" (hereinafter referred to as the "**SAID BUILDING**") shown surrounded by Red Colour Boundary line (hatched in red) on the concerned floor plan, on the said property, the floor plan is annexed and marked as **ANNEXURE "V"** hereto together with the amenities and facilities as set out in **ANNEXURE "VI"** hereto (hereinafter for the sake of brevity referred to as the "**SAID FLAT/SHOP**");
- (q) The Purchasers are allotted Car Parking Space No. in the Stilt/covered/Open Area of the Building along with the said flat/shop and the same shall be treated as amenity incidental to the said flat/shop as per the norms of the Corporation;



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- (r) The Purchaser/s and/or the Society and/or Association of Purchasers, as the case may be, shall not at any time including after the conveyance (to be executed by the Owners only after the completion of the development of the entire layout) or such other document vesting the title is executed in favour of the Society and/or Association or Federation as the case may be (hereinafter referred to as the "**vesting document**"), be entitled to the F.S.I. exceeding the F.S.I. used and consumed in the construction of the said building. Any additional F.S.I. of any nature whatsoever available in respect of the said property or any part thereof, at present or in future and/or obtained and/or made available howsoever shall absolutely vest in and belong to the Promoters and the Promoters alone shall be entitled to the same and use, consume and load the same at any time and in the manner thought fit and proper by the Promoters. The Purchaser/s and/or the said Society and/or Association or Federation, as the case may be, shall not be entitled to claim in respect of such further and additional F.S.I. and/or put up any further or additional construction on the said property or any part thereof or on the said building/s, exceeding the F.S.I. consumed herein even after handing over possession of the said flat/shop to the Purchaser/s even in the event of demolition of such building/s for any reason and/or reconstruction thereof and only the Promoters shall be entitled to do so;
- (s) The Purchaser/s has/have entered into this Agreement with full knowledge of all terms and conditions contained in the documents, papers, plans, orders, schemes, amenities, etc., recited and referred to hereinabove and those contained herein and it is made absolutely clear and informed to the Purchaser/s that the Promoters shall be absolutely entitled to add, alter, modify and change the plans to meet the requirement of the any specification of the planning authorities for the purpose of better designing and planning of the said buildings, however this shall be done without in any manner adversely affecting the rights of the Purchaser/s and further that the Owner is absolutely entitled to alter/modify/amend the Layout Plans as he may deem fit and the Purchaser/s shall not object to the same.
- (t) The Purchaser/s has/have duly verified the title of the Owners to the said property and the rights of the Promoters to develop and construct the said

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buildings and after having satisfied himself/herself and itself about the same have agreed to purchase the said flat/shop from the Promoters as setout hereunder. The Purchaser/s shall hereafter not raise any requisitions or objections of any nature whatsoever in respect of the title of the Owners and right and entitlement of the Promoters to develop and deal with the said property and each and every part thereof;

- (u) The Purchaser/s has/have demanded from the Promoters and the Promoters have given inspection to and made full and complete disclosures to the Purchaser/s of all the documents of title relating to the said property, the plans, designs and specifications, sanctions, permissions, approvals obtained from planning authorities and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the rules framed thereunder;
- (v) The Purchaser/s have prior to the execution of the this Agreement as required by the provisions of (Maharashtra Co-operative Societies Act No. XXIV of 1960) made a declaration as required by the MOFA and/or relevant Act/s;
- (w) Relying upon the said applications, declarations and agreements, the Promoters have agreed to sell to the Purchaser/s and the Purchaser/s agrees/agree to purchase the said Flat/Shop at the price of Rs. 3185000/- (Rupees thirtyone lakhs eighty five thousand only Only) and on the terms and conditions hereinafter appearing;
- (x) Prior to the execution of this Agreement, the Purchaser/s has/have paid to the Promoters a sum of Rs. 100000/- (Rupees One lakh only Only) out of the purchase price of the said Flat/Shop, as Deposit of Earnest Money/Booking Amount (the payment and receipt whereof the Promoters do hereby admit and acknowledge) towards the purchase price and the Purchaser/s has/have agreed to pay to the Promoters the balance of the said purchase price in the manner hereinafter appearing in the operative clauses.

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(y) The PAN Numbers of the parties hereto are as follows:

NAME OF THE PARTY PAN NUMBER

i) M/s. Nikunj Developers Promoters AABFN 5346D

ii) Purchaser/s:

1. Mrs Malathi Moreppanavar AFFPM 9098R /FORM

2. Mrs Manoj Toppo _____ /FORM

3. _____ _____ /FORM

(z) Under Section 4 of the said MOFA Act, the parties hereto are required to execute a written Agreement for Sale in respect of the Flat/Shop agreed to be purchased, being these presents and also register the same under the Registration Act.

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

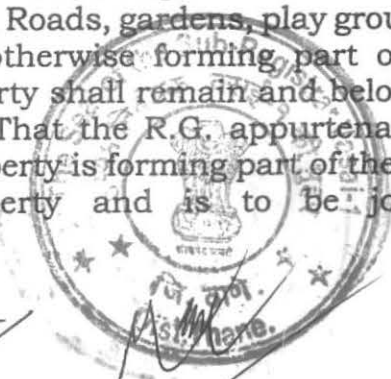
1. The recitals contained above and the annexures and schedules herein shall form an integral part of the operative clauses of these presents.
2. The Promoters have prior to the execution of these presents declared, confirmed, assured, represented the Purchaser/s as under:-

(a) That the Promoters have only purchased and acquired development rights to utilize and consume 4,82,493.18 sq. ft. in Sector "F" of the said layout as per the Development Agreement dated 31st December 2009 on terms and conditions therein recorded and the Promoters while carrying out the entire development either together or in phase wise manner is bound and liable by the covenants and conditions agreed with the Owners as recorded therein;

(b) That all the areas falling under reservation, whether D.P. Roads, gardens, play grounds, utilities or otherwise forming part of the layout property shall remain and belong to the Owner. That the R.G. appurtenant to the said property is forming part of the said layout property and is to be jointly

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developed by the Promoters alongwith the developers of the adjoining property proportionately. It is made absolutely clear that all the F.S.I. that may be generated from such R.G. or its development shall belong to the Owner only in terms of the Development Agreement dated 31st December 2009 and the Owner shall be entitled to utilize the same on any portion of the layout as he may deem fit and proper;

(c) That the Promoters shall form single or more co-operative societies in respect of one or more buildings to be constructed on the said property. The Owner shall upon the formation of the said Societies by the Promoters and other Developers of the layout execute Deed of Conveyance in the favour of such Federal Co-operative Housing Society that may be formed by the Owner, which shall be the Apex Body of the layout. The Co-operative Societies formed by the Promoters on the said property shall become and be obliged to become members of such Federal Co-operative Housing Society and the Federal Society shall grant a sub-lease at a nominal yearly rental (say Rs. 1/- (Rupees One Only) per building. All the Title Deeds and miniments related to the said said property shall be delivered to the said Federal Co-op. Hsg. Soc. Ltd., and such society upon formation shall look after the maintenance and the infrastructure and the public recreation and other amenities of the layout.

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(d) That the Promoters shall at no point of time be responsible and liable to grant and convey the said property or any part thereof to the society/s that may be formed and constituted of the flat/shop purchasers and it shall be always the obligation of the Owner, subject to the complete development of the entire layout and as stated in sub-clause (c) above. The Purchaser/s having consented to this condition has/have agreed to proceed to purchase the said flat/shop. The Purchaser/s agree and undertake not to raise any requisition and objection upon the said condition.



3. The Promoters shall construct the said 5 (Five) Buildings consisting of total 25 and/or more Wings with Stilt/Ground + 7 floors and/or more

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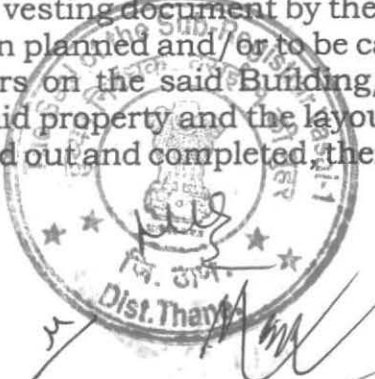


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Upper Floors (hereinafter referred to as the "said Buildings") in accordance with the plans, approved by the concerned local authority and which plans have been accepted by the Purchaser/s, with such variations, modifications and alterations to be made in any of the plans for construction /layout/specifications, etc., as the Promoters may deem fit and/or as may be required by the concerned local authority and the Purchaser/s hereby gives/give his/her/their irrevocable consent, power and authority to the Promoters for the same, including for putting up further/additional construction in any manner whatsoever, subject to the sanction of the same by the Vasai Virar Municipal Corporation /Town Planning Authorities.

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4. In the event of Promoters acquiring Development Right Certificate (DRC) in respect of other land/properties and if same is permitted to be used on the said Building/s and/or property under the relevant act/s and/or Development Control Regulation 1991 or amendment thereto, to make additional construction on the said Building/s, the Promoters alone shall be entitled to carry out such additional construction on the said Building/s, vertically and/or horizontally and/or on the portion or portions of the said property and sell/allot or otherwise howsoever deal with and dispose off such flats/shops and/or any other premises/spaces, in such additional construction and shall be entitled to make such changes, additions, alterations, variations and modifications in the plans of the said Building/s and or in the layout of the said property as the Promoters may desire. The Purchaser/s consents/consent and agrees/agree and undertakes/undertake that he/she/they shall not raise any objection against the Promoters for making such additional construction on any grounds whatsoever and also agrees/agree and undertakes/undertake to extend all facilities and co-operation to the Promoters for making such additional construction, alterations and modifications even after entering into occupation of the said Flat/Shop. The Purchaser/s shall not be entitled to claim any rebate in price or any other advantage from the Promoters on the grounds of the promoters making additional construction or on any other grounds whatsoever. If at the time of execution of the vesting document by the Owner, if any construction planned and/or to be carried out by the promoters on the said Building/s or any portion of the said property and the layout has not been fully carried out and completed, then in that



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event, the Promoters alone shall, notwithstanding anything to the contrary, be entitled to such carry out and complete such construction and derive all the advantages in respect thereof including by selling Flats/shops and/or any other premises/spaces in the said Building/s or otherwise howsoever.

5. The Purchaser/s is/are aware that Promoters while constructing the said Building in which the Purchaser/s has/have purchased the said flat/shop is only using and consuming only part of the entire F.S.I. potential of the said property and that the Promoters will and shall be fully and absolutely entitled to put up further constructions on the said property and/or portion or portions thereof including upon the upper floors of the said buildings by consuming and utilizing the balance available F.S.I. in respect of the said property or any increase F.S.I. that may be come available to the Promoters either before or after execution of the vesting documents in the manner the Promoters deem fit and proper.

6. The Purchaser/s hereby agrees/agree to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s the Flat/Shop No. 702 admeasuring 389 Sq. Ft. Carpet Area on the 7th Floor in Wing N of the said Building No. 3 known as "**VEENA DYNASTY**" (hereinafter referred to as the "**SAID BUILDING**") as shown surrounded by Red Colour Boundary line (hatched in red) on the concerned floor plan with adjacent Open Terrace admeasuring Sq. Ft. (Carpet) on the said property, the floor plan is annexed and marked as Annexure V together with the amenities and facilities as set out in Annexure VI hereto (hereinafter for brevity's sake referred to as the "**SAID FLAT/SHOP**") at or for the lump sum price of Rs. 3185000 / - (Rupees Thirtyone lakhs eighty five thousand Only).

