

RAUNAK CITY II

SHOP 15

338/3726

पावती

Original/Duplicate

Tuesday, April 17, 2018
9:17 AM

गौडणी क्र. 09म
Regn.:39M

मायसी नाम: मादिधर
दस्तावेजाचा अनुक्रमांक: कानन4-3726-2018
दस्तावेजाचा प्रकार: इतरनामा
मादर भरणाचे ताल: गुवा गी खड

मायसी क्र.: 4326 दिनांक: 17/04/2018

सौदणी फी	₹. 30000.00
परत हाताळणी फी	₹. 2620.00
गुशांची संख्या: 131	

एकूण: ₹. 32620.00

आपणामेक मूळ दस्त, बँकनेल विटि, गुवा-२ येथे
9:26 AM हा वेळेस मिळेल.

Joint Sign. *Umk*
सह-दुयम लिखक कल्याण

वाजपार मूल्य: ₹. 6605000/-
गोददला ₹. 15362500/-
भरलेले मुद्रांक शुल्क: ₹. 921800/-

- देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
डीडी/धनादेश/गे ऑर्डर क्रमांक: MH0003689012018195 दिनांक: 10/04/2018
बँकेचे नाव व पत्ता: IDBI
- देयकाचा प्रकार: By Cash रकम: ₹ 2620/-

दुक वस्तुदेयक परत मिळाले

76400 x 10% = 84040 x 66.69 = 56,04,749

एकूण 5% = 53,24,600

4% = 2,13,000

30000

243000

6000 Legal

249000

Index-2(सूची - २)



17/04/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण-4

दस्त क्रमांक : 3726/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) वाडेघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15362500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5605000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :सदनिका नं: शॉप नं 15, भाळा नं: तळ मजला बी 11 बिल्डींग, इमारतीचे नाव: रौमक सिटी,सेक्टर 2, ब्लॉक नं: वाडेघर कल्याण, रोड नं: ठाणे, इतर माहिती: विभाग क्र. 16/58,8 अ क्षेत्र 598 चौ. फुट कार्पेट((Survey Number : 64/1/1,4,5,65/4,5 ;))
(5) क्षेत्रफळ	1) 598 चौ.फुट
(6)अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे रौमक कॉर्पोरेशन तर्फे भागीदार श्री विजय पी मोदी यांचे तर्फे कु. मु.भूयून शरद आर घुगे -- वय:-39; पत्ता:-प्लॉट नं: 01, भाळा नं: -, इमारतीचे नाव: मोहन मिल कॉम्पौंड, ब्लॉक नं: घोडबंदर रोड, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AAJFR3989E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूजा पी.ठक्कर -- वय:-37; पत्ता:-701/के-4, -, गोकुळ नगरी, खडकपाडा, कल्याण, र्शी, RAJASTHAN, BHARATPUR, Non-Government. पिन कोड:-321301 पॅन नं:-AGYPT8506A 2): नाव:-छाया के ठक्कर -- वय:-45; पत्ता:-प्लॉट नं: 701/के-4, भाळा नं: -, इमारतीचे नाव: गोकुळ नगरी, ब्लॉक नं: खडकपाडा, रोड नं: कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AGYPT8483E
(9) दस्तऐवज करून दिल्याचा दिनांक	16/04/2018
(10)दस्त नोंदणी केल्याचा दिनांक	17/04/2018
(11)अनुक्रमांक,खंड व पृष्ठ	3726/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	921800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारारस घेतलेला तपशील:-

मुद्रांक शुल्क अकारताना निवडणे within the limits of any Municipal Corporation or any Cantonment area अनुष्ठेद :-



सह-दुय्यम निबंधक कल्याण ४

मल्याकन पत्रक : शहरी क्षेत्र - बांधीव					
Document ID	261804134025	13 April 2018, 11:53:16 AM			
मल्याकनाचे वर्ष	2018				
शहर	आंध				
मूल्य विभाग	जिल्हा कल्याण				
उप मूल्य विभाग	16-58-विभाग.8	0 000000 00 000000 0000 0000 00			
क्षेत्राचे नांव	Kalyan/Dombivli Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक	सर्व्हे नंबर: 84		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोठ्याप्रकारचे एकक चो मीटर	
खुली जमीन	निवासी सदनिका	81800	76400	67800	
112/VI	57700				
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र	66.69 चौ. मीटर	मिळकतीचा वापर	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार	बांधीव
बांधकामाचे कोडकरण	1-अड सी सी	मिळकतीचे चय	0 TO 2वरे	मूल्यदर/बांधकामाचा दर	Rs.76400/-
उडवाहन सुविधा	आह	मजगा	Stilt floor or Ground floor		
प्रकल्पाचे क्षेत्र	Less than 2 Hectares	रस्ता समुच्च	आह	कार्बिदारील दुकान	नाही
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= वार्षिक मूल्यदर * घसा-यानुसार नविन दर)			
		= (76400 * (100 / 100 %)			
		= Rs. 76400/-			
घसा-यानुसार क्षेत्रानुसार दर		= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर)			
प्रकल्पाने क्षेत्रानुसार		तळमजल्यावरील दुकाने घरीता प्रति चौ मीटर दर = Rs. 76400/-			
अ) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 76400 * 66.69			
		= Rs. 5095116/-			
एकीकृत अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + सहाय्याचे मूल्य + नोंदवरील बसल्या क्षेत्राचे मूल्य + सहाय्याचे मूल्य + वरील बांधीव मूल्य - बांधीव कर					
= अन्वये मूल्य + मुख्य अतिरिक्तरीत वढून तळकते मूल्य + सहाय्याचे मूल्य + सहाय्याचे मूल्य					
= A + B + C + D + E + F + G + H					
= 5095116 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs. 5095116/-					
+107-Big Project					

क ल ा न - 8
 दात क्र. 30-28/196
 9/4/39



Data of ESBTR for GRN MH000368901201819S
Bank - IDBI BANK

Bank/Branch : IBKL - 6910506/THANE - JAMBHALI NAKA
 Pmt Txn Id : 161791274 Stationary No : 18138313184824
 Pmt Dt/Time : 10/04/2018 15:45:44 Print Dt/Time : 10/04/2018 16:09:22
 ChallanIdNo : 69103332018041053656 GRAS GRN : MH000368901201819S
 District : 1201 / THANE GRN Date : 10/04/2018 15:45:45
 Office Name : IGR127 / KLN4_KALYAN 4 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 9,21,800.00/- (Rs Nine Lakh Twenty One Thousand Eight Hundred Rupees Only)
 RgnFee Schm : 0030063301-7C / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification and to be printed and used

Article : 825
 Prop Mvblty : Immovable Consideration : 1,53,62,500.00/-
 Prop Descr : SHOP NO 15GROUND FLOORB11RAUNAK CITY , KALYAN
 : Maharashtra
 : 421301
 Duty Payer : PAN-AGYPT8506A POOJA P THAKKAR
 Other Party : PAN-AAJFR3989E RAUNAK CORPORATION

Bank Scroll No : 100
 Bank Scroll Date : 11/04/2018
 RBI Credit Date : 11/04/2018
 Mobile Number : 919769963388

क ल न - ४
 दस्त क. ३००९१३०
 २१/४३९



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	ISj-338-3726	0000345529201819	17/04/2018-08:18:10	IGR127	30000.00
2	ISj-338-3726	0000345529201819	17/04/2018-08:18:10	IGR127	921800.00
Total Defacement Amount					9,51,800.00



GOVERNMENT OF MAHARASHTRA
 स-सुरक्षित बचत व कोषागार प्रपत्र
 SECURED BANK & TREASURY RECEIPT

Bank/Branch: IBKL - 6910506/THANE - JAMBHALI NAKA 16138313184824
 Pmt Txn id : 161791274 Stationery No: 16138313184824
 Pmt DtTime : 10-APR-2018@15:45:44 Print DtTime : 10-APR-2018 16:09:22
 ChallanIdNo: 69103332018041050656 GRAS GRN : MH0003689012018198
 District : 1201-THANE Office Name : IGR127-KLN4 KALYAN 4 JO
 GRN Date : 10-Apr-2018@15:45:45

