

Date: 23/10/08
 Depositor: Parvel - 410 206

Pay to: Bombay Mercantile Co-operative Bank Ltd. A/c. Stamp Duty	2147590
Franking Value Rs.	10
Service Charges Rs.	2147600
Total Rs.	

Name of Stamp Duty paying party:
 Abhijit Sinha
 DD/ Cheque No. Charje
 Drawn on Bank & Branch:

Franking Sr. No. 2147590
 Officer

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
 Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R.1056/03/05/1712 - 15/03
 Franking Deposit Slip

For Bombay Mercantile Co-op. Bank Ltd. - BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.
 Parvel Branch
 JASWANTHAL COMPLEX OPP. FLYING HOTEL
 MUMBAI-PUNE ROAD
 PARVEL - 411 035
 Authorized Signatory: S/STP(V)/C.R.1056/03/05/1712/9/08

AGREEMENT FOR SALE

(Under the Provisions of Maharashtra Ownership of Flats Act, 1963)

This Agreement for sale on Ownership basis made and entered into at Kharghar on this the 23rd day of the month of Oct in the Christian Year Two Thousand Nine.

BETWEEN

M/S.VINTAGE ENTERPRISES, a registered partnership firm formed under the provisions of Indian Partnership Act having address- 003, ground floor, Plot No.18/19, Sector-2, New-Panvel, Navi-Mumbai, hereinafter called and referred to as the DEVELOPER (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners of said firm and their respective heirs, executors, administrators and assignees) of the

FIRST PART

Developer

[Signature]

Purchaser

Abhijit Sinha
 Suryana Sinha

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AND

1) SHRI. Abhijit Sinhaage 41 yrs,&2) SMT. Surangana Sinhaage 41 yrs,&having address at Flat No.504, Prakruti Chs. Plot No.3, Sector-21

Kharghar (Navi Mumbai)-410210 hereinafter called "THE PURCHASER(S)" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) OF THE OTHER PART.

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd floor, Nandan Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority, under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi-Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

AND WHEREAS the state Government has acquired land within the delineated area of Navi-Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

Developer

AS

Purchaser

Abhijit Sinha

Surangana Sinha

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AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

AND WHEREAS Smt. Santosh Rana (hereinafter called and referred to as Smt. Rana) hereinafter referred to as "THE LICENSEES" have been allotted a Plot of Land by the said Corporation being Plot No.-1, Village-Owa Kharghar, under 12.5% Gaothan Expansion Scheme in Sector No.-35E, Tal.-Panvel, Dist.-Raigad, admeasuring 5599.34 Sq. Mts. or thereabouts and more particularly described in the clause (A) of the first schedule hereunder written, (hereinafter referred to as "Plot "A"") on the terms and conditions including the conditions of lease of the said Property as set out therein.

AND WHEREAS Smt Rana, has paid to the Corporation a sum of Rs.6,27,200/- (Rupees Six Lakhs Twenty Seven Thousand Two Hundred Only) and by way of full and final payment of Lease Premium and entered into an Agreement to Lease dated 6th November 2005 and after construction of building(s) on the Plot "A" Corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the Plot "A" to the Licensees for a period of 60 (sixty) years from the date of Agreement to Lease;

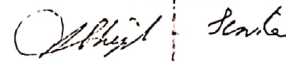
AND WHEREAS said Agreement to lease is registered with Sub-Registrar Panvel-1 on same day at serial No. उण- 08370/2005 on 7/12/2005.

AND WHEREAS as Smt. Rana was not interested in retaining said Plot "A", Smt. Rana with permission of Cidco had agreed to transfer and assign the leasehold

Developer



Purchaser


Surangana Sinha

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rights of the Plot "A" described in the clause "A" of the First schedule in favour of the DEVELOPER.

AND WHEREAS by a Tripartite Agreement dated 10th February 2006 executed between The Corporation as one part Smt. Rana as "ORIGINAL LICENSEE" and the Developers as the "NEW- LICENSEE, the Plot "A" is transferred by the corporation to the Developers and the possession is handed over to the Developers on terms and conditions contained in the said tripartite agreement,

AND WHEREAS said tripartite agreement is registered with Sub-Registrar Panvel-1 on same day at scrial No. पवल- 01136/2006 on 10/2/2006.

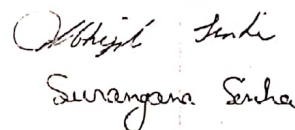
AND WHEREAS 1) Mr. Narayan Janu Gopale, 2) Mrs. Gunbai Narayan Gopale, (hereinafter called and referred to as Mr. Gopale & other) herein after referred to as "THE LICENSEES" have been allotted a Plot of Land by the said Corporation being Plot No.-31, Village-Kharghar, under 12.5% Gaothan Expansion Scheme, Sector No.-35E, Tal.-Panvel, Dist.-Raigad, admeasuring 799.92 Sq. Mts. Cor. thereabouts and more particularly described in the clause (B) of the First schedule hereunder written (hereinafter referred to as "Plot "B") on the terms and conditions including the conditions of lease of the said Property as set out therein.

AND WHEREAS Mr. Gopale & other. has paid to the Corporation a sum of Rs.10,000/- (Rupees Ten Thousand Only) as and by way of full and final payment of Lease Premium and entered into an Agreement to Lease dated 4th January 2005 and after construction of building(s) on the Plot "B". Corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the Plot "B" to the Licensees for a period of 60 (sixty) years from the date of Agreement to Lease:

Developer



Purchaser


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AND WHEREAS said Agreement to lease is registered with Sub-Registrar Panvel-1 on same day at serial No. ३१- 01345/2005 on 7/2/2005.

AND WHEREAS as Mr. Gopale & other were not interested in retaining said Plot "B", Mr. Gopale & other with permission of Cideco had agreed to transfer and assign the leasehold rights of the Plot "B" described in the clause "B" of the First schedule in favour of the M/s. Meena Builders & Developers a partnership firm.

AND WHEREAS by a Tripartite Agreement dated 15th December 2005 executed between The Corporation as one part Mr. Gopale & other as "ORIGINAL LICENSEE" and the M/s. Meena Builders & Developers as the "THE NEW-LICENSEE", the Plot "B" is transferred by the corporation to the Developers and the possession is handed over to the M/s. Meena Builders & Developers on terms and conditions contained in the said tripartite agreement.

AND WHEREAS said tripartite agreement is registered with Sub-Registrar Panvel-15/12/2005 on the same day at serial No. पव ३ 04670/2005 on 15/12/2005

AND WHEREAS as M/s. Meena Builders & Developers were not interested in retaining said Plot "B", M/s. Meena Builders & Developers with permission of Cideco had agreed to transfer and assign the leasehold rights of the Plot "B" described in the clause "B" of the First schedule in favour of the Developers.

AND WHEREAS by a Tripartite Agreement dated 30th January 2006 executed between The Corporation as one part M/s. Meena Builders & Developers as "THE NEW LICENSEE" and the Developers as "THE SUBSEQUENT NEW LICENSEE", the Plot "B" is transferred by the corporation to the Developers and the possession is handed over to the Developers on terms and conditions contained in the said tripartite agreement.

Developer

[Handwritten Signature]

Purchaser

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Suvangana Senha

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