7. The Purchaser/s shall pay the aforesaid agreed consideration in respect of the said flat/shop to the Promoters in the following manner:-

(I) Rs. 537000 / - Rupees Five lakhs thirty Seven thousand Only) on or before the execution of the presents) ;





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(ii) Rs. 637000/- Rupees Six lakhs thirty
Seven thousand Only) on
Casting of plinth ;

(iii) Rs. 318500/- Rupees Three lakhs eighteen
thousand five hundred Only) on
Casting of 2nd Slab ;

(iv) Rs. 318500/- Rupees Three lakhs eighteen
thousand five hundred Only) on
Casting of 4th Slab ;

(v) Rs. 318500/- Rupees Three lakhs eighteen
thousand five hundred Only) on
Casting of 6th Slab ;

(vi) Rs. 318500/- Rupees Three lakhs eighteen
thousand five hundred Only) on
Casting of 8th Slab ;

(vii) Rs. 191100/- Rupees One lakh ninety one
thousand one hundred Only) on
Casting of OH TANK ;

(viii) Rs. 159250/- Rupees One lakh fifty nine
thousand two hundred
fifty Only) on
Casting of TILING WORK ;

(ix) Rs. 159250/- Rupees One lakh fifty nine
thousand two hundred
fifty Only) on
Commencement of the
SANTARY WORK ;

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(*) Rs. 127400/-

Rupees One lakh twenty
Seven thousand four
hundred Only)

within ten days from the date of intimation by the Promoters to the Purchaser/s that the said Flat/Shop is ready for use, but however before taking over the possession of the said flat/shop.

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Subject to the provisions contained in these presents, the Promoters have allotted to the Purchaser/s Car Parking Space No. _____ in the Stilt/Covered/Open Area of the Building as per the norms of the Corporation.

9. The Promoters shall send to the Purchaser/s, intimations/ Demand Notes, demanding payments of the relevant installments of the purchase price from the Purchaser/s as and when the same falls due as per Clause 7 above. Such installments shall be payable by the Purchaser/s strictly within the period mentioned in such intimations/Demand Notes. The Purchaser/s hereby covenant/s with the Promoters that the Purchaser/s shall duly and punctually pay the amounts due and payable within the time and in the manner stipulated in the intimation/Demand Notes without committing any breach and/or defaults thereof. In respect of the payment of each installments paid by the Purchaser/s, the Promoters will pass separate receipt. The time for making the payment of each of the aforesaid installments and all other amounts due and payable shall be the essence of the contract. PROVIDED FURTHER that non-intimation of payment of any of the amounts due and payable by the Promoters shall not be an excuse for the Purchasers to delay the payment and/or non - payment of the installments due and payable by the Purchaser to the Promoters.

10. If the Purchaser/s in order to augment the resources in his/her/their hands for the purpose of payment of consideration amount to the Promoters under this Agreement for Sale intends to seek loan from any financial institutions / banks, etc. against the security of the said Flat/Shop, then in such a case the Purchaser/s shall be required to obtain on the letterhead of the respective financial institutions/bank's, etc. the loan /pre-sanction loan letter and only against which the Promoters will issue the NOC for



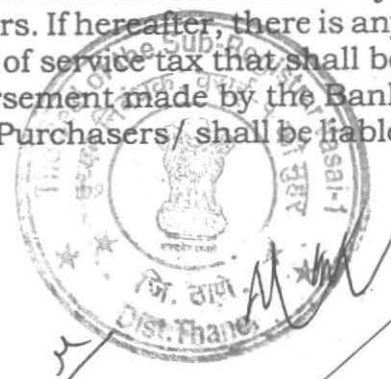
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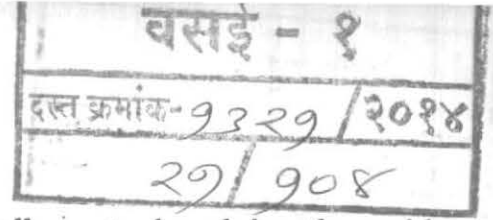
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mortgage of the said Flat/Shop, to the Purchaser/s. Further when such financial institution/ bank, etc. makes a disbursement, it shall be mandatory that the payment should be made by issuing the Cheque/Pay Order/Demand Draft, of the Loan amount or installment/s in the name of the Promoters only i.e. in favour of **"M/S. NIKUNJ DEVELOPERS A/C. 1006212210002399"** and in the event such financial institution/ bank, etc. issues Cheque/Pay Order /Demand Draft of Loan amount or installment/s in any other name or account, then such financial institution/ bank, etc. shall do so at their own risk and the Promoters shall not be liable for any cost and consequences arising therefrom and in such event the Purchaser/s shall not be absolved of payment of purchase consideration.

11. The present project to be developed on the said property has been approved for the benefit of the 20: 80 scheme according to which the Purchaser/s upon availing the benefit of the said Financial Scheme will be liable to pay to the Promoter only 20% of the agreed consideration exclusive of all Taxes, levies, charges, stamp duty, registration and expenses incidental thereto as payable under there presents. The balance 80% of the agreed consideration shall be payable by the Purchaser/s in the form of EMI (Every Monthly Installment) from the date commencing from the date of intimation by the Promoters that the said flat is ready to use and possession irrespective of the legal issues and other formalities to be complied with that may be stipulated by the Corporation and planning authorities. The Promoters have got the said project approved under the 20: 80 Scheme form the _____ Bank and the Purchasers shall be bound and obliged to avail the loan and financial facilities to augment for payment of the agreed consideration from the said Bank Only and no other bank. The Purchasers agree that all the disbursement in respect of such booking under the aforesaid Scheme shall be directly be made to the Promoters Account as mentioned in Clause 10 above. The Promoters have further represented that as per the prevailing norms, Government charges Service Tax computed at the rate of 3.09 % on each installment of disbursement made by the Bank to the Promoters. If hereafter, there is any increase in the amount of service tax that shall be payable on such disbursement made by the Bank/ Financial institution, Purchasers/ shall be liable to pay the

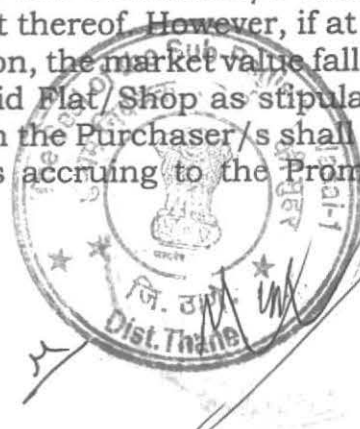




the Purchaser/s shall not be claim the said amount.

13. In all other cases except the cases where the Purchaser/s has/have availed the benefit of 20:80 Scheme as mentioned in Clause 11 above, in the event of termination of the Agreement by the Promoter on account of failure of the Purchaser to pay the amount of the consideration/installments within the time stipulated hereunder and other amounts or breach of any other terms and conditions of these presents, in addition to other rights and remedies that may be available to the Promoters under the law and also under these presents, the Earnest Money Deposit/ Booking Amount or 50% of the total amount paid by the Purchaser in terms of these presents, whichever is higher, shall stand forfeited as and by way of agreed liquidated damages and after making adjustment and appropriation of the amounts to the claims of the Promoters, the balance amount shall be refunded without interest.
14. The Promoters upon such terminations shall be entitled to sale, transfer and assign the said flat and all the rights title and interest therein in favour of any third party on such terms and conditions as thought fit and proper by the Promoters without any recourse and/or reference to the Purchaser/s and irrespective of the fact that the said flat/premises has been mortgaged and/or provided as security by the Purchaser with any bank and financial institution for raising loan for payment of purchase consideration. Such mortgage and/or dealing between the Purchaser and the Banks and financial institution shall not come in the way of the Promoters exercising their right to deal with and dispose of the flat/premises upon termination as provided hereunder. The Purchaser/s herein and/or financial institutions and bank with whom the flat/remises is mortgaged shall have no right to object to such sale/disposal of the said Flat/Shop by the Promoters. If at the time of such termination on account of non-payment or otherwise due to default by the Purchaser/s, the Market Value of the said Flat/Shop, prevailing is higher than the market value, then in that case the benefit of the appreciation, if any, shall belong only to the Promoters and the Purchaser/s shall have no claim in respect thereof. However, if at the time of such termination, the market value falls below the value of the said Flat/Shop as stipulated in this Agreement than the Purchaser/s shall be liable to bear the losses accruing to the Promoters as a

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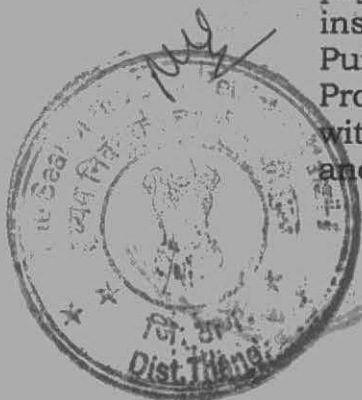
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result of such cancellation/termination of this Agreement. In quantifying/ computing the losses, the Promoters shall also compute the interest that the Purchaser/s is/are liable to pay, from the date of default (intimation/Demand Note) of the installments till payment and/or realization, as per the terms of this Agreement. The amount so quantified shall be adjusted and/or appropriated against the balance amounts due and payable by the Promoters in terms hereof.

15. The Purchaser/s Agrees with the Promoters She/He/They Shall not sell/dispose of the said flat till the date of Possession.
16. It is however agreed that the refund of the monies payable by the Promoters, after deductions, as mentioned hereinabove upon termination shall be paid by the Promoters to the Purchaser/s after disposing off such flat/shop and receiving full consideration thereof. The Purchaser/s agrees/agree that sending of the said amount by cheque by the Promoters to the Purchaser/s at the address given by the Purchaser/s in these presents, whether the Purchaser/s encashes/encash the cheque or not, will amount to the refund of the amounts so required to be refunded in terms of these presents. The refund shall however be subject to the Clause 16 in case of Purchaser/s having availed loan from banks/ financial institution.
17. Subject to what is stated in these presents, if the Purchaser/s seeks/seek loan from any financial institutions/banks etc., against the security of the said Flat/Shop after prior consent/approval of the Promoters and in the event of Promoters exercising their right to terminate this Agreement for Sale, the Purchaser/s hereby undertakes/undertake to clear the entire mortgage debt outstanding and to obtain necessary letter/confirmation stating clearance of mortgage, etc. from such financial institution/bank, etc., and only on receipt of such letter from such financial institution/bank, etc. the Purchaser/s shall be entitled to the refund of the amount so paid to the Promoters towards the said Flat/Shop to such financial institution and Bank sanctioning/disbursing loan as provided hereunder. However, the Promoters shall directly pay the amount to the banks and financial institutions etc., from the amount standing to the Purchaser's credit (paid by him/her/them to the Promoters towards the consideration amount) with the Promoters towards the said Flat/Shop and to that extent, so as to clear the mortgage debt





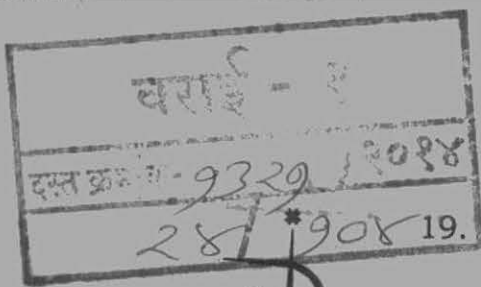
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and thereafter on receipt of letter of clearance of mortgage debt from such financial institution/bank, etc., the Purchaser/s shall be entitled to the refund of the balance amount, if any, standing credited to the account of the Purchaser/s with the Promoters towards the said Flat/Shop. For any deficit in payments required for clearance of the debt, the Promoters shall not be responsible for the same. Neither the Banks and financial institution shall be entitled to nor any have right to enforce the security against the said flat/premises or any other premises in the said building. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Purchaser/s to duly and promptly pay the installments of the consideration amount as and when due and demanded under the terms of this Agreement for Sale, irrespective of the fact that the Purchaser/s has/have applied for the loan/loan is under process/sanction awaited/is rejected from such financial institution/ bank, etc. and the Purchaser/s shall not raise any contention in respect of his/her/their failure to pay the above said installments on the due dates, on the basis of Purchaser/s having applied for loan/loan is under process of disbursement from such financial institution /bank, etc. In the event of the failure of the Purchaser/s to pay the installments of the consideration amount, the Promoters shall be entitled to enforce their rights as mentioned in these presents.

18. Without prejudice to the above and without waiver of and other rights and contentions of the Promoters under this Agreement for Sale and/or in law, the Promoters may at their own option, accept from the Purchaser/s the payment of the defaulted installments alongwith interest on the defaulted installments at the agreed rate of 21% per annum for the delayed period i.e. right from the date of the Demand Note/intimation till the date the payment is received by the Promoters (the defaulted period). Such interest shall be paid by the Purchaser/s at the time of payment of each defaulted installment or will be mandatorily cleared off by the Purchaser/s at the time of Possession of the said Flat/Shop, as cumulative interest or on any other terms and conditions which shall be decided by the Promoters at that particular point of time in their absolute discretion. The Purchaser/s shall not raise any disputes with regard to the rate of interest payable for delayed period as provided hereunder.