StDuty Schm: 0030046461-75/STAMP DUTY
 StDuty Amt : R 9,21,800/- (Rs Nine, Two One, Eight Zero Zero
 RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

क्र ल न - ४
 दस्त क्र. 3028 196
 8/939

Article : B25-Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 1,53,62,500/-
 Prop Descr : SHOP NO 15,GROUND FLOOR,B11,RAUNAK CITY,,KALYAN,,Maharashtra,421301

Duty Payer: PAN-AGYPT8506A,POOJA P THAKKAR
 Other Party: PAN-AAJPR3989E,RAUNAK CORPORATION

Su. Malandkar

S. Kumar

Bank official Name & Signature
 सुजाता मालंडकर/SUJATA MALANDKAR
 आईडीबी बैंक लि./IDBI BANK LTD.
 जामबोली नका थाने/Jambhali Naka Thane



Bank जामबोली नका थाने/Jambhali Naka Thane
 --- Space for customer/office use --- Please write below this line ---

P. Thakkar
Chayale Thakkar



क ल न - ४
दस्त क्र. ७०२६ १९८
१९३९



क ल न - ४
दस्त क्र. *1026* 196
५/९३९

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Kalyan this ^{16th} day of April, 2018 BETWEEN M/S. RAUNAK CORPORATION, a partnership firm registered under the provisions of the Indian Partnership Act, having its administrative office Plot No.1, Mohan Mill Compound, Next to Audi Thane, Ghodbunder Road, Thane (W) 400 607, PAN NO AAJFR3989E hereinafter referred to as "the BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all partner/s of the said firm, M/s. Raunak Corporation, survivor

P. P. Thakkar
Chhaya Thakkar



दस्तावेज क्र. 3622/196
६/१३

of survivors of them and the respective heirs, executors and administrators of such last survivor) of the One Part

AND

Mrs. Pooja P. Thakkar PAN AGYPT8506A & Mrs. Chhaya K. Thakkar PAN AGYPT8483E having his/her/its/their address at 701/ K4, Gokul Nagari, Nr. Mahavir Nagari, Wayle Nagar, Khadakpada, Kalyan (W), Thane 421301 hereinafter referred to as the 'PURCHASERS' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART;

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them.

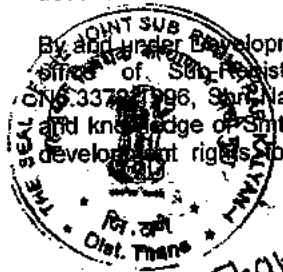
- i. The singular where ever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender where ever applicable.

WHEREAS :

- 1) Shri Narayan Gattu Ghode, Smt. Paravatibai Balu Ghode alias Paravatibai Datta Wagh, Sau. Draupadabai Rama alias Ramdas Mhatre, Shri Namdeo Krisha Ghode, Shri Tukaram Krishna Ghode, Smt. Sonubai Motiram Ghode, Shri Chintaman Motiram Ghode, Smt. Vandana Sharad Tare alias Vandana Motiram Ghode, Shri Bandu Krushna Ghode, Smt. Janubai alias Janabai Dinkar Bhandari, Smt. Taibai Sakaharam Ghode, Shri Gadiya Sakaharam Ghode, Smt. Shevanta Sham Madhavi, Miss Jayavantabai Sakharam Ghode, Smt. Saras Chintaman Patil (nee Miss Saras Sakharam Ghode), Smt. Alka Deu Mhatre alias Miss Alka Sakaharam Ghode, Miss Malka Sakaharam Ghode, Smt. Champabai Ashok Dalvi alisa Bhoir, Smt. Manubai Motiram Chaudhari, Smt. Shimagubai Lahu Patil, Smt. Yamunabai Gangaram Chaudhari & others (hereinafter referred to as "the First Owners") were the owners of all that piece and parcel of land bearing Survey No.51 Hissa No.1 admeasuring 10500 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane, hereinafter referred to as "the said first plot" and more particularly described at Sr. No.1 in the Schedule hereunder written;

- 2) By and under Development Agreement dated 31/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 3379/1996, Shri Narayan Gattu Ghode & 15 others with the consent and knowledge of Smt. Raghubai Krishna Ghode & 8 others granted the development rights for and in respect of the said first plot to Kabra

Jo



P. P. Thakkar
Chhaya Thakkar

दस्तावेज नं - १
दा. क्र ३७२६/१९८
७ ९३९

Properties And Securities Private Limited (hereinafter referred to as "the Second Owners") and in pursuance thereof necessary Supplementary Agreement dated 03/04/2002 executed between the said Narayan Gattu Ghode & 29 others and Shri Namdeo Krishna Ghode & 45 others and the Second Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1782/2002. The Development Agreement dated 31/10/1996 r/w. Supplementary Agreement dated 03/04/2002 are hereinafter collectively referred to as "the said First Agreement". After execution of the said Supplementary Agreement Shri Sakharam Krishna Ghode died intestate on 09/01/2003 leaving behind him his widow Smt. Taibai, one son Gadlaya and six daughters Smt. Shevanta Sham Madhavi, Miss Jayavantabai, Smt. Saras Chintaman Patil (nee Miss Saras Sakharam Ghode), Miss Alka, Miss Malka & Smt. Champabai Ashok Dalvi alias Bhoir as his only legal heirs.

- 3) Shri Vishwanath Chandrakant alias Chander Madhavi, Smt. Usha Chandrakant alias Chander Madhavi, Smt. Gopibai (wrongly written as Gopinath) Dinkar Bhoir, Miss Shilpa Dinkar Bhoir, Smt. Gulabbai Deshmukh Bhoir, Miss Manisha Deshmukh Bhoir, Shri Satish Deshmukh Bhoir, Miss Nayana Deshmukh Bhoir, Shri Chetan Deshmukh Bhoir, Smt. Alka Pandurang Bhoir, Smt. Sapana Santosh Patil (nee Sapana Pandurang Bhoir), Shri Sachin Pandurang Bhoir, Shri Samir Pandurang Bhoir & others (hereinafter referred to as "the Third Owners") are the owners of all that piece and parcel of land bearing Survey No.53 Hissa No.4 admeasuring 2330 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane, hereinafter referred to as "the said second plot" and more particularly described at Sr. No.2 in the Schedule hereunder written;
- 4) By and under Development Agreement dated 04/12/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3717/1996, Shri Dinkar Kalu Bhoir and 5 others granted development rights in respect of the said Second plot to the Second Owners and in pursuance thereof necessary Supplementary Agreement dated 22/08/2002 executed between the Second Owners and the said Gopibai Dinkar Bhoir & 12 others which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4263/2002. The Development Agreement dated 04/12/1996 r/w. Supplementary Agreement dated 22/08/2002 are hereinafter collectively referred to as "the said Second Agreement". Prior to the execution of the Supplementary Agreement, Smt. Janabai Kalu Bhoir died intestate on 02/07/1999 leaving behind her three sons Dinkar, Deshmukh and Pandurang and grandson Vishwanath Chandrakant alias Chander Madhavi & granddaughter Miss Usha Chandrakant Madhavi (heirs of pre-deceased daughter Smt. Antubai Chandrakant Madhavi) as her only legal heirs and after execution of the Supplementary Agreement the said Dinkar died intestate on 12/01/2003 leaving behind him his widow Smt. Gopibai and one daughter Miss Shilpa, the said Deshmukh died intestate on 06/11/2003 leaving behind him his widow Smt. Gulabbai, two sons Shri Satish & Chetan and two daughters

P. P. Thakkar
 Ohayai Thakkar

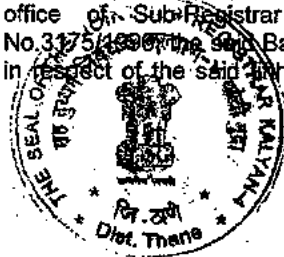
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कलम - ४
दस्ता क्र ३०२६
८/३

Miss Manisha and Miss Nayana and the said Pandurang also died intestate on 11/07/2004 leaving behind him his widow Smt. Alka, two sons Smt. Sachin & Samir and one daughter Miss Sapana as his only legal heirs;

- 5) Smt. Motibai Pandit Kapse and others (hereinafter referred to as "the said Motibai & others") were the owners of all those pieces and parcels of land bearing Survey No.50 Hissa No.3/2 admeasuring 9990 sq. mtrs. & bearing Survey No.51 Hissa No.7 admeasuring 15700 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. Nos.3 & 4 in the Schedule hereunder written, hereinafter collectively referred to as "the said third plot";
- 6) By and under Development Agreement dated 04/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.5389/1996, the said Motibai & others granted the development rights in respect of the said third plot to the Second Owners and in pursuance thereof necessary Supplementary Agreement dated 03/04/2002 executed between the said Motibai & others and the Second Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1750/2002. The Development Agreement dated 04/10/1996 r/w. Supplementary Agreement dated 03/04/2002 are hereinafter collectively referred to as "the said Third Agreement";
- 7) Shri Tulshiram Gangaram Bhoir and others (hereinafter referred to as "the said Tulshiram & others") were the owners of all that piece and parcel of land bearing Survey No.50 Hissa No.3/3 admeasuring 2800 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. No.5 in the Schedule hereunder written, hereinafter referred to as "the said fourth plot";
- 8) By and under Development Agreement dated 11/04/2002 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1354/2002 (hereinafter referred to as 'the Fourth Agreement') the said Tulshiram & others granted the development rights in respect of the said fourth plot to the Second Owners at or for the consideration and upon the terms and conditions therein contained.
- 9) Smt. Barkubai Gajanan Mhatre and others (hereinafter referred to as "the said Barkubai & others") were the owners of all that piece and parcel of land bearing Survey No.53 Hissa No.1 admeasuring 13710 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. No.6 in the Schedule hereunder written, hereinafter referred to as "the said fifth plot";
- 10) By and under Development Agreement dated 15/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3175/1996 the said Barkubai & others granted the development rights in respect of the said fifth plot to the Second Owners and in pursuance



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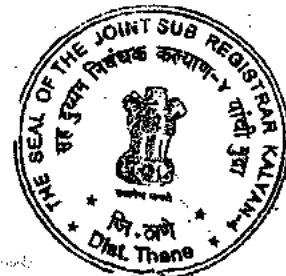
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thereof necessary Supplementary Agreement dated 06/05/2002 executed between the said Barkubai & others and the Second Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.2276/2002. The Development Agreement dated 15/10/1996 r/w. Supplementary Agreement dated 06/05/2002 are hereinafter collectively referred to as "the said Fifth Agreement";

- 11) in pursuance to the First to Fifth Agreements, the respective owners of the said first to fifth plot have granted Powers of Attorneys (hereinafter collectively referred to as the said first POA's") in favor of the Second Owners authorizing them to do all the acts, deeds and matters for effectual development of the above said first to fifth plots.
- 12) the said first plot, second plot, third plot, fourth plot and fifth plot are more particularly shown on the plan thereof hereto annexed and marked as Annexure "A" by red colour boundary lines and hereinafter collectively referred to as "the said first property".
- 13) By and under Development Agreement dated 26/07/2002 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3813/2002 (hereinafter referred to as "the said Sixth Agreement"), the Second Owners granted and assigned the development rights in respect of the said first property to the Tia Construction Company Private Limited, a Company limited by shares incorporated under the provisions of the Companies Act, 1956 having its registered office at Tanna House, 2nd floor, 111A, Nathalal Parekh Marg, Mumbai 400 039 (hereinafter referred to as "the said TIA") at or for the consideration and upon the terms and condition contained therein.
- 14) in pursuance to the said Sixth Agreement, the Second Owners granted a Power of Attorney dated 03/07/2003 (hereinafter referred to as "the said first SPOA") in favour of the persons nominated by the said TIA to do all acts, deeds, matters & things in respect of the said first property. The said first SPOA is also registered at the office Sub-Registrar of Assurances at Kalyan under Serial No.50/2003.
- 15) Shri Narayan Balu Bhoir and others (hereinafter referred to as "the said Narayan & others") were the owners of all those pieces and parcels of land bearing Survey No.64 Hissa No.5 admeasuring 11,840 sq. mtrs. & Survey No.65 Hissa No.2 admeasuring 200 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. Nos.7 & 8 in the Schedule hereunder written, hereinafter referred to as "the said sixth plot";
- 16) By and under Development Agreement dated 16/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1058/1997, the said Narayan & others granted development rights in respect of the said sixth plot to Rijuta Properties Private Limited (hereinafter referred to as "the Fourth Owners") and in pursuance thereof

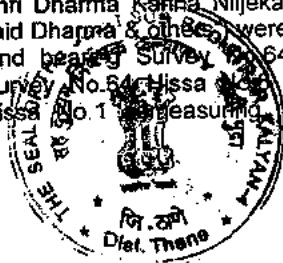
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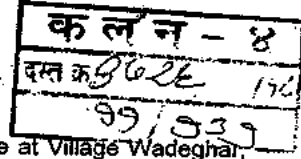
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necessary Supplementary Agreement dated 22/04/2002 was executed between the said Narayan & others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.2025/2002. The Development Agreement dated 18/10/1996 r/w. Supplementary Agreement dated 22/04/2002 are hereinafter collectively referred to as "the said Seventh Agreement";

- 17) Shri Sudam Dagdu Bhoir and others (hereinafter referred to as "the said Sudam & others") were the owners of all those pieces and parcels of land bearing Survey No.65 Hissa No.7/1 admeasuring 5080 sq. mtrs. & Survey No.66 Hissa No.(P) renumbered as 2 admeasuring 9100 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. Nos.9 & 10 in the Schedule hereunder written, hereinafter referred to as "the said seventh plot";
- 18) By and under Development Agreement dated 28/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1059/1997, the said Sudam & others granted the development rights in respect of the said seventh plot to the Fourth Owners and in pursuance thereof necessary Supplementary Agreement dated 10/05/2002 was executed between the said Sudam & others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.2393/2002. The Development Agreement dated 28/10/1996 r/w. Supplementary Agreement dated 10/05/2002 are hereinafter collectively referred to as "the said Eighth Agreement";
- 19) The Third Owners were the owners of all that piece and parcel of land bearing Survey No.64 Hissa No.1/1 admeasuring 8600 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane, hereinafter referred to as "the said eighth plot" and more particularly described at Sr. Nos.11 in the Schedule hereunder written;
- 20) By and under Development Agreement dated 14/11/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3515/1996, Shri Dinkar Kalu Bhoir and 5 others granted the development rights in respect of the said Eighth plot to the Fourth Owners and in pursuance thereof necessary Supplementary Agreement dated 08/05/2002 was executed between the said Gopibai Dinkar Bhoir & 12 others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.2329/2002. The Development Agreement dated 14/11/1996 r/w. Supplementary Agreement dated 08/05/2002 are hereinafter collectively referred to as "the said Ninth Agreement";
- 21) Shri Dharma Kanha Niljekar and others (hereinafter referred to as "the said Dharma & others") were the owners of all those pieces and parcels of land bearing Survey No.64 Hissa No.4 admeasuring 6980 sq. mtrs., Survey No.64 Hissa No.5 admeasuring 1520 sq. mtrs., Survey No.65 Hissa No.1 admeasuring 1000 sq. mtrs. & Survey No.65 Hissa No.4