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The Purchaser/s agrees/agree to comply with all the terms and conditions of any order, schemes, permissions, objections, etc., that may have been granted and/or which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including paying any charges, bearing expenses, making deposits, whether refundable or not.

20. The Promoters have at the time of execution of these presents represented to the Flat Purchasers that the Promoters shall form and incorporate separate society or societies and/or Association for one or more such Building/s or Wing/s constructed on the said property which shall constitute into a Federation of all the societies, which shall look after and manage the said property and the common amenities for and on behalf of all the societies. FURTHER the purchasers to whom Flats/premises have been sold or have been agreed to be sold by the Promoters in the said wings or Building/s shall become the members of such Co-operative Society and/or Federation to be formed in respect of the Building/s or Wing/s in which their respective Flats/shops is/are located and the decision of the Promoters in this regard shall be conclusive and binding upon the Purchaser/s. It is further represented that such Society/s or Federal Societies that may be formed and constituted on the said property shall further become member of the Federal Co-operative Housing Society that shall be formed and constituted by the Owner in the said layout property described in the First Schedule hereunder written, which shall look after, manage and maintain the Recreation and amenities of the layout property.
21. The said building/s shall always be known as **"VEENA DYNASTY"** and Co-operative Society and/or Association formed by the Purchaser/s shall incorporate the name **"VEENA DYNASTY"** in its name and the Purchaser/s or the Society shall not be entitled to change the same at any time in future, for any reason whatsoever.
22. Furthermore, the Purchaser/s undertakes/undertake and declares/declare and grants/grant his/her/their irrevocable consent for the said name mentioned above and accordingly agrees/agree to vote in favour of the said name in the resolution to be passed in the General Body Meeting of such proposed Society and/or Association and Federation for the reservation of name for the proposed Society

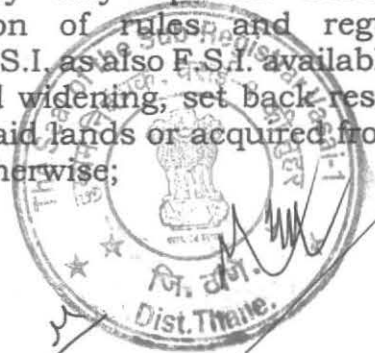




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and/or Association and the said proposed Society or Association or Federation, as the case may be, shall adopt and accept the name as stated above for the said Society and/or Association or Federation. The Purchaser/s shall also not alter the name of the scheme or the name of the Building/s in which the said flat/shop of the Purchaser/s is/are situated, as is made known to the public at large by the Promoters from the inception of the development being carried out on the said property. The said Building/s shall hereafter be permanently known as **"VEENA DYNASTY"**.

23. In the event of the Promoters permitting formation of any Adhoc Committee of the Purchaser/s, Building-wise and/or Wing-wise of the building/s constructed on the said property, as the Promoters may determine at their sole discretion, than in that event the Purchaser/s of the Building shall not form or demand formation of any separate such Ad-hoc Committee or register any Society and/or Association or Federation on any account and under any circumstances whatsoever and the same shall not take charge or demand administration of the said Building/s and /or Wing/s on the said property. The Purchaser/s further confirms/confirm that any such proposed Society and/or Association or Federation or Adhoc Committee shall be subject to over all paramount rights of the Promoters and under total control of and management by the Promoters alone and the Apex Body of the layout that shall be formed and constituted in the layout.
24. The Purchaser/s, the Society and the Association of Federation that may be formed of the Purchasers of the said flat in the said building, as the case may be hereby agree/s, declare/s, confirm/s, covenant/s and authorize/s the Promoters as under:-
- (i) That till vesting document is executed by the Owners and even thereafter, the Promoters and/or their nominees alone shall be entitled to use and consume all F.S.I. in respect of the said property or any part thereof whether available at present or in future, including the balance F.S.I., the additional F.S.I. available from time to time and/or by any special concession, modification of rules and regulations granting F.S.I. as also F.S.I. available in lieu of the road widening, set back reservation from the said lands or acquired from other lands or otherwise;



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(ii) That under no circumstance the Purchaser/s and/or Society and/or Association or Federation shall be entitled to or claim any right use or consume any F.S.I. or exceeding the F.S.I. consumed in the said Building/s, even after the execution of the vesting document in its favour in respect of the said property. The Purchaser/s of the flat/premises shall be entitled only to F.S.I. consumed in construction of the said Flat purchased by him/her/them in the said Building/s. The F.S.I. of any nature whatsoever available at present or in future and further and/or additional construction, shall always be the property of the Promoters who shall be at liberty to use, deal with, dispose of, sell, transfer, etc. the same, in any manner the Promoters choose and deem fit. The document vesting the title of the said property, building/s, etc. and transfer of rights and benefits of the Promoters, as hereinafter mentioned, shall be subject interalia to the aforesaid reservation;

(iii) That the Promoters and/or their nominees shall be entitled to develop the said property and/or portion/s thereof fully by constructing and/or making additions in the said Building/s and/or by constructing additional Building/s and/or Wing/s and/or floors/structures so as to avail of the full F.S.I. permissible at present or in future in respect of the said entire property, inclusive of staircase, lift, passage, open areas, by way of purchase of floating F.S.I., free F.S.I. which may be available in respect of the said property or acquired otherwise howsoever and including putting up any "Additional Construction" as mentioned above including on the terrace and/or pocket terrace and Promoters shall alone remain entitled for selling the same and appropriating to themselves the entire sale proceeds thereof without the Purchaser/s or other acquirers of the shops in the said building or buildings and/or the Society and/or Association or Federation having any claim thereto or to any part thereof. That such further/additional construction may be by way of additions, alterations, variations and/or modifications of plans, designs, specifications on the said Building/s and/or execution thereof;

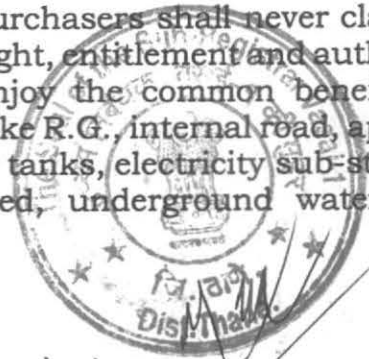




- (iv) That the Promoters and/or their nominees shall be entitled to complete the said Building/s in which the Purchaser/s has/have agreed to purchase the said Flat/Shop or any floor thereof and obtain part Occupation Certificate thereof and give possession of the said Flat/Shop therein to the acquirers of such flats/shops and the Purchaser/s herein shall have no right to object to the same and will not object to the same and the Purchaser/s hereby gives/give his/her/their specific consent to the same. If the Purchaser/s takes/take possession of the said Flat/Shop in such part completed and/or floor/s or otherwise, the Promoters and/or its Agents or Contractors shall be entitled to carry on the remaining work including further and additional construction work of Building/s in which the Flat/ shops are located and the said Building/s or any part thereof. The Purchaser/s agrees/agree not to raise any objection and/or claim reduction in price and/or claim compensation and/or damages caused, including on the grounds of inconvenience and/or nuisance caused while putting up such additional construction mentioned above and in this Agreement. The Promoters shall be entitled to consume such F.S.I. by raising floor or floors on any structures, including the said Building/s and/or putting additional structures and/or by way of extension of any Building/s and /or any structure. The Purchasers under no circumstances shall be entitled to cause disturbance, nuisance and hindrance in respect of the ongoing construction work in respect of the other buildings and Wings adjoining to the said building including the use and access through common layout road and internal road/approach road to the said building adjoining to the said building. No injunction from court shall be sought in respect of any such constructions undertaken by the Promoters and/or its nominees or assignees;

- (v) That the Purchasers shall never claim any exclusive right, entitlement and authority to use and enjoy the common benefits and amenities like R.G., internal road, approach road, water tanks, electricity sub-station, if any installed, underground water tanks

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etc., which shall be common for the enjoyment and benefit of all the flat purchasers of the building and/or Wings and/or one of more societies or federation of societies that may be formed, as the case may be;

- (vi) That all the terrace/s in the said Building/s whether Top Terrace or Pocket Terrace, shall always belong to the Promoters, unless specifically sold to any person with full knowledge and the Purchasers shall not object to such rights of the Promoters and/or their nominees or transferees from time to time;
- (vii) That all the adjoining terrace/s to a particular shop or Pocket Terrace shall always belong to the Purchaser/s to whom specifically sold by the Promoters and Society and/or Association or federation shall neither object to such rights of the said Purchaser/s nor shall have any claim over such terrace/s in future;
- (viii) That the Promoters alone shall be entitled to allot/sell any part of the said Building/s including the Open Terrace/s, Parking Spaces - Open/Stilt, covered or otherwise, walls or part of the said property including for use as banks, offices, shops, nursing homes, gardens, display of advertisements, hoardings, well water, etc. as the same may be permissible or ultimately be permitted by the authorities concerned;
- (ix) That the Parking Spaces, stilts or otherwise and hoarding places, anywhere, including the compound, walls, terraces, open spaces, garages, gardens, etc., shall always belong to the Promoters and all benefits thereof, will belong to the Promoters and the Promoters shall be entitled to deal with, dispose off, let out, give on hire or leave and license or on any other basis, as the Promoters may deem fit and the Promoters shall be entitled to appropriate the sale proceeds, income, compensation, royalty, etc. there from;
- (x) That the Purchaser/s to indemnify and keep indemnified the Promoters against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of such stipulations and restrictions;



- (xi) That the Purchaser/s shall not be entitled to any easement or right of light or air, which would restrict or interfere with the free use of any neighbouring or adjoining Flat/shops and/or any other premises/spaces and a declaration that the access and user of light and air to and for the Flat/shops and/or any other premises/spaces purchased by the Purchaser/s for any structure, erections for Building/s and/or Wing/s, any time being erected and standing therein from and over the neighbouring or adjoining Flat/shops and/or any other premises/spaces of the Promoters, are enjoyed under the express consent of the Promoters;
- (xii) that the Promoters shall have unfettered right to the full, free and complete right and means of access over, along and under all internal access roads, pavements, compounds, walls, etc. at all times and also to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use and enjoyment of the said property (and the neighbouring lands) and if necessary to connect the drains, pipes, cables, etc. under, over or along the land appurtenant to each and every Building/s and/or Wing/s in the said layout, as also to store materials, construct site office, hutments and other facilities, putting up further construction and use all amenities and facilities for such further construction;
- (xiii) To admit without any objection, the persons who are allotted Flats/shops in the additional construction being carried out/completed by the Promoters, as members of the proposed Society and/or Association or Federation, in the event the Society and/or Association of Federation is registered before all shops and/or any other premises/spaces, including Flats/shops of the extended/annexed building/s are sold by the Promoters after the registration thereof;
- (xiv) To bear and pay any increment in the price of building material, labour and other escalations as may be decided by the Promoters whose decision shall be final and binding on the Purchaser/s;
- (xv) Not to raise any objection or interfere with the Promoter's rights reserved hereunder;



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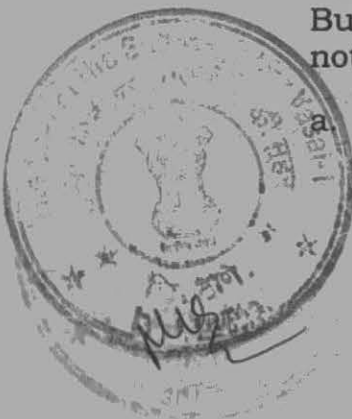
(xvi) To execute, if any further or otherwise writings, documents, consents, etc. as required by the Promoters for carrying out the terms hereof and intentions of the parties hereto;

(xvii) To do all other acts, deeds, things and matters and sign and execute such papers, deeds, documents, writings, forms, applications, etc. at the costs and expenses of the Purchaser/s, which the Promoters in their absolute discretion deem fit for putting into complete effect the provisions of this Agreement.