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- admeasuring 400 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. Nos.12 to 15 in the Schedule hereunder written, hereinafter referred to as "the said ninth plot";
- 22) By and under Development Agreement dated 30/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3546/1996, the said Dharma & others granted development rights in respect of the said ninth plot to the Fourth Owners at or for the consideration and upon the terms and conditions therein mentioned. The Development Agreement dated 30/10/1996 is hereinafter referred to as "the said Tenth Agreement";
- 23) Shri Akash Vithal Dalvi and others (hereinafter referred to as "the said Akash & others") were the owners of all that piece and parcel of land bearing Survey No.65 Hissa No.9 admeasuring 5390 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. No.16 in the Schedule hereunder written, hereinafter referred to as "the said tenth plot";
- 24) By and under Development Agreement dated 31/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3361/1996, the said Akash & others granted the development rights in respect of the said tenth plot to the Fourth Owners and in pursuance thereof necessary Supplementary Agreement dated 05/07/2002 was executed between the said Akash & others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3331/2002. The Development Agreement dated 31/10/1996 r/w. Supplementary Agreement dated 05/07/2002 are hereinafter collectively referred to as "the said Eleventh Agreement";
- 25) Shri Tukaram Nago Dagarkar and others (hereinafter referred to as "the said Tukaram & others") were the owners of all those pieces and parcels of land bearing Survey No.64 Hissa No.1/2/1 admeasuring 9140 sq. mtrs., Survey No.64 Hissa No.7 admeasuring 1210 sq. mtrs. & Survey No.65 Hissa No.5 admeasuring 910 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. Nos.17 to 19 in the Schedule hereunder written, hereinafter referred to as "the said eleventh plot";
- 26) By and under Development Agreement dated 04/11/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1060/1997, the said Tukaram & others granted the development rights in respect of said eleventh plot to the Fourth Owners and in pursuance thereof necessary Supplementary Agreement dated 25/07/2003 was executed between the said Tukaram & others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4397/2003. The Development Agreement dated

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04/11/1996 r/w. Supplementary Agreement dated 25/07/2003 are hereinafter collectively referred to as "the said Twelfth Agreement";

- 27) Shri Bala Batu Patil and others (hereinafter referred to as "the Fifth Owners") were the owners of all that piece and parcel of land bearing Survey No.66 Hissa No.P admeasuring 4300 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. No.20 in the Schedule hereunder written, hereinafter referred to as "the said twelfth plot";
- 28) By and under Development Agreement dated 29/03/2002 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4461/2002, the Fifth Owners granted the development rights in respect of the said twelfth plot to the Fourth Owners at or for the consideration and upon the terms and conditions therein mentioned. The Development Agreement dated 29/08/2002 is hereinafter referred to as "the said Thirteenth Agreement";
- 29) In pursuance to the Sixth to Thirteenth Agreements, the respective owners of the said sixth to twelfth plots have granted Powers of Attorneys (hereinafter collectively referred to as the said second POA's") in favor of the Fourth Owners authorizing them to do all the acts, deeds and matters for effectual development of the above said sixth to twelfth plot.
- 30) The said sixth, seventh, eighth, ninth, tenth, eleventh & twelfth plot are more particularly shown on the plan thereof hereto annexed and marked as Annexure "A" by yellow colour boundary lines and hereinafter collectively referred to as "the said second property".
- 31) The Fourth Owners, by and under Development Agreement dated 26/07/2002, registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3812/2002 (hereinafter referred to as "the said Fourteenth Agreement"), granted and assigned the development rights in respect of the said second property to the said TIA at or for the consideration and upon the terms and condition contained therein.
- 32) In pursuance to the said Fourteenth Agreement, the Fourth Owners granted the Power of Attorney dated 03/07/2003 (hereinafter referred to as "the said second SPOA") in favour of the persons nominated by the said TIA to do all acts, deeds, matters & things in respect of the said second property. The said second SPOA is also registered at the office Sub-Registrar of Assurances at Kalyan under Serial No.51/2003.
- 33) By a Development Agreement dated 12/04/2006 (hereinafter referred to as "the Fifteenth Agreement") made between the said TIA therein referred to as the Vendors, of the one part and M/s. M. Properties, partnership firm, having office at Mohar Heights, Opp. Golden Park, Murbad, Bhiwandi Road, Kalyan (hereinafter referred to as "the said firm") therein referred to as the Developers of the other part, the Vendors therein had agreed to



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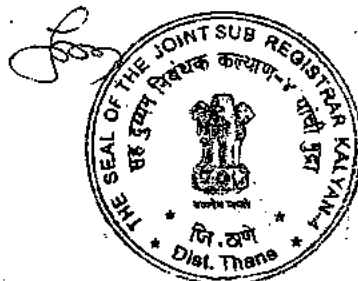
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grant to the Developers therein and the Developers therein had agreed to accept from the Vendors therein development rights in respect of part of Phase I more particularly described in the Thirteenth Schedule thereunder written with right to consume FSI not exceeding 2,60,000 sq.ft. on the portion of Phase I being part of the said First & Second property at and for consideration and upon the terms and conditions therein contained. The said Fifteenth Agreement is registered with the office of Sub-Registrar of Assurance at Kalyan under Sr.No.2235/2006;

- 34) Pursuant to the said Fifteenth Agreement, the said TIA had granted Power of Attorney dated 01/08/2006 in favour of the said Firm (hereinafter referred to as 'the said Third POA'), to do all acts, deeds, matters & things in respect of the property described in the Thirteenth Schedule thereunder written. The said Third POA dated 01/08/2006 is also registered at the office Sub-Registrar of Assurances at Kalyan under Serial No.150/2006;
- 35) The said firm through their Architects submitted the building plans in respect of the property described in the Thirteenth Schedule of the Fifteenth Agreement along with other properties to the Kalyan Dombivli Municipal Corporation (hereinafter referred to as "the Corporation") for approval and the same have been sanctioned by the Corporation vide V.P. No.236-109 dated 13/07/2006. A copy whereof is annexed hereto and marked as Annexure 'B';
- 36) The said firm also obtained Non-Agricultural Permission dated 16/12/2006 from the Collector, Thane in respect of the property described in the Annexure "A" annexed thereto subject to the terms and conditions therein contained. A copy whereof is annexed hereto and marked as Annexure 'C';
- 37) The said firm also obtained (i) Commencement Certificate dated 30/03/2007 from the Corporation, (ii) Order bearing Consent No.BO/RO(P&P)/680 dated 26/10/2006 from the Maharashtra Pollution Control Board & (iii) Environmental Clearance for construction from Government of India, Ministry of Environment and Forests (I.A.Division). The copies of the same are annexed hereto and marked as Annexure 'D', 'E' & 'F' respectively;
- 38) Despite obtaining Commencement Certificate, the said firm could not commence the construction of work in accordance with the plans sanctioned by the Corporation and therefore, on account of various breaches committed by the said firm, the said TIA through their Advocate & Solicitors' letter dated 23/09/2008 inter-alia terminated the said Fifteenth Agreement as well as the license granted to the said firm and have also taken over the possession from the said firm;
- 39) Subsequent to the said termination of the said Fifteenth Agreement, the said firm approached the said TIA and regretted their default and consequential loss and inconvenience caused to the said TIA. The firm

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also represented that abandonment and subsequent termination was not willful but on account of circumstance beyond the control as there were certain differences and dispute amongst some of the partners which were referred to Arbitration. They further informed the said differences and disputes between the partners of the said firm were settled and award came to be passed on 10/04/2008. In the said Award all the partners of the said firm accepted the termination of the said Fifteenth Agreement and it was further provided that the parties to follow up with the said TIA and try for reimbursement of expenses incurred by the said firm;

40) The Second Owners, meanwhile obtained the following Conveyances viz.

(i) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.665/2010 from the said Motibai & others in respect of the said third plot at or for the consideration and upon the terms and conditions therein mentioned;

(ii) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.664/2010 from the said Tulsiram & others in respect of the said fourth plot at or for the consideration and upon the terms and conditions therein mentioned;

(iii) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.666/2010 on 18/01/2010 from the said Barkubai & others in respect of the said fifth plot at or for the consideration and upon the terms and conditions therein mentioned;

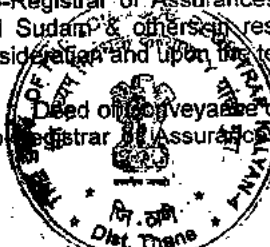
(iv) the effect of the said three Conveyances dated 29/12/2009 has been given and accordingly the name of the Second Owners has been mutated in the 7/12 extract in respect of the said third, fourth and fifth plots as Owners thereof.