25. The aforesaid consent, agreement and covenants shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the Flats/shops and/or any other premises/spaces are handed over to the Purchaser/s and/or transferred to the Society and/or Association or Federation that may be formed and the same shall be incorporated in and shall form part of vesting documents resulting into vesting of the right, title and interest in the said flat/shop/premises in favour of the Society and/or Association or Federation.

26. The Promoters shall offer the possession of the said Flat/Shop to the Purchaser/s on or before December 2014 PROVIDED THAT the Promoters shall always be entitled to reasonable extension of time for delivery of the said Flat/Shop on the aforesaid date, incase if the receipt of Commencement Certificate, any other permissions and sanctions and approvals from the Corporation including Occupation Certificate is delayed on account of the default, delay and failure of the Planning Authority/ Corporation to issue the same, the non-receipt of which hampers the construction process and completion of the development of the said property or any building/s or wing/s thereon for reasons and on account of situations beyond the control of the Promoters, its agents including non-receipt or inordinate delay in receiving payment of the installment/s from the Purchaser/s herein and/or Purchasers of other Flat/Shops in the said Building/s in particular or in other situations but not restricted to situations like:-

Non-availability of steel, Cement, building and construction materials, water or electric supply, etc.;



- b. War, Civil commotion, act of God, force majeure or reasons beyond control of the Promoters, including strikes by the workers, employees or labours of the Promoters, the contractors, the suppliers or due to disturbance/hindrance in work/site by any anti-social elements;
- c. Any notice, order, any stay orders from any authorities, courts, and/or any amendments in the rules and regulations or the prevailing applicable law, change in rules, notifications of the Government and/or other public or competent authority;
- d. Any other reasonable cause.

27. If the Promoters fail to offer possession of the said Flat/Shop to the Purchaser/s on account of reasons as specified above then the Promoters shall not be liable to refund the amounts paid by the Purchaser/s to them, if demanded by the Purchaser/s, as the default being due to the reasons beyond their control and/or their agent's control, as aforesaid and as per the provisions of this clause. In other cases where there is a default specifically on the part of the Promoters, i.e. delay in giving the possession of the said Flat/Shop to the Purchaser/s, then the Promoters shall be liable, on demand, to refund to the Purchaser/s the amounts already received till then by the Promoters, in respect of the said Flat/Shop with simple interest at the rate of Nine (9) percent per annum from the date the Promoters having received the said sum/s till the date the said amount/s and interest thereon is repaid to the Purchaser/s. The Purchasers shall not have any charge or lien in respect of the any outstanding amounts due and payable by the Promoters either on the said flat/shop or the said property or any part thereof.

28. The Purchaser/s shall take possession or keys of the Flat/Shop within Ten (10) days of the Promoters giving written notice to the Purchaser/s intimating that the said Flat/Shop is ready for use. It is agreed that in case of the flats/shops already sold, the maintenance charges with respect to such Flat/shops shall be made applicable to the said Purchaser/s from the standard date declared for handing over



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possession or keys or as per the date mentioned in the intimation received by such Purchaser/s for taking the possession or keys, irrespective of the fact that the Purchaser/s have taken the physical possession of the said Flat/Shop or not.

29. The Purchaser/s shall before taking possession or keys of the said Flat/Shop inspect the same thoroughly and point out defect/s, if any, in construction and/or amenities and facilities and will take possession or keys only after rectification thereof, if any, required. On taking possession or keys of the said Flat/Shop the Purchaser/s shall be deemed to have inspected/re-inspected the same thoroughly and found the same without any defect/s in construction and/or amenities and facilities unless otherwise recorded in writing or the same, if any, pointed earlier, have been rectified, the Promoters thereupon shall cease to be liable for the same thereafter. In the event the Purchaser/s fails/fail to take the possession of the said flat/shop with the stipulated period than in that event the Promoters shall be entitled to treat this Agreement as duly cancelled/terminated/ rescinded. The consequences of termination as provided hereunder shall follow and in such event the Promoters shall be entitled to sell and/or dispose of the said premises in the manner they deem fit and proper without any reference and recourse to the Purchaser/s. The Purchaser/s shall not be entitled to seek any extension of time in this regard. Upon such termination/cancellation being affected, the Promoters shall be entitled to charge all amounts due and payable from the Purchasers including proportionate shares in outgoings, maintenances and taxes as applicable, which the Purchasers shall be liable to pay without any disputes.
30. The Promoters shall be entitled to change the user of the said property and/or Building/s to be constructed thereon and/or part or portion thereof, but the same will not directly affect the user of the said flat/shop.
31. The said Flat/Shop is intended and shall be used for residential/commercial or standard applicable purposes only, as per the applicable Rules and as sanctioned by the Corporation and the Purchaser/s shall not use the said Flat/Shop or any part/s thereof nor permit the same to be used for any other purposes whatsoever other than the standard applicable use unless permitted in writing by the Promoters as well as by the concerned local authority. The Purchaser/s shall





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use the allotted garage or allotted parking space, if any, only for the purpose of keeping or parking the Purchaser's own vehicle and for no other purpose. The part/pocket terrace, if any, attached to the Flat/Shop is to be used as terrace and not for any other use, nor the same or any part thereof will be covered or rooted in any manner, nor will any structure be put thereon by the said Purchaser/s. The common toilet/s, if any, shall be used by the shop owners, domestic servants, security or any other employees of the Society and/or Association or Federation only and not by anyone else or for any other purpose.

32. The Promoters shall be entitled to sell the Flats/shops and/or any other premises/spaces in the said Building/s for any use, subject to the permission of the concerned authority, if any required and the Purchaser/s, subject to above, hereby gives/give his/her/their consent to any use thereof by the Promoters. It is hereby expressly agreed that the Promoters shall be entitled to sell the Flats/shops and/or any other premises/spaces in the said Building/s for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes or for any type of commercial user, consulting rooms, banks, community halls, stalls, banquet halls, restaurants or any non-residential use as may be permitted by the concerned authorities and/or any other use that may be permitted by the said authorities and the Purchaser/s shall be entitled to use the said Shop and/or any other premises/spaces agreed to be purchased by him/her/them accordingly and similarly the Purchaser/s shall not object to the use of the other Flats/shops and/or any other premises/spaces in the said Building/s for the aforesaid purposes, by the respective Purchaser/s thereof. The Purchaser/s shall not change the user of the said flat/shop without the prior written permission of the Promoters and the concerned local authorities.

33. The Purchaser/s along with other Purchasers of Flats/shops in the said Building/s, shall join in forming and registering a Co-operative Society and/or Association or Federation as decided by the Promoters and agreed by the Purchasers. The Purchaser/s agrees/agree that for the purpose of forming and registering the Society and/or Association or Federation, he/she/they shall, from time to time sign and execute all necessary papers, documents, applications for incorporation and registration thereof and do all acts, deeds,



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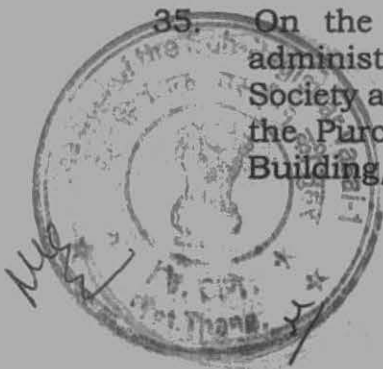
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things and matters for the formation and the registration of such Society and/or Association or federation and for becoming a member, including the bye-laws of the proposed Society and/or Association or Federation and duly fill in and sign in the office of the Promoters, so as to enable the Promoters to register the Society and/or Association or Federation of the Purchaser/s under Section 10 of MOFA or as applicable. No objection shall be taken by the Purchaser/s, If any, changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies and/or Association or federation or any other Competent Authority. The Purchaser/s hereby gives/give the authority to the Promoters to sign all or any of the documents and/or to all acts, deeds, things and matters envisaged above or under these presents.

34. The Co-operative Society and/or Association to be formed of the Purchasers of Flats/shops in the said Building/s shall be obliged to ensure that the provisions of this Agreement and other agreements, declarations and/or deeds, etc. entered or to be entered into by the Promoters with other Purchasers of other Flats/shops in the said Building/s are carried into effect fully by it, by passing appropriate resolution for that purpose and shall also ratify and adopt the same. Upon formation of the Society and/or Association, such Society and/or Association shall be liable besides the Purchaser/s and other Purchasers of different Flats/shops, for any lien or claim or demand which the Promoters may have permitted to be created in respect of the said Flat/Shop, hereby agreed to be purchased and/or other Flats/shops in the Building/s. The Purchaser/s hereby agrees / agree and binds himself/herself/themselves to do and execute all acts, matters, things, deeds and documents which the Promoters may be required to execute to enforce the obligations envisaged in this clause against such Co-operative Society and/or Association or Federation. The failure on the part of the Purchaser/s to observe and perform this clause, when called to do so by the Promoters, shall entitle the Promoters to rescind / terminate this Agreement and the consequence of rescission / termination herein provided shall follow.

35. On the vesting of the management and the administration of the said Building/s in the Society and/or Association or Federation or upon the Purchasers of the Flats/shops in the said Building/s, being admitted as members of the



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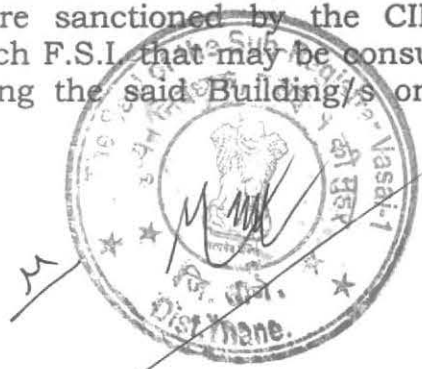


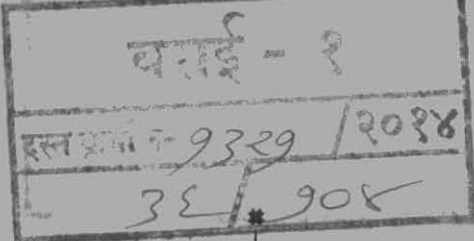
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Society and/or Association or Federation, the same shall take over complete responsibility for the management of the said property and the said Building/s and shall be solely responsible for collection of dues from its members and for the disbursement of such collections in relation to the said Building/s, including payment for ground rent, if any, Municipal/Nagarparishad Taxes, Water charges, salaries of the employees charged with the duties for the maintenance of the said property and the said Building/s, to the security of the building/s to the intent that the said property and the said Building/s shall be kept free from all claims, attachments and sales or other legal encumbrances, charges and liens, by the said Society and/or Association or Federation or executive committee. It is agreed that once the Society and/or Association or Federation is incorporated and takes over the management of the said property and the said Building/s, irrespective of the fact whether the transfer of the said Building/s in favour of the Co-operative Society and/or Association or Federation has taken place or not and whether the Purchaser/s and the other purchasers of the other shops are made members of the Society and/or Association and even if the Co-operative Society and/or Association formed fails to perform its obligations mentioned herein above and/or under the provisions of Maharashtra Ownership Flats Act (MOF Act) or as applicable, the Promoters, in any event shall stand absolved from their responsibility of managing the said Building/s, receiving and/or paying the outgoings including the ground rent, if any, Municipal/Nagarparishad Taxes, Water Charges and other incidental costs, expenses and charges connected with the Maintenance, Administration, Security, etc. of the said Building/s or otherwise for any reason whatsoever. The Purchaser/s hereby agrees/agree to indemnify the Promoters in that behalf. The Purchaser/s shall ensure that such obligations as aforesaid are undertaken and performed by the Co-operative Society and/or Association or Federation, being Promoter's successor in interest and failure or lapse on the part of the Purchaser/s in doing so shall entitle the Promoters to rescind /terminate this Agreement and the consequences of recession /terminations of this Agreement herein contained shall follow.

36. The Purchaser/s is/are aware that the Building/s plan/plans is/are sanctioned by the CIDCO, Vasai and as such F.S.I. that may be consumed while constructing the said Building/s on the

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portion of the said property may be more or less than permissible vis-à-vis the area in proportion to the F.S.I. consumed thereon, so also some of the common amenities like gutters, sewerage, electric cables, gardens, roads, open parking spaces, etc., are commonly provided for all Building/s constructed or to be constructed on the said property and that the Promoters cannot sub-divide the said lands. The Purchaser/s shall not insist upon nor shall the Promoters be liable and/or responsible to obtain sub-division in respect of the said property.

37. The Promoters have prior to the execution of these presents represented the Purchasers that the conveyance and/or vesting documents in respect of the said property shall be executed only by the Owners upon the completion of the development of the entire layout being the said larger property more particularly described in the First Schedule hereunder written. The Promoters shall not be responsible and called upon to execute conveyance in respect of the said property in favour of the Society and/or Association as the case may be. Only after the completion of the development of the entire layout i.e. larger property the Owners shall execute vesting document in the name of Federal Co-operating Housing Society so formed by the Owner in respect of the entire layout subject to condition as laid down in clause 2 (c) above.
38. The Purchaser/s shall bear and pay proportionate expenses i.e. assessments, levies, taxes, maintenance, other charges and outgoings of the entire layout or complex and the decision of the Promoters or the Society and/or Association or Federation as the case may be, of the amount of the proportionate share of Purchaser/s in respect of the said flat/shop shall be final and binding on the Purchaser/s and it shall be paid by the Purchasers without objecting and/or disputing the same.
39. The Purchaser of the said premises shall, so long as and till the various premises in the said building are not separately assessed by the Corporation for property taxes and water charges, rates and other outgoings, pay and continue to pay the proportionate share of such taxes, rates, and other outgoing assessed on the said property including the said building on ad-hoc basis as may be decided by the Promoters. The Purchasers shall continue to pay such amounts as decided and intimated by the Promoters without demur and





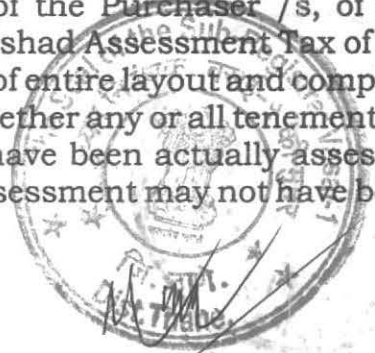
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without in any manner disputing the same and shall not demand any accounts in respect thereof. PROVIDED HOWEVER that, if any, special taxes and/or rates are demanded by the Corporation or any other statutory authorities by reason of any permitted use, the Purchaser alone shall bear and pay such special taxes and rates. As from the date of offer for delivery of the possession of the said premises, the Purchaser/s shall observe, perform and abide all the rules and regulations of the Corporation and/or other statutory bodies and shall indemnify and keep indemnified the Promoters against any loss or damage in respect thereof.

40. The Purchaser/s are fully aware that the Purchaser/s shall be liable to make the payment of the Service Tax, Vat Tax, etc., in respect of the said flat/shop at the time of executing these presents and accordingly the Purchaser/s shall be solely and absolutely liable to make the payment of same and other charges incidental thereof without holding the Promoters in any manner responsible for the same at the time of registration of these presents. It is further agreed that if by reason of any amendment to the Constitution or enactment or amendment or any other law, this transaction is held to be liable to any additional taxes such as Sales Tax, Vat Tax etc., the same shall be payable by the Purchaser/s to the Promoters forthwith on demand and the Promoters shall not be responsible for the same. The Purchaser/s shall at all time hereafter keep the Promoters indemnified and safe and harmless against all penalties or consequences arising on account of breach and violation of any of provision of law and further the Purchaser/s undertake/s to follow and abide by all rules and regulations of law and make good for any loss and/or damage suffered and/or occasioned on account of any breach and/or violation or omission and commission by the Purchaser/s.
41. Commencing a week after the notice in writing is given by the Promoters to the Purchaser/s, that the said flat/Shop is ready for occupation or before taking possession or keys of the said flat/Shop, whichever is earlier, the Purchaser/s will be liable and pay regularly to the Promoters (a) the Proportionate share of the Purchaser /s, of the Municipal/Nagar Parishad Assessment Tax of the said property, as also of entire layout and complex, all rates and taxes, whether any or all tenements of the building/s shall have been actually assessed or not or even if the assessment may not have been

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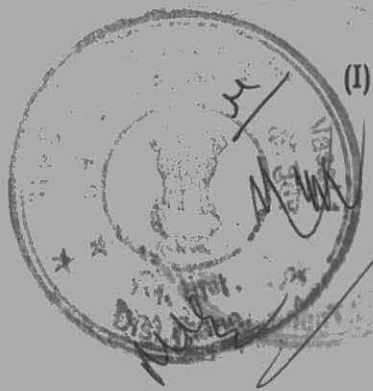


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finally determined; (b) the share of the Purchaser/s in all other dues, duties, impositions, outgoings and burden of any nature, at any time hereafter assessed or imposed upon the said property and Building/s or upon the owners or occupiers of the Flats/shops thereof, including of the entire property, land by any authority including the Municipality/ Nagarparishad, Government Revenue Authority, in respect of the entire Building/s or the users thereof and payable either by the Owners or occupiers and c) the proportionate share of all other outgoings in respect of the said Flats/Shop or Building/s and the layout or complex including other taxes, insurance, common lights, sanitation, additions and alterations, paintings, colour washing, repairs, water charges, in the event of water being charged on the basis of meter by the Municipality/Nagarparishad, Salaries and charges of Bill Collector, Clerks, Chowkidars, Sweepers, etc. and d) all other expenses necessary and incidental to the said entire Building/s and the said Property, including the said management and maintenance. Until the Society and/or Association or Federation is formed and the said property and Building/s are transferred to the Society or Societies and/or Association or Federation, as provided herein, the Purchaser/s shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. In the event the Purchaser/s fail to make the payments due and payable by the Purchasers, than in that event it is expressly made clear that the Promoters shall hold the Society and/or Association or Federation as the case may be, jointly and severally liable to the Promoters for payment of such outstanding amounts due and payable by the Purchaser/s towards his proportionate share of outgoings as stated above and the same will be liable to be recovered with interest thereon at the rate of 21% from the date of the same becoming due and payable. Unless and until such amounts are not paid the Society and/or Associations or Federation shall not be entitled to getting the vesting documents in respect of the said property executed in its favour.

42. The Purchaser/s shall on or before receiving the possession of the said Flats/Shop pay to the Promoters the following amounts:-



(I) Rs. 3650/- Rupees Three thousand
Six hundred fifty Only)
 Being Legal Charges and Expenses ;



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ii. Rs. 350/- Rupees Three hundred
fifty

 _____ Only)

For Share Money and Application Entrance Fee of the Society and/or Association or Federation or as applicable ;

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iii. Rs. 6000/- Rupees Six thousand only

 _____ Only)

Legal Charges for Formation and Registration of the Society and / or Association or Federation of Societies ;

43. The Promoters shall utilize the amounts mentioned in sub-clause (i) to (vii) paid by the Purchaser/s to the Promoters, towards meeting legal costs, charges and expenses, including professional costs of the Advocates of the Promoters, in connection with the formation of the said Society and/or Association or Federation, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement. reimbursement of the Development Charges payable to the



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concerned authorities, Electric Meter Charges and expenses for cable sub-station, if required, towards common facilities within the complex for the layout infrastructure facilities and other expenses in the manner stated hereinabove. It is specifically agreed between the parties hereto that the amounts payable by the Purchaser/s to the Promoters as per clause No. 47 above are not refundable. The Purchaser/s hereby agrees/agree and shall be liable to pay to the Promoters any such difference, which may arise, in the above said charges due to any changes in the rules accordingly.

44. The Purchaser/s herein un-equivocally agrees/agree with the Promoters, that until the Purchaser's/s share is determined, the Purchaser/s shall from the date of expiry of ten (10) days of the intimation by the Promoters, that the said Flats/Shop is ready for use or before taking Possession (receiving keys) of the said Flats/Shop, pay to the Promoters Rs. 2600 /- (Rupees

Two thousand six hundred

Only) per month, in advance for Twenty Four (24) Months aggregating to Rs. 62400 /- (Rupees

Sixty two thousand four hundred

Only), being the charges by way of contribution towards the proportionate share of outgoings hereinafter referred to as "Maintenance Charges", which includes Security Charges, Water Charges payable to the Concerned Authorities, Water-Man Charges, if any, Sweeper Charges, Common Electricity Charges (i.e. Electricity charges for Staircases, Passages, Lifts, Pump Room Meter/s and Fire Fighting Meter/s, if any), Lift Maintenance and Common Garden Area Maintenance Charges, whichever is applicable, for a period of Twenty Four (24) Months. These Maintenance Charges shall not be accountable in any manner at any point of time. It is expressly clarified that the above stated amount does not include Property Tax that may be applicable to the said Flat/Shop purchased by the Purchaser/s. PROVIDED further that the Purchasers shall pay and continue to pay to the Promoters such amount of his proportionate outgoings until the handing over of the operation and management of





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the building/wing to the society or ad-hoc committee as the case may. Any delay shall entitle the Promoter to charge interest at the rate of 21% per annum till payment and/or realization.

45. The Promoters are authorized by the Purchaser/s on his/her/their behalf and out of the amounts so deposited, to spend for all costs for preparation of all other documents, deeds, declarations, costs of lawyers for transfer of the said Building/s and /or portion thereof, to the said Co-operative Society and/or Association or Federation and such costs and costs of transfer are to be borne and paid wholly by the Purchaser/s and other acquires of shops proportionately, but exclusive of all out of pocket expenses like stamp duty, registration charges, etc. of such documents which also will be borne and paid wholly by the Purchaser/s and other acquires of flat/shops. Incase if the costs, charges and expenses exceed the aforesaid amount, the same would also be made good by the Purchaser/s.
46. In the event of any portion of the said property is notified for Set Back / D.P. Road or other reservations, the Promoters alone shall be entitled to receive the compensation or such other benefit arising therefrom and/or given by the authorities concerned and the Purchaser/s and/or the said Society and/or Association or Federation shall not be entitled to claim any rights and/or entitlements in respect thereof.
47. Hereinafter, if any charges are levied by or payment required to be made to any Government Authorities or local bodies, either on the said property or Building/s or otherwise, the Purchaser/s on being called upon to do, so by the Promoters, pay to the Promoters his/her/their share thereof, before or at the time of taking possession of the said Flat/shop, as may be required or demanded by the Promoters. It being specifically understood that only the Purchaser/s and other acquires of Flat/shops and /or the said Society and/or Association or federation shall be liable to pay the same and Promoters in no event or case shall be liable to pay the same. Under the aforesaid agreement, it is provided that the Society and/or Association of Flat/shop purchasers will become member of the Apex Society or Federation to be formed, of the owners of the Building/s in the Larger Property for maintenance, repairs and/or replacements of infrastructure facilities/services in the entire Larger Property, as per the terms and conditions on which the layout is sanctioned.