41) the Fourth Owners, meanwhile also obtained the following Conveyances viz.

(i) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.363/2010 from the said Narayan & others in respect of the said sixth plot at or for the consideration and upon the terms and conditions therein mentioned;

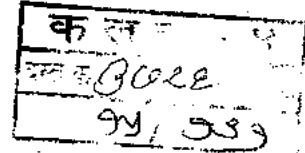
(ii) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.709/2010 from the said Sudam & others in respect of the said seventh plot at or for the consideration and upon the terms and conditions therein mentioned;

(iii) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.710/2010 from the



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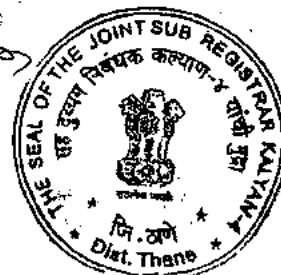
said Tukaram & others in respect of the said eleventh plot at or for the consideration and upon the terms and conditions therein mentioned;

(iv) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.667/2010 from the said Akash & others in respect of the said tenth plot at or for the consideration and upon the terms and conditions therein mentioned;

(v) the effect of the said four Conveyances all dated 29/12/2009 has been given and accordingly the name of the Fourth Owners has been mutated in the 7/12 extract in respect of sixth, seventh, eleventh and tenth plots as Owners thereof.

- 42) by an Agreement of Cancellation dated 08/04/2010 executed by and between the said firm and the said TIA, the parties thereto cancelled the said Fifteenth Agreement upon the terms and conditions therein contained. The said Agreement of Cancellation dated 08/04/2010 is registered with the Sub-Registrar of Assurances at Kalyan under Sr.No.3525/2010;
- 43) the said TIA have through their architects submitted revised / amended plans of nine buildings to the Corporation for approval and the same have been sanctioned by the Corporation on 18/10/2010 and further out of the said nine buildings, the Commencement Certificate dated 18/10/2010 in respect of four buildings has been issued by the Corporation subject to the terms and conditions therein contained. A copy whereof is annexed hereto and marked as Annexure 'G';
- 44) Smt. Manubai Kundalik Jadhav and others (hereinafter referred to as "the said Manubai & others") were the owners of the property bearing Survey No.51 Hissa No.5(P) admeasuring 3500 sq. mtrs. situate, lying and being at village Wadeghar Taluka Kalyan, District Thane and Shri Tulshiram Shankar Jadhav and others (hereinafter referred to as 'the Sixth Owners') are the owners of the property bearing Survey No.51 Hissa No.6 admeasuring 9500 sq. mtrs. situate, lying and being at village Wadeghar Taluka Kalyan, District Thane and more particularly described at Sr. Nos.21 & 22 respectively and more particularly shown on the plan thereof hereto annexed and marked as Annexure 'A' by blue colour lines (hereinafter referred to as 'the said thirteenth plot' and 'the said fourteenth plot' respectively);
- 45) By a Development Agreement dated 26/11/1996 (hereinafter referred to as 'the said Sixteenth Agreement') executed by and between the Second Owners therein referred to as the Developers of the one part and the said Manubai & others and the Sixth Owners therein referred to as the Vendors of the other part, the Vendors therein granted to the Developers therein and the Developers therein acquired from the Vendors therein the development rights for and in respect of the plot more particularly described at Sr. No.22 in the Schedule hereunder written along with other

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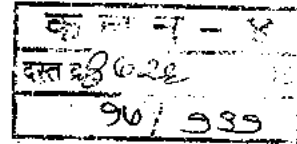
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properties at or for the consideration and upon the terms and conditions therein contained. The said Sixteenth Agreement is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.3608/1996;

- 46) pursuant to the said Sixteenth Agreement, the said Manubai & others and the Sixth Owners executed Power of Attorney (hereinafter referred to as 'the said Fourth POA') in favour of the persons nominated by the Second Owners to enable them to do all acts, deeds, matters and things for and in respect of the development of the plot more particularly described at Sr. No.22 in the Schedule hereunder written along with other properties as contained therein. The said Fourth POA is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.62/1996;
- 47) Subsequent to the execution of the said Sixteenth Agreement, the parties thereto were mutually agreed to cancel the said Sixteenth Agreement by entering into Deed of Cancellation and further decided not to act upon the said Sixteenth Agreement;
- 48) Before execution of the said Deed of Cancellation of the said Sixteenth Agreement in respect of the plot described at Sr. No.22 in the Schedule hereunder written along with other properties, the Second Owners by and under the said Sixth Agreement granted and assigned the development rights in respect of the property more particularly described in the Schedules thereunder written to the said TIA upon the terms and condition contained therein. In the said Sixth Agreement, the Second Owners in clause no.3 on page no.14 had agreed to assign the development rights in respect of the said Thirteenth plot and the said Fourteenth plot to the said TIA as and when acquired from the said Manubai and others and the Sixth Owners;
- 49) By a Deed of Cancellation dated 26/10/2006 (hereinafter referred to as 'the said Deed') made between the said Manubai & others and the Sixth Owners therein referred to as the party of the first part and the Second Owners therein referred to as the Party of the second part, the parties thereto cancelled the said Sixteenth Agreement in respect of the plot more particularly described at Sr. No.22 in the Schedule hereunder written along with other properties with a condition that in lieu of the said Deed, the said Manubai & others and the Sixth Owners shall grant and assign the development rights of the said Thirteenth plot and the said Fourteenth plot in favour of the Second Owners by adjusting the amount of consideration received by them from the Second Owners and upon the terms and conditions therein contained. The said Deed is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.6441/2006;
- 50) by a Development Agreement dated 26/10/2006 (hereinafter referred to as 'the said Seventeenth Agreement') executed by and between the Second Owners therein referred to as the Developers of the one part and the said Manubai & others and the Sixth Owners therein referred to as the Owners of the other part, the Owners therein granted to the Developers therein



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and the Developers therein acquired from the Owners therein the development rights for and in respect of the said thirteenth plot & the said fourteenth plot at or for the consideration and upon the terms and conditions therein contained. The said Seventeenth Agreement is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.6442/2006;

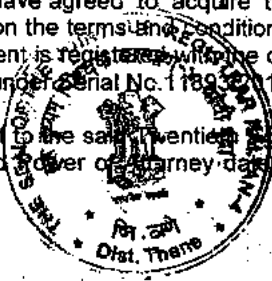
- 51) Pursuant to the said Seventeenth Agreement, the said Manubai & others and the Sixth Owners executed Power of Attorney (hereinafter referred to as 'the said Fifth POA') in favour of the persons nominated by the Second Owners to enable them to do all acts, deeds, matters and things for and in respect of the said thirteenth plot and the fourteen plot respectively. The said Fifth POA is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.568/2006;
- 52) By a Deed of Confirmation dated 22/05/2007, registered with the Office of Sub- Registrar of Assurances at Kalyan under Serial No.4102/2007 on 13/06/2007 (hereinafter referred to as 'the said First DOC'), made and executed by and between the Second Owners therein referred to as Developers of the one part and Shri Dhiraj Devanand Jadhav therein referred to as the Owner of the other part, the Owner therein confirmed and assured the said Seventeenth Agreement thereby confirming the development rights of the Second Owners in respect of the said thirteenth plot upon the terms and conditions therein contained.
- 53) In pursuance of the said First DOC, the said Shri Dhiraj Devanand Jadhav also executed an even dated Power of Attorney, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.4103/2007 on 13/06/2007, in favour of the Second Owners in order to enable them to carry out all acts, deeds, matters and things in respect of the said thirteenth plot as mentioned therein.
- 54) By an Agreement of Assignment of Development Rights dated 06/12/2010 (hereinafter referred to as "the said Eighteenth Agreement") executed by and between the said TIA therein referred to as the Assignors of the First Part, the Second Owners therein referred to as the Confirming Party of the Second Part and the Builders herein therein referred to as the Assignees of the Third Part, the Assignors therein with the consent and knowledge of the said Confirming Party therein, in their turn agreed to entrust the development rights for and in respect of the said first property together with the benefits accrued to them in respect thereof on "as is where is" basis in pursuance of the hereinbefore mentioned Agreements to the Assignees therein and the Assignees therein have agreed to acquire the same at and for the consideration and upon the terms and conditions therein contained. The said Eighteenth Agreement is registered with the office of Sub Registrar of Assurances at Kalyan under Serial No.11892/2010;