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The Purchaser/s himself/herself/themselves, with intention to bind all persons into whosoever hand the said Flat/shop may come, doth hereby covenant with the Promoters as follows: -

a) To maintain and carry out all internal repairs of the said Flat/shop, at the Purchaser's own cost and keep the said Flat/shop in good tenantable repair and same condition, state and order in which it was delivered by the Promoters to the Purchaser/s, from the date the possession of the said Flat/shop is taken and shall not do or suffer to be done anything in or to the said Flat/shop and the said Building/s in which the said Flat/shop is situated, its staircases, elevators or any passages, lobbies, etc. which may be against the rules/regulations or bye-laws of concerned local or any other authority or the said Society and/or Association or Federation nor change/alter or make addition in or to the Building/s in which the said Flat/shop is situated and the said Flat/shop itself or any part thereof. And in the event the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof, to the concerned local authority and/or other public authority and/or the said Society and/or Association or Federation;

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b) Not to store in the said Flat/shop, any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to cause damage to the construction or structure of the said Building/s in which the said Flat/shop is situated or storing of which goods is objected to by the concerned local or other authorities and shall not carry or cause to be carried heavy packages to upper floor/s which may damage or likely to cause damage to the staircases, lifts, common passages, lobbies or any other structure of the said Building/s in which the said Flat/shop is situated, including entrances of the said Building/s in which the said Flat/shop is situated and incase any damage is caused on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be solely liable for the consequences of the breach;



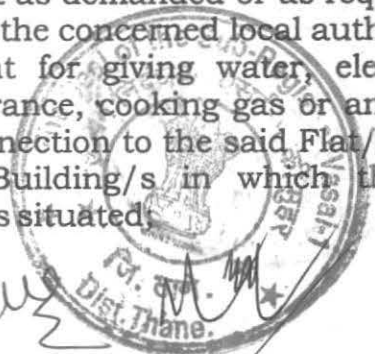
Not to demolish or caused to be demolished the said Flat/shop or any part thereof, nor

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at any time make or cause to be made any additions or alterations, of whatever nature, in or to the said Flat/shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Building/s in which the said Flat/shop is situated and to keep the land, sewers, drains, pipes, in the said Building/s or the Flat/shops and appurtenances thereof in good tenantable condition and in particular, so as to support shelter and protect the other part/s of the said Building/s in which the said Flat/shop is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs, or RCC parrdis or other structural members in the said Building/s or said Flat/shop without prior written permission of the Promoters and/or the Society and/or Association or Federation;

- d) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said lands and the said Building/s in which the said Flat/shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance and the said Flat/shop Purchaser/s alone shall be liable for the breach thereof, incase of non-compliance of this clause. However it is clarified that this does not cast any obligation upon the Promoters to insure the said Building/s or the said Flat/shop agreed to be sold to the Purchaser/s;
- e) To paint the said building every five years from the date of possession;
- f) To perform a Structural Audit as per the latest bye-laws of the Society and/or Association or Federation and as per the norms prescribed by the Authority and according to the period specified from the date of possession thereof;
- g) To pay to the Promoters regularly, whether demanded by the Promoters or not, his/her/their share of security deposit or any deposit as demanded or as required to be given to the concerned local authority or Government for giving water, electricity, sewer clearance, cooking gas or any other service connection to the said Flat/shop or the said Building/s in which the said Flat/shop is situated;



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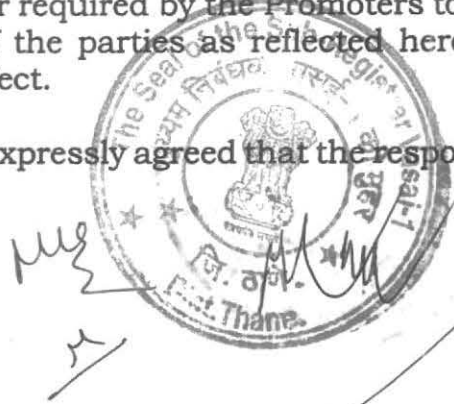
- h) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/shop in the compound or any portion of the said Property and the said Building/s in which the said Flat/shop is situated;
- i) Not to keep anything in the common passages, lobbies, staircases, lifts, terraces, walls or any other common places and not to hang any sign boards, hoardings, name boards, etc. in the passages or on the inner or outer wall/s of the said Building/s or Wing/s. The Promoters or Society and/or Association or Federation shall throw away such things without any notice, if anything is found in breach of this provision;
- j) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned Local Authority and/or Government and/or other public authority, including on account of change of user of the said Flat/shop by the Purchaser/s, viz. user for any purpose other than for the permissible purpose;
- k) The Purchaser/s shall not let, sub-let, transfer assign or part with the said Flat/shop Purchaser's interest or benefit factor of this Agreement or part with possession of the said Flat/shop only after all the dues payable by the Purchaser/s to the Promoters or Society and/or Association or Federation, under this Agreement are fully paid up and only if the Purchaser/s has/have not been guilty of breach of or non-observance of any terms and conditions of this Agreement or the said Society and/or Association or Federation Bye Laws and only after obtaining prior written permission of the Promoters or such Society and/or Association or Federation as the case may be;
- l) The Purchaser/s shall observe and perform all the rules and regulations, which the said Society and/or Association or Federation may adopt at its inception and the additions, alterations or amendments in the said rules and regulations thereof that may be made from time to time for protection and maintenance of the said Building/s and the Flat/shops therein and for the observance



and performance of the rules, regulations and bye-laws for the time being, of the concerned local authority and of the Government and other public bodies. The Purchaser/s shall also observe and perform all stipulations and conditions laid down by the said Society and/or Association or Federation regarding the occupation and the use of the said Flat/shop in the said Building/s and in regard to use of infrastructure facilities and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement or Bye Laws of the said Society and/or Association or Federation;

- m) The Purchaser/s shall not close veranda or balconies and/or shall not carry out any changes without the sanction and permission of the Promoters or such Society and/or Association or Federation and if required, of the authorities concerned, nor shall make any alterations or changes in the elevation and outside colour scheme of the said Flat/shop and/or the said Building/s;
 - n) To use passenger lift in the said Building/s in which the said Flat/shop is situated as per the rules framed by the lift manufacturer or the person who has installed the lift/s. All persons using lift/s shall do so at their own risk. The Purchaser/s or his/her/their agents or employees shall not do any damage, of any nature whatsoever, to the lifts, staircases, common passages or any other parts of the said Building/s;
 - o) The Purchaser/s will immediately on the receipt of possession of the said Flat/shop at his/her/their own costs and expenses get the said Flat/shop properly insured for Natural Calamities such as earthquake, storm, flood, etc. and also against theft burglary and fire.
49. The Purchaser/s agrees/agree to sign and deliver to the Promoters, before and after taking possession of the said Flat/shop, all writings, papers, documents, applications, etc. as may be necessary or required by the Promoters to put the intention of the parties as reflected herein, into complete effect.

50. It is hereby expressly agreed that the responsibility



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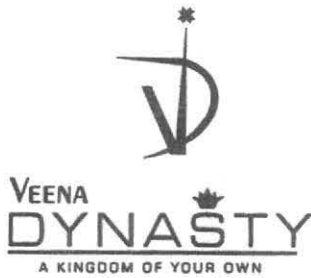


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of the Promoters shall be restricted to the extent of providing pipeline, overhead water tank, underground water tank and the water connections to the Building/s and/or Wing/s as per the norms set by the Municipal Corporation/ or the relevant authority. Thereafter, if there is any shortage in water supply for any reason whatsoever, the Promoters shall not be responsible for the same. Similarly, the Promoters shall get the necessary electric meter installed and obtain the electric connection in respect of the said flat/shop. However, if there is insufficient support of the electric power by the electric power company the Promoters shall not be held responsible for the same and complained of deficiency of the service. The Purchasers are fully aware that the said property and the said layout and other area in the vicinity as per prevailing condition and ground reality do face problem of shortage and shortfall of water supply and also electric supply and load shedding. The Promoters at no point of time will be called upon to make any minimum supply of water and power and the same would be available as made and provided by the authorities.

51. On completion of the development of the said entire property the Promoters subject to the receipt of the full payments due and payable in terms of these presents from the Purchaser/s of the Flats/Shops, the Promoters shall co-operate with the said Purchasers of the Flat/shop in the formation and registration of the Co-operative Society and/or Association or Federation.
52. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment of right of any nature in law, in respect of the said Building/s or of the said property or any part thereof, in favour of the Purchaser/s and/or other acquires of the Flat/shops in the said Building/s or other building or buildings. The Purchaser/s shall have no claim, save and except in respect of the said Flat/shop hereby agreed to be sold to him/her/them. The said Property, including all open spaces, parking spaces, lobbies, staircases, lifts, recreation spaces, walls, compound wall/s, terraces including the right over walls, hoarding rights, will remain the property of the Promoters who shall be entitled to sell, transfer, deal with or dispose off the same, in any manner, they deem fit until the entire Property, including land and building or buildings is/are transferred to the Society and/or Association or Federation, as mentioned hereinabove.





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53. During the course of construction, the Purchaser/s may request the Promoters to make any additions or alterations, including any extra amenities, Provided the same does not involve any structural change and is permitted by the Corporation and for such additional alteration or extra amenities, extra cost is paid in advance, by the Purchaser/s to the Promoters, upon the Promoters agreeing to provide the same. The Promoters shall be at liberty to refuse to provide such extra amenities and/or additions and/or alterations, without assigning any reasons and at their absolute discretion.
54. Irrespective of disputes, if any, which may arise, between the Promoters and the Purchaser/s and/or the said Co-operative Society and/or Association or Federation, all amounts, contributions and deposits, including amounts payable by the Purchaser/s to the Promoters under this Agreement, shall always be paid punctually, by the Purchaser/s to the Promoters and shall not be withheld by the Purchaser/s for any reasons whatsoever, if so, then interest will be charged from the due date till the date of payment.
55. In the event of the Society and/or Association or Federation being formed and registered before the sale and disposal by the Promoters, of all the Flat/shops, Flat/shops, stilt, basement and other parking spaces, garages, terraces, gardens, compounds and other premises/spaces in the said Building/s and/or Wing/s and in the compound, the power and authority of the Society and/or Association or Federation so formed of the Flat/shops and/or any other premises/space holders and the Purchaser/s of Flat/shops and/or any other premises/spaces, shall be subject to the over all authority and control of the Promoters in respect of any matters concerning the said Building/s, the construction and completion thereof and all amenities pertaining to the same and in particular, the Promoters shall have absolute authority and control as regards the unsold Flat/shops/garages /basements, stilt areas and other parking areas, gardens, terraces, compounds, other premises or spaces and the disposal thereof. In the event any Flat/shops/garages/parking spaces and any other premises or spaces. remain unsold at anytime even after formation and registration of Society and/or Association or Federation, the Promoters shall not be liable to pay any maintenance charges to the Society and/or Association or Federation or to any Ad-Hoc Committee so formed in respect of such The Promoters shall not be liable to pay the

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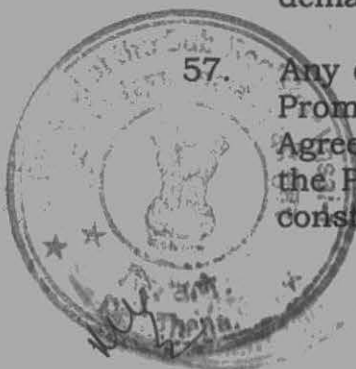
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municipal/Nagarparishad taxes, in respect of the unsold Flat/shops/garages/ car parking spaces/any other premises or spaces. All or any outgoings of any nature whatsoever including assessments, maintenance, repairs, water, electricity, security which shall be borne and paid by the Purchaser/s and/or the Society and/or Association or Federation. Even after the conveyance or such other document vesting the title of the said property is executed, such unsold Flats/Shops and/or any other premises/spaces will continue to belong to the Promoters and Promoters alone shall be entitled to deal with and/or sell the same and the Purchaser/s and/or the Society and/or Association or Federation of the purchasers of Flats/Shops in the said Building/s shall have no right, title, interest, claim or demand of any nature whatsoever, into or upon the same and as and when the Promoters sell the same, such Purchaser/s of such Flats/shops and/or any other premises/spaces shall be admitted as member/s of the Society and/or Association or Federation without charging any premium or any other extra payment. The Promoters shall not be liable to pay any amounts as and by way of maintenance or proportionate amount of taxes and other statutory liabilities in respect of the said unsold Flats/Shops till the same are not sold and/or dealt by the Promoters and the Promoters shall not be responsible and liable for the same.

56. The deposit that may be demanded by or paid to any authority including corporation, for the purpose of sanctioning the plans and/or issuing the Commencement Certificate and/or the Occupation Certificate and/or giving water connection to the said Building/s and/or Wing/s and the electric meter deposit to be paid to the relevant Supply Company, shall be payable by all the Flat/shops and/or any other premises/space holders in the said Building/s and/or Wing/s, in proportion to the respective area of their Flat/shops and/or any other premises/spaces. The Purchaser/s agrees/agree to pay to the Promoters, such proportionate share of the Purchaser/s towards such deposits, at the time of taking possession or keys or within seven days of demand, whichever is earlier.



57. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoters, shall not be construed as a waiver on the part of the Promoters,

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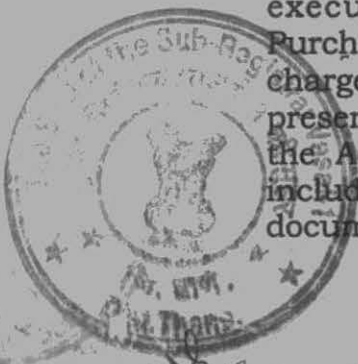
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prejudice rights and obligations of the Purchaser/s in respect of the said Flat/shop purchased by the Purchaser/s.

62. Under no circumstances, the possession or key of the said Flat/shop shall be given to the Purchaser/s unless and until all payments required to be made under this Agreement by the Purchaser/s or any other expenses related to the said Flat/shop, which are required to be paid by the Purchaser/s, have been paid by him/her/them.
63. The Purchaser/s shall not be entitled to claim partition of his/her/their share in the said property and/or the said Building/s and/or Wing/s and/or the said Flat/shop, in any manner whatsoever and the same shall always remain undivided and impartible.
64. The Vesting Document shall be prepared by the Advocates of the Owner in favour of the layout property and by the Advocate for the Promoters as far as the said property is concerned and shall contain covenants and conditions, including those contained in this Agreement, with such modifications, alterations and additions therein as the Promoters may deem fit and proper and including such other clauses which they think necessary and desirable.
65. The Purchaser/s shall sign all papers and documents and do all other things, that the Promoters may require him/her/them to do, from time to time in this behalf, including for safeguarding the interests of the Promoters and holders of other Flat/shops and/or any other premises / spaces in the said Building/s and/or Wing/s on the said Property.
66. All costs, charges and expenses in connection with the formation of the Co-operative Society and/or Association or Federation, as well as costs, charges and expenses of preparing, engrossing, including Stamp Duty and Registration Charges and other related charges of and incidental to this Agreement and all other agreements, covenants, deeds or any other documents, required to be executed by the Promoters and/or the Purchaser/s, out of pocket expenses and all costs, charges and expenses arising out of or under these presents, as well as the entire professional costs of the Advocates or Solicitors for the Promoters, including preparing and approving all such documents, shall be borne and paid by the





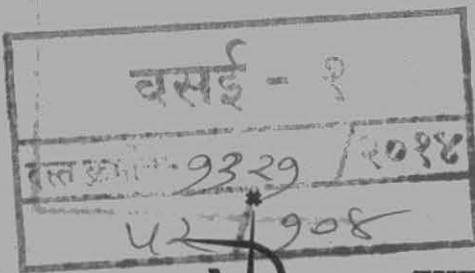
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acquires of the tenements, proportionately or by the Society and/or Association or Federation, including the said Flat/shop and/or any other premises/spaces Purchaser/s. The Promoters shall not contribute anything towards such expenses. The proportionate such share of the costs, charges and expenses payable by the Purchaser/s shall be paid by the Purchaser/s immediately on demand.

67. All promotional materials and amenities promised therein like brochures, models, websites, advertisements, pamphlets or any other form of advertisement stands withdrawn and this agreement shall only be the binding contract between the two parties hereto.
68. This Agreement shall be governed by provisions of Maharashtra Ownership Flats Act, 1963.
69. This Agreement shall be subject to competent Court of Vasai Jurisdiction.

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THE FIRST SCHEDULE HEREINABOVE REFERRED
(THE DESCRIPTION OF THE LAYOUT PROPERTY)

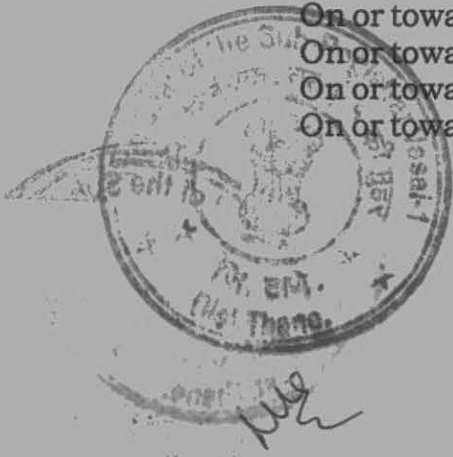


All that piece and parcel of non agricultural lands admeasuring about 10,23,301 Sq. Mtrs. or thereabout situate lying and being at Village Achole, Taluka, Vasai, District Thane bearing Survey Nos. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 25, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 114, 119, 230, 231, 232, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 251, 254, 257, 259, 260, 261, 262, 265, 266, 267, 270, 272, 273, 274, 275, 276 and Pardi Nos. 9, 11 and 24 as per Kami Jasta Patrak issued by TILR Vasai and of the Village Gokhiware, Taluka, Vasai, District Thane bearing Survey Nos. 97, 105 & 106, as per Kami Jasta Patrak issued by TILR Vasai and of the village Manickpur, Taluka Vasai, District Thane and bearing Survey Nos.. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 as per Kami Jasta Patrak issued by TILR Vasai in the Registration district and Sub-District of Vasai

THE SECOND SCHEDULE HEREINABOVE REFERRED
(THE DESCRIPTION OF THE SAID PROPERTY)

All the pieces and parcel of land admeasuring 18,060.38 sq. meters comprised in Sectors F with right to utilize and consume 4,82,493 sq. ft. as per the CIDCO Approved plans bearing Ref No. CIDCO/VVSR/REVI/BP/ZCC-20/E/3756 dated 16th April 2009 lying, being and situated in the Registration district and Sub-district of Vasai in Village Achole, Taluka, Vasai, District Thane and forming part of the Group Housing Scheme- ZCC-20 and bearing New Survey Nos. as per Kami Jasta Patrak issued by TILR Vasai and forming part of the said layout property more particularly described in First Schedule hereinabove written and bounded as under:-

- On or towards North :- Wing - T
- On or towards East :- Wing - M
- On or towards South :- 40mtr. wide D.B. Road
- On or towards West :- wing - O



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

9329/2028
23/908

SIGNED AND DELIVERED by the
Within named **"PROMOTERS"**
M/S. NIKUNJ DEVELOPERS
Through its **PARTNER**
SHRI. HARESH SANGHAVI
OR
SHRI NIKUNJ SANGHAVI
in presence of

For Nikunj Developers

M. Sayliani
Partner



D. N. S.

SIGNED AND DELIVERED by the
Within named **"PURCHASER/S"**
Mrs. Malathi Maheshanavar
Mr. Manoj Toppo
in presence of

Malathi
M. T.

WITNESSES

1. *D. N. S.*



वसई - १
दस्तावेज क्रमांक - १३२९ / २०१४
४४ / १०८



RECEIPT

RECEIVED With thanks from

Shri. / Smt. / M/s. Malathi Mareppanavab
Shri Manoj Toppo

a sum of Rs. 100000/- /- (Rupees) One lakh only

Only

Being the Amount of Deposit of Earnest money / booking amount,
 towards part Payment as within mentioned, required to be paid by
 the purchaser/s to us account of **"VEENA DYNASTY"**

Flat No. 702 on 7th Floor in N Wing situated at
 Village Achole, Evershine City, Vasai (East), District Thane.

by Cash / Cheque / P.O. / D.D. No. 371010 Dated 31/12/13

Drawn on State Bank of India Bank
 Branch _____

Rs. 100000/-

WE SAY RECEIVED

For. M/S. NIKUNJ DEVELOPERS

N. Sayhan
 PARTNER

WITNESSES

1.

2.



वसई - १
 दाखल क्रमांक - 9329/2018
 29/5/08

Accepted by)

ATTORNEY SPECIMEN SIGNATURE)

Shri. Rajesh B. Naik)



Rajesh

Shri Ajay Rawal)



Ajay Rawal

Shri. Ravish Sanghavi)



Ravish

Shri. Devasia P.O.)



Devasia

Identified by us

1.



दरल - ५/)
 8032)
 2018

2.



वसई - १

दस्तावेज क्रमांक - 9329/2013

१२/१०८

12.05 PM

22/04/2013



महानगर-टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI.

टेलीफोन बिल पत्रक / Telephone Bill Foli

पंजीकृत कार्यालय : ५ वीं मंजिल, महानगर दूरसंचार सदन, ९, सीजीओ कॉम्प्लेक्स, लोधी रोड, नई दिल्ली - 110003
Regd. Office: 5th Floor, Mahanagar Doorsanchar Sadan, 9, CGO Complex, Lodhi Road, New Delhi - 110003

Name & Address: **PinSr: 13** PSTN: 09 **SL: 00117259**
M/S SANGHAVI ASSOCIATES
 HIS VEENA DEVELOPERS VEENA SARANG, SHOP
 SECTOR NO 9 SAIBABANAGAR EXTN RD
 OFF KVS CLUB BORIVALI WEST
 MUMBAI 400092

विल कालावधि
Billing Period 01/03/2013 से / to 31/03/2013

अंतिम दिनांक
Due Date 30/04/2013

देय राशि
Amount Payable **₹ 1786.00**

28663582 office

209003298720952788310304201300001746

टेलीफोन नं. Telephone No.	ग्राहक खाला क्रमांक C. A. No.	विल नं. Bill No.	विल दिनांक Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Pla
28663582	2090032987	2095278831	03/04/2013	NON-OYT GENERAL	Plan -500		

प्रारंभिक मीटर गिडिंग Opening Meter Reading	अंतिम मीटर गिडिंग Closing Meter Reading	मीटर कॉल Metered Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	नेट कॉल शुल्क Net Calls Chargeable
181597	183006	1409	0	0		959

Details of Payments received after last bill :					वर्तमान शुल्क विवरण (रुपये में) Current Charges Details	
Bill Date	Bill Amt	Due Date	Paid Date	Paid Amt	विवरण	शुल्क (₹)
03/03/2013	1505.00	25/03/2013	25/03/2013	1505.00	मासिक सेवा शुल्क Monthly Service Charges	499.00
					कॉल शुल्क Call Charges	1054.90
					ब्रॉडबैंड मासिक सेवा शुल्क Broadband Monthly Service Charges	0.00
					प्रोडक्शन शुल्क Production Charges	0.00
					मासिक मॉडेम शुल्क Monthly Modem Charges	0.00
					सेवा शुल्क Service Charges	0.00
					डेबिट Debits	0.00
					क्रेडिट Credits	0.00
					सेवा कर @ 12% Service Tax @ 12%	186.47
					शैक्षणिक कर @ 3% Educational Cess @ 3%	5.59
					विल शुल्क Billable upto Due Date	1742.00
					अतिरिक्त शुल्क Surcharge	40.00
					कुल देय राशि Amount Payable after Due Date	1786.00

STB - ISD details :

Category no	Called tel no	Call dt	End Time	Duration	Charge	calls
28663582	02506991333	01/03	111127	12	1	1
	02506991333	02/03	130413	84	2	1
	02506991333	05/03	164229	51	1	1
	02506991333	05/03	171045	177	3	1
	02502332289	05/03	174954	87	2	1
	02503217449	09/03	160115	25	1	1
	02506576444	12/03	160058	592	10	1

Enq. No. 980474
 Enq. dt. 22/4/13
 Enq. Amt. ₹. 4188/-

वसई - १
 १२/१०८

ER & P MTNL MUMBAI SERVICE TAX REGN NO.: AAACM08285200923
 CONSOLIDATED STAMP DUTY PAID BY ORDER NO. C.R.S/2012/622/
 Ex. No. 294 M-1 dtd. 09.10.2012
 Cheque/DD Should be drawn in favour of "MTNL MUMBAI" 2090032987

"Please ensure that your phone is not used for making unsolicited telemarketing calls or SMSs to avoid penalty / disconnection under UCC Regulation 2007."
 "To avoid unwanted telemarketing calls, register your telephone number in NDNC Registry. Call 1800 or 335 "START DND" or 1909"

Pay your bill Online before due date & get Discount of 1% on the Bill amount. Visit <http://mtnlmumbai.in>
 (Discount amount subject to a maximum of Rs.250)

Unlimited Calls on **₹ 550**
 • Free 100 calls on Other networks
 • Call Charges on other networks: ₹ 1.10/ pulse



Click Kar Bill Bhar

Now Pay MTNL bills Online using Credit Card/ Debit Card/ Net Banking

Visit <http://mtnlmumbai>

For details 1500 (toll free)