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- Pursuant to the said Eighteenth Agreement, the said TIA and the Second Owners have also executed two separate Power of Attorneys both dated 06/12/2010 (hereinafter collectively referred to as "the said Sixth POA") in favour of the persons nominated by the Builders & the same are registered with the Sub-Registrar of Assurances at Kalyan under Sr. Nos.346 & 347 respectively;
- 56) By an Agreement of Assignment of Development Rights dated 06/12/2010 (hereinafter referred to as "the said Nineteenth Agreement") executed by and between the said TIA therein referred to as the Assignors of the First Part, the Fourth Owners therein referred to as the Confirming Party of the Second Part and the Builders herein therein referred to as the Assignees of the Third Part, the Assignors therein with the consent and knowledge of the said Confirming Party therein, in their turn agreed to entrust the development rights for and in respect of the said second property together with the benefits accrued to them in respect thereof on "as is where is" basis in pursuance of the hereinbefore mentioned Agreements to the Assignees therein and the Assignees therein have agreed to acquire the same at and for the consideration and upon the terms and conditions therein contained. The said Nineteenth Agreement is registered with the office of Sub Registrar of Assurances at Kalyan under Serial No.11891/2010;
- 57) Pursuant to the said Nineteenth Agreement, the said TIA and the Fourth Owners have also executed two separate Power of Attorneys both dated 06/12/2010 (hereinafter collectively referred to as "the said Seventh POA") in favour of the persons nominated by the Builders & the same are registered with the Sub-Registrar of Assurances at Kalyan under Sr. Nos.344 & 345 respectively;
- 58) By an Agreement of Assignment of Development Rights dated 06/12/2010 (hereinafter referred to as "the said Twentieth Agreement") executed by and between the Second Owners therein referred to as the Assignors of the First Part, the said TIA therein referred to as the Confirming Party of the Second Part and the Builders herein therein referred to as the Assignees of the Third Part, the Assignors therein with the consent and knowledge of the said Confirming Party therein, in their turn agreed to entrust the development rights for and in respect of the said thirteenth plot and the said fourteenth plot (hereinafter collectively referred to as 'the said third property') together with the benefits accrued to them in respect thereof on "as is where is" basis in pursuance of the hereinbefore mentioned Agreements to the Assignees therein and the Assignees therein have agreed to acquire the same at and for the consideration and upon the terms and conditions therein contained. The said Twentieth Agreement is registered with the office of Sub Registrar of Assurances at Kalyan under Serial No.11892/2010;
- 59) Pursuant to the said Twentieth Agreement, the Second Owners have also executed a Power of Attorney dated 06/12/2010 (hereinafter referred to as



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"the said Eighth POA") in favour of the persons nominated by the Builders & the same is registered with the Sub-Registrar of Assurances at Kalyan under Sr. Nos.348;

60) The Builders have obtained following conveyances viz;

i) Deed of Conveyance dated 24/12/2010, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.12387/2010 from the said Dharma & others in respect of the said ninth plot at or for the consideration and upon the terms and conditions therein mentioned;

(ii) Deed of Conveyance dated 07/01/2011, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.3289/2011 from the Third Owners in respect of the said eighth plot at or for the consideration and upon the terms and conditions therein mentioned;

(iii) Deed of Conveyance dated 07/01/2011, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.3270/2011 from the Third Owners in respect of the said Second plot at or for the consideration and upon the terms and conditions therein mentioned;

(iv) Deed of Conveyance dated 30/03/2011, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.3323/2011 from the Second Owners in respect of the said third plot, the said fourth plot and the said fifth plot at or for the consideration and upon the terms and conditions therein mentioned;

(v) Deed of Conveyance dated 30/03/2011, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.3324/2011 from the Fourth Owners in respect of the said sixth plot, the said seventh plot, the said tenth plot and the said eleventh plot at or for the consideration and upon the terms and conditions therein mentioned;

(vi) Deed of Conveyance dated 19/04/2011, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.3905/2011 from the Sixth Owners in respect of the said fourteenth plot at or for the consideration and upon the terms and conditions therein mentioned;

(vii) Deed of Conveyance dated 04/05/2011, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.4799/2011 from the Fifth Owners in respect of the said twelfth plot at or for the consideration and upon the terms and conditions therein mentioned;

(viii) Deed of Conveyance dated 05/08/2011, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.8498/2011 from the First Owners in respect of the said first plot at or for the consideration and upon the terms and conditions therein mentioned;

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the effect of the aforesaid eight Conveyances have been given and accordingly the name of the Builders have been mutated in the 7/12 extract in respect of first to twelfth plots as well as fourteenth plots as Owners thereof,

- 61) By a Deed of Confirmation dated 22/06/2012, registered with the Office of Sub-Registrar of Assurances at Kalyan under Serial No.5526/2012 on 22/06/2012 (hereinafter referred to as 'the said Second DOC'), made and executed by and between the Builders therein referred to as the Purchasers of the one part and Shri Prakash Kalu Gaikwad & others therein referred to as the Owners of the other part, the Owners therein confirmed and assured the said Seventeenth Agreement, the said Fifth POA, the said Twentieth Agreement and the said Eighth POA thereby confirming the development rights of the Builders in respect of the said thirteenth plot upon the terms and conditions therein contained.
- 62) In pursuance of the said Second DOC, the said Shri Prakash Kalu Gaikwad & others also executed an even dated Power of Attorney, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.74/2012 on 22/06/2012, in favour of the Builders in order to enable them to carry out all acts, deeds, matters and things in respect of the said thirteenth plot as mentioned therein.
- 63) The said Narayan & others were the owners of land bearing S. No.65, Hissa No.3, admeasuring 300 sq. mtrs., situate, lying and being at Village Wadeghar Taluka Kalyan and District Thane and more particularly described at Sr. No.23 in the Schedule hereunder written (hereinafter referred to as 'the said Fifteenth plot').
- 64) By a Development Agreement dated 18/02/2008 (hereinafter referred to as 'the said Twenty-First Agreement') made and executed by and between Smt. Nanda Santosh Bhoir (hereinafter referred to as 'the said Nanda') therein referred to as the Developer of the one part and the said Narayan & others therein referred to as the Owners of the other part, the Owners therein agreed to entrust development rights in respect of the said Fifteenth plot to the Developers therein and the Developers therein agreed to acquire the same from the Owners therein at or for the consideration and upon the terms and conditions therein mentioned. The said Twenty-First Agreement is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.1724/2008.
- 65) Pursuant to the said Twenty-First Agreement, the said Narayan & others also executed an even dated power of Attorney (hereinafter referred to as 'the said Ninth POA') in favour of the said Nanda in order to enable her to do all acts, deeds, matters and things in respect of the said Fifteenth plot. The said Ninth POA is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.109/2008.



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- 66) By a Deed of Assignment of Development Rights dated 14/11/2011 (hereinafter referred to as 'the said Twenty-Second Agreement') made and executed between the Builders herein therein referred to as the Assignees of the first part, the said Nanda therein referred to as the Assignors of the second part and the said Narayan & others therein referred to as the Confirming Party of the third part, the Assignors therein, with the consent and knowledge of the Confirming Party therein, agreed to assign and transfer to the Assignees therein and the Assignees therein agreed to acquire and purchase the irrevocable development rights for and in respect of the said Fifteenth plot together with the benefits and advantages of the agreements and documents therein mentioned. The said Twenty-Second Agreement is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.11357/2011.
- 67) Pursuant to the said Twenty-Second Agreement, the said Nanda therein also executed an even dated power of Attorney (hereinafter referred to as 'the said Tenth POA') in favour of the Builders herein in order to enable them to do all acts, deeds, matters and things in respect of the said Fifteenth plot as contained therein. The said Tenth POA is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.361/2011.
- 68) By a Deed of Assignment of Development Rights dated 14/11/2011 (hereinafter referred to as 'the said Twenty-Third Agreement') made and executed between the Builders therein referred to as the Assignors of the one part and the said Nanda therein referred to as the Assignee of the other part, the Assignors therein agreed to assign and transfer to the Assignees therein and the Assignees therein agreed to acquire and purchase the irrevocable development rights for and in respect of the property being all that portion admeasuring 300 sq. mtrs. out of the said twelfth plot and more particularly described at Sr. No.20 in the Schedule hereunder written together with the benefits and advantages of the agreements and documents therein mentioned. The said Twenty-Third Agreement is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.11358/2011.
- 69) Pursuant to the said Twenty-Third Agreement, the Builders also executed an even dated power of Attorney (hereinafter referred to as 'the said Eleventh POA') in favour of the said Nanda in order to enable her to do all acts, deeds, matters and things in respect of the said property described therein. The said Eleventh POA is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.362/2011.
- 70) The said Narayan died intestate on 16/12/2011 leaving behind his children viz. 1) Babu, 2) Baliram, 3) Abhirman, 4) Ravindra, 5) Sakhubai, 6) Sonubai, Barkubai & Janabai (hereinafter referred to as 'the heirs of the said Narayan') as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

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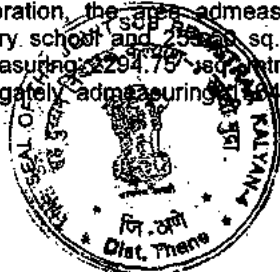


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By Order bearing No. TD/6/KVNP/SR-333/2011 dated 02/06/2012, passed by the Sub-Divisional Officer, Thane Division, Thane, granted sale permission in respect of the said Fifteenth plot as per the provisions of the Sec.43(1) and rule 25(a)(1)(e) of the Bombay Tenancy and Agricultural Lands Act upon the terms and conditions mentioned therein.

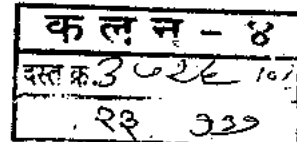
- 72) The Builders obtained conveyance vide Deed of Conveyance dated 29/06/2012 registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.5189/2011 from the legal heirs of the said Narayan & others in respect of the said Fifteenth plot, with the confirmation of the said Nanda, and the effect of the said Deed of Conveyance dated 29/06/2012 has been given in 7/12 Extract of the said Fifteenth plot.
- 73) The said Fifteenth Plot shall henceforth be referred to as 'the said Fourth Property'.
- 74) By an Agreement of Assignment dated 07/05/2012 (hereinafter referred to as 'the said Twenty-Fourth Agreement') made and executed between the Builders therein referred to as the Assignors of the one part and M/S. SHREE ASHAPURA COMBINESS (hereinafter referred to as " the said Ashapura") therein referred to as the Assignees of the other part, the Assignors therein agreed to assign and transfer to the Assignees therein and the Assignees therein agreed to acquire and purchase the irrevocable development rights for and in respect of the property being all that portion of land bearing Survey Nos.66 Hissa No.2 admeasuring 293 sq. mtrs. which falls under the residential Zone out of the seventh plot more particularly described at Sr. No.10 in the Schedule hereunder written together with the benefits and advantages of the agreements and documents therein mentioned. The said Twenty-Fourth Agreement is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.3374/2012.
- 75) Pursuant to the said Twenty-Forth Agreement, the Builders also executed an even dated power of Attorney (hereinafter referred to as 'the said Twelfth POA') in favour of the said Ashapura in order to enable them to do all acts, deeds, matters and things in respect of the property described therein. The said Twelfth POA is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.3375/2012.
- 76) The Builders have obtained right of way from Mr. Rajan N. Bandelkar & Mr. Vijay P. Mody from Survey No.66/3/1 to the said property as shown on the plan thereof hereto annexed and marked as Annexure 'A' by cross lines.

AND WHEREAS as per the sanctioned Development Plan of the Corporation, the area admeasuring 3484.26 sq. mtrs. is reserved for primary school and 2500 sq. mtrs. for higher secondary school, area admeasuring 2294.75 sq. mtrs. is reserved for play ground and area aggregately admeasuring 1345 sq. mtrs. is reserved for D. P. Road



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comprising of 45 M., 30 M., 24 M., 18 M. & 15 M. wide road out of the said first & second property.

AND WHEREAS in pursuance of the above cited Agreements, Power of Attorneys, Substituted Power of Attorneys and orders, the Builders are entitled to develop the said first, second, third and fourth property more particularly described in the Schedule hereunder written less portion admeasuring 300 sq. mtrs. & 293 sq. mtrs granted to the said Nanda and Ashapura (hereinafter collectively referred to as 'the said property') and have also sole and exclusive right to sell the flat and premises in the buildings to be/being constructed on the said property and to enter into agreement/s with the purchaser and to receive the sale price in respect thereof.

AND WHEREAS the Builders have availed of Credit facility i.e. Term Loan of Rs.15,00,00,000/- (Rupees Fifteen Crores Only) from NKGSB Co-operative Bank Ltd. (hereinafter referred to as 'the said Bank') upon the terms and conditions contained in the Sanction Letter dated 01/01/2011 of the said Bank.

AND WHEREAS in pursuance of the said Sanction Letter dated 01/01/2011, as a security for the repayment of the said amount along with interest and other monies that may become due and payable to the said Bank, the Builders being Borrower have executed an Indenture of Mortgage dated 06/01/2011 (hereinafter referred to as 'the said Deed of Mortgage') in favour of the said Bank and have created mortgage in respect of the said property therein referred to as the mortgaged property upon the terms and conditions contained therein. The said Deed of Mortgage is registered with the Sub Registrar of Assurances at Kalyan under Serial No.1556.

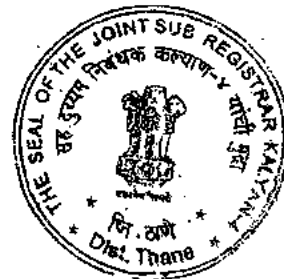
AND WHEREAS by Modification of Indenture of Registered Mortgaged Deed dated 01/02/2011 registered with the Sub Registrar of Assurances at Kalyan under Serial No.1557, made between the Builders therein referred to as the Mortgagor of the one part and the said Bank therein referred to as the Mortgagee Bank of the other part, the Mortgagee Bank therein converted the said Term Loan facility of Rs.15 Crores into Cash Credit Facility of Rs.14.75 Crores to the Mortgagors therein subject to the conditions mentioned in the revised Sanctioned Letter dated 22/02/2011.

AND WHEREAS the Builders prepared and submitted revised plans for nine buildings to be constructed by the Builders on a portion admeasuring 22298 sq. mtrs. in the aggregate (hereinafter referred to as "the Plot") out of the said property. The Plot is shown on the plan annexed hereto as Annexure "A" in pink colour boundary line.