This is computer generated bill. No signature is required

वसई - १
दस्त क्रमांक-9329/2013
९९/908

13/06/2013 3 05:06 PM

दस्त गोपवारा भाग-2

वरल-5
दस्त क्रमांक:4932/2013

दस्त क्रमांक :वरल-5/4932/2013
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश वी नाईक पत्ता:प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: कमला विहार स्पोर्टक्लब, रोड नं: साईबाबा नगर, एक्सटेंशन रोड बोरीवली प मुंबई ४०००९२, महाराष्ट्र, मुम्बई. पॅन नंबर:AGWPN0316N	पाँवर ऑफ अटॉर्नी होल्डर वय :-40 स्वाक्षरी:- 		
2	नाव:अजय के रावळ पत्ता:प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: कमला विहार स्पोर्टक्लब, रोड नं: साईबाबा नगर, एक्सटेंशन रोड, बोरीवली प मुंबई ४०००९२, महाराष्ट्र, मुम्बई. पॅन नंबर:AIXPR2037F	पाँवर ऑफ अटॉर्नी होल्डर वय :-49 स्वाक्षरी:- 		
3	नाव:रविश रमेश संघवी पत्ता:प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: कमला विहार स्पोर्टक्लब, रोड नं: साईबाबा नगर, एक्सटेंशन रोड, बोरीवली प मुंबई ४०००९२, महाराष्ट्र, मुम्बई. पॅन नंबर:BXNPS1994Q	पाँवर ऑफ अटॉर्नी होल्डर वय :-28 स्वाक्षरी:- 		
4	नाव:देवामिया पी ओ पत्ता:प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: कमला विहार स्पोर्टक्लब, रोड नं: साईबाबा नगर, एक्सटेंशन रोड, बोरीवली प मुंबई ४०००९२, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIPO6071B	पाँवर ऑफ अटॉर्नी होल्डर वय :-58 स्वाक्षरी:- 		
5	नाव:मे निकुंज डेव्हलपर्स चे भागीदार निकुंज हंरेश संघवी पत्ता:प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: कमला विहार स्पोर्टक्लब, रोड नं: साईबाबा नगर, एक्सटेंशन रोड, बोरीवली प मुंबई ४०००९२, ... पॅन नंबर:BRNPS0122E	कुलमुखत्यार देणार वय :-24 स्वाक्षरी:- 		

वरील दस्तऐवज कर्न देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:13 / 06 / 2013 03 : 03 : 34 PM

ओळख:-

खालील इसम असे निवेदीत करतात की व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नरेंद्र एम बाईत वय:30 पत्ता:ऐ १०२ मैत्री पोईसर निवडणुकीचे कार्यालय, बोरीवली पश्चिम मुंबई ४०००६७		



वसई - १	
पिन कोड: 400067	२०१४
दस्त क्रमांक: १३२१	
१००	१०५



2 नाव: मधुकर एस जाधव
 वय: 42
 पत्ता: ऐ १०२ मैत्री पोईसर जिमखाना कांदिवली पश्चिम मुंबई व्हाफरी
 ४०००६७
 पिन कोड: 400067

[Handwritten signature]

शिक्का क्र.4 ची वेळ: 13 / 06 / 2013 03 : 04 : 31 PM

शिक्का क्र.5 ची वेळ: 13 / 06 / 2013 03 : 05 : 02 PM नोंदणी पुस्तक 4 मध्ये

सह दु.नि.का-बोरीवली 5

4932 /2013

वरल - ५/१४	
१३३२	२०
२०१३	

प्रमाणित करणेत येते की, या वस्तुमध्ये एकूण... २० पाने आहेत.



सह दुय्यम निबंधक, बोरीवली क्र. ५,
 मुंबई उपनगर जिल्हा

वरल - ५/ १३३२ २०१३
 पुस्तक क्रमांक १, क्रमांक.....
 नोंदला. 13 JUN 2013
 दिनांक :

सह दुय्यम निबंधक, बोरीवली क्र. ५,
 मुंबई उपनगर जिल्हा.



वसई - १
 दस्त क्रमांक- 9397 / 2018
 909 / 908

आयकर विभाग
 INCOME TAX DEPARTMENT
 MALATHI MAREPPANAVAR
 MALLAPPA RUDRAPPA MAREPPANAVAR
 06/08/1975
 Permanent Account Number
 AFFPM9093R
 Signature
 भारत सरकार
 GOVT. OF INDIA
 16072011

आयकर विभाग
 INCOME TAX DEPARTMENT
 MANOJ TOPPO
 GEORGE TOPPO
 18/10/1973
 Permanent Account Number
 ABXPT0638F
 Signature
 भारत सरकार
 GOVT. OF INDIA
 14122007

भारत निर्वाचन आयोग
 भारत सरकार
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 UPU20193961
 पंजीकृत नाम
 नाम
 पंजीकृत नाम
 नाम



79/1321

सोमवार, 10 फेब्रुवारी 2014 11:28

म.पू.

दस्त गोशवारा भाग-1

वसई1

दस्त क्रमांक: 1321/2014

दस्त क्रमांक: वसई1 /1321/2014

बाजार मूल्य: रु. 19,95,500/- मोबदला: रु. 31,85,000/-

भरलेले मुद्रांक शुल्क: रु.1,91,100/-

दु. नि. सह. दु. नि. वसई1 यांचे कार्यालयात

पावती:1987

पावती दिनांक:

अ. क्रं. 1321 वर दि.10-02-2014

10/02/2014

रोजी 11:10 म.पू. वा. हजर केला.

सादरकरणाराचे नाव: सौ मालती मरेप्पनावर - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

2080.00

पृष्ठांची संख्या: 104

दस्त हजर करणाऱ्याची सही:

एकूण: 32080.00

Sub Registrar Vasai, वसई-१
वर्ग - २Sub Registrar Vasai, वसई-१
वर्ग - २

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

शिकका क्रं. 1 10 / 02 / 2014 11 : 09 : 54 AM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 10 / 02 / 2014 11 : 12 : 39 AM ची वेळ: (फी)

वसई - १

दस्त क्रमांक- 9329 / २०१४

१०२ / १०४

प्रमाणित करण्यात येते की १०४
या दस्तानध्ये एकूण पाने.....आहेत.

सह. दुय्यम निबंधक, वसई-१

पुस्तक क्रमांक.....
१३२९ क्रमांक वर नोंदला.सह. दुय्यम निबंधक, वसई-१
१० तारीख.....माहे.....सन २०१४



10/02/2014 11 30:02 AM

दस्त गोषवारा भाग-2

वसई

दस्त क्रमांक:1321/2014

दस्त क्रमांक :वसई1/1321/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सौ मालती मरेप्पनावर - - पत्ता:-, -, -, बी/१६२, माला टावर, लोखंडवाला कॉम्प्लेक्स, अंधेरी पश्चिम, मुंबई, Andheri, Maharashtra, Mumbai, Non- Government. पॅन नंबर:AFFPM9093R	लिहून घेणार वय :-38 स्वाक्षरी:- <i>Malati</i>		
2	नाव:श्री मनोज टोप्यो - - पत्ता:-, -, -, बी/१६२, माला टावर, लोखंडवाला कॉम्प्लेक्स, अंधेरी पश्चिम, मुंबई, Andheri, Maharashtra, Mumbai, Non- Government. पॅन नंबर:ABXPT0638F	लिहून घेणार वय :-40 स्वाक्षरी:- <i>Munaj</i>		
3	नाव:मे. निकुंज डेव्हलपर्स तर्फे भागीदार श्री. निकुंज संघवी तर्फे कु. मु. म्हणून श्री. राजेश बा. नाईक - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दुकान क्र. १, वीणा सारंग, साईबाबा नगर एकस्टेसन रोड, बोरीवली पश्चिम, मुंबई., महाराष्ट्र, मुंबई. पॅन नंबर:	लिहून देणार वय :-32 स्वाक्षरी:- <i>Rajesh</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात?
शिकका क्र.3 ची वेळ:10 / 02 / 2014 11 : 13 : 54 AM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अल्पेश तलाटी - -
वय:30
पत्ता:वसई
पिन कोड:401202



स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव:राकेश पटेल - -
वय:30
पत्ता:वसई
पिन कोड:401202

Rakesh

स्वाक्षरी



शिकका क्र.4 ची वेळ:10 / 02 / 2014 11 : 14 : 48 AM

शिकका क्र.5 ची वेळ:10 / 02 / 2014 11 : 14 : 59 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Vasai-1
सह. मुख्य निबंधक, वसई-१
वर्ग - २

1321 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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

प्रतिज्ञा पत्र
सर्व वस्तुंबद्दल हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे *दस्तावी सत्यता, वैधता कायदेशीर हानीसही दस्त निष्पादक व कबुली नारक हे संपुर्णपणे जबाबदार राहिले. *सोबत जोडलेले कागदपत्रे, कुलुप खोलासत्रपत्र, व्यक्ती हस्तावी बतविलेले कागदपत्रे यांची संपूर्ण जबाबदारी निष्पादकाची राहिले.
Rakesh *Mam* *Maloti*
लिहून घेणारे:

वसई - १
सहायक- 9329 / 2014
908 / 908





10/02/2014

सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 1321/2014

नोदंणी :

Regn:63m

गावाचे नाव : 1) आचोळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3185000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1995500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: सदनिका क्र. ७०२, सातवा मजला, एन-विंग, बिल्डींग नं. ३, "वीणा डायनेस्टी", क्षेत्र ३८९ चौ. फु. कारपेट, आचोळे सर्वे नं. 241, (195), हि. नं. 1 & 3 (P). सर्वे 242 (394), हि. नं. 4 & 5, सर्वे 238 (192), हि. नं. 2, 4 & 5, सर्वे 239 (208) हि. नं. 1,2,3,4,18,19 & 20, सर्वे. 270 (207), हि. नं. 7,8,9 & 10, सर्वे 237 (191), हि. नं. 2/2, 3/1 & 4, & सर्वे 240 (196), हि. नं. 2 नवीन सर्वे 2, वसई पूर्व, ता. वसई, जि.ठाणे.((Survey Number : 241, (195), H. No. 1 & 3 (P). S. No. 242 (394), H. No. 4 & 5, S. No. 238 (192), H. No. 2, 4 & 5, S. No. 239 (208) H. No. 1,2,3,4,18,19 & 20, S. No. 270 (207), H. No. 7,8,9 & 10, S. No. 237 (191), H. No. 2/2, 3/1 & 4, & S. No. 240 (196), H. No. 2 New S. No. 2 ;))
(5) क्षेत्रफळ	1) 43.38 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. निकुंज डेव्हलपर्स तर्फे भागीदार श्री. निकुंज संघवी तर्फे कु. मु. म्हणून श्री. राजेश बा. नाईक - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दुकान क्र. १, वीणा सारंग, साईबाबा नगर एकस्टेसन रोड, बोरीवली पश्चिम, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:- 400092 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ मालती मरेप्पनावर - - वय:-38; पत्ता:-, -, -, बी/१६२, माला टावर, लोखंडवाला कॉम्प्लेक्स, अंधेरी पश्चिम, मुंबई, Andheri, Maharashtra, Mumbai, Non-Government. पिन कोड:-400053 पॅन नं:-AFFPM9093R 2): नाव:-श्री मनोज टोप्यो - - वय:-40; पत्ता:-, -, -, बी/१६२, माला टावर, लोखंडवाला कॉम्प्लेक्स, अंधेरी पश्चिम, मुंबई, Andheri, Maharashtra, Mumbai, Non-Government. पिन कोड:-400053 पॅन नं:-ABXPT0638F
(9) दस्तऐवज करून दिल्याचा	01/02/2014

दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक 10/02/2014

(11)अनुक्रमांक,खंड व पृष्ठ 1321/2014

(12)बाजारभावाप्रमाणे मुद्रांक
शुल्क 191100

(13)बाजारभावाप्रमाणे नोंदणी
शुल्क 30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुद्रांक शुल्क आकारताना
निवडलेला अनुच्छेद :- :

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



[Signature]
सहा. मुख्यम. निबंधक, वसई-१
वर्ग - २