AND WHEREAS the Builders submitted revised / amended plans of nine buildings to the Corporation for approval and the same have been

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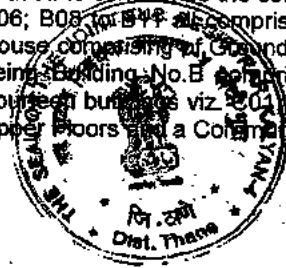
sanctioned by the Corporation on 28/03/2011 and the Commencement Certificate dated 28/03/2011 in respect of the said nine buildings has been issued by the Corporation subject to the terms and conditions therein contained. A copy whereof is annexed hereto and marked as Annexure 'G-1';

AND WHEREAS subsequently, the Builders have prepared and submitted further revised / amended plans to the Corporation for nineteen buildings to be constructed by the Builders on a portion admeasuring 112336 sq. mtrs. in the aggregate out of the said property, being Sector II and Sector III development plans for approval and the same have been sanctioned by the Corporation and the sanction - cum - Commencement Certificate dated 11/11/2011 in respect of the said nineteen buildings has been issued by the Corporation subject to the terms and conditions therein contained. A copy whereof is annexed hereto and marked as Annexure 'G-2';

AND WHEREAS upon application made by the Builders, Government of India, Ministry of Environment and Forests (I.A.Division) has transferred the aforementioned Environmental Clearance for construction in favour of the Builders vide its letter dated 04/05/2012. The copy of the same is annexed hereto and marked as Annexure 'F1';

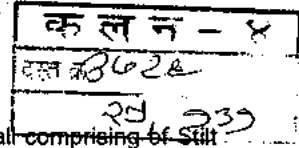
AND WHEREAS subsequently, the Builders have prepared and submitted further revised / amended plans to the Corporation for Thirty Eight residential buildings, two commercial buildings, two Community Halls and a Club House to be constructed by the Builders on a portion admeasuring 1,39,357 sq. mtrs. in the aggregate out of the said property, being Sector I, Sector II, Sector III and Sector IV development plans for approval and the same have been sanctioned by the Corporation and the Revised sanction - cum - Commencement Certificate dated 08/04/2013 in respect of the said Forty One buildings in the aggregate has been issued by the Corporation subject to the terms and conditions therein contained. A copy whereof is annexed hereto and marked as Annexure 'G-3';

AND WHEREAS the Builders propose to construct and develop in a Sector/Phase wise manner the said property and the Builders propose to construct the Sector II comprising of the eleven buildings on the Plot. The Builders intend to construct commercial premises on the ground floor of the buildings bearing No.B-5, B-6, B-7 & B-11 and a commercial building comprising of Ground floor only being Building No.B as well as under Podium of Sector II and Buildings bearing Nos.C13, C14 & C15 of Sector III, facing roadside. Out of the said eleven buildings, the Builders are entitled to commence the construction work of Twelve buildings viz. B01 to B06; B08 to B14 comprising of Stilt Plus Fifteen Upper Floors, a Club House comprising of Ground + 2 Upper Floors and a Commercial Building being Building No.B comprising of Ground Floor only in Sector II and Fourteen buildings viz. C01, C06 to C17 all comprising of Stilt Plus Seven Upper Floors and a Community Hall comprising of Ground + 1 Upper Floor



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in Sector III and ten buildings viz. D01 to D04, D10 all comprising of Stilt Plus Eighteen Upper Floors, D05 comprising of Stilt Plus Sixteen Upper Floors and a Community Hall comprising of Ground + 1 Upper Floor in Sector IV and a commercial building being Building No.A comprising of Stilt + 2nd Upper Floor + 3rd (Part) Upper Floor of Sector I as per the Revised Commencement Certificate dated 08/04/2013 granted by the Corporation.

AND WHEREAS as per the revised sanctioned plan, the Builders shall be constructing Building No.B06 comprising of Stilt + 15 Upper floors comprising of 1BHK premises instead of 2 & ½ BKH premises in Sector II development of the said property.

AND WHEREAS the Builders have availed additional Term Loan of Rs.15,00,00,000/- (Rupees Fifteen Crores Only) from the said Bank upon the terms and conditions contained in the Sanction Letter dated 01/11/2011 of the said Bank.

AND WHEREAS in pursuance of the said Sanction Letter dated 01/11/2011, as a security for the repayment of the said additional amount along with interest and other monies that may become due and payable to the said Bank, the Builders being Borrower have executed a Deed of Further Charge on Mortgaged Property dated 26/12/2011 (hereinafter referred to as 'the said Deed of Further Charge') in favour of the said Bank and have created mortgage in respect of the said property therein referred to as the mortgaged property upon the terms and conditions contained therein. The said Deed of Further Charge is registered with the Sub Registrar of Assurances at Kalyan under Serial No.200.

AND WHEREAS the Builders have availed Financial assistance by way of Rupee Term Facility aggregating to Rs.100,00,00,000/- (Rs.1000.0 million) including Overdraft (OD) Facility not exceeding Rs.100.0 million (the OD limit) as a sub limit of Rupee Term Loan from the ICICI Bank Ltd, ICICI Bank Towers, Bandra Kurla Complex, Mumbai, (hereinafter referred to as "the said ICICI Bank") upon the terms and conditions contained in the Sanction Letter dated 20/02/2013 of the said ICICI Bank.

AND WHEREAS in pursuance of the said Sanction Letter dated 20/02/2013, as a security for the repayment of the said amount along with interest and other monies that may become due and payable to the said ICICI Bank, the Builders being Borrower have executed an Indenture of Mortgage dated 25/02/2013 (hereinafter referred to as 'the said Deed of Mortgage') in favour of the said ICICI Bank and have created mortgage in respect of the property more particularly described in the Schedule III therein referred to as the mortgaged property upon the terms and conditions contained therein. The said Deed of Mortgage dated 25/02/2013 is registered with the Sub Registrar of Assurances at Kalyan under Serial No.1347/2013 on 07/03/2013.

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AND WHEREAS the Builders have repaid the entire loan of Rs.30,00,00,000/- (Rupees Thirty Crores Only) alongwith the interest thereon to the said Bank against which the said Bank has issued No Dues Certificate dated 02/03/2013. A copy whereof is annexed hereto & marked as Annexure 'F'.

AND WHEREAS by a Deed of Reconveyance dated 04/03/2013 (hereinafter referred to as the 'said Deed of Reconveyance') executed by and between the said bank therein referred to as the Mortgagee of the One Part and the Builders therein referred to as the Mortgagor of the Second Part, the Mortgagee therein granted, reassigned, reconveyed, released and discharged forever the claim unto the Mortgagor therein in respect of the said mortgaged property more particularly described in the Schedule thereunder written upon the terms and conditions contained therein. The said Deed of Reconveyance is duly registered with the Sub-Registrar of Assurances, Kalyan vide Sr.No.1263/2013;

AND WHEREAS pursuant to the said Deed of Mortgage, the Builders have opened an escrow account for depositing all receivables from the project with the said ICICI Bank.

AND WHEREAS the Builders have represented to the Purchaser that

a) the Builders have learnt that MMRDA and MHADA schemes are expected to be implemented in Kalyan-Dombivli city and therefore, the Builders had initially intended to develop the said property either (a) under the present FSI plus TDR permissible as per the provisions of D.C. Regulations of the Corporation or or (b) under affordable Housing Scheme of Maharashtra Housing And Area Development Authority (hereinafter referred to as 'the MHADA'). However, presently, the Builders have decided to develop the said property only under the present FSI plus TDR permissible as per the provisions of D.C. Regulations of the Corporation. The Builders have prepared layout schemes of development of the said property and the tentative layouts as per the aforesaid scheme is annexed hereto and marked as Annexure 'H'.

b) under the present FSI plus TDR available as per the provisions of D. C. Regulations, the Builders have already started construction of 13 buildings all comprising of Stilt + 7 Upper floors and intend to construct 4 more buildings as well as a Community Hall comprising of Stilt +1 Upper Floor as per the sanctioned plan in 'Sector III' development of the said property and now they intend to construct 11 buildings on the Plot all comprising of Stilt + Podium + 15 Upper floors as well as one commercial building comprising of ground floor only and a Club House comprising of Stilt + 2 Upper Floors in Sector II being the present development more particularly shown by Pink coloured boundary line on the map annexed hereto and marked as Annexure 'H'. In the next i.e. future phase of construction the Builders intend to construct by loading, utilizing and



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consuming TDR upon the said plots: 1) 12 buildings all comprising of Stilt + 2Podium + 18 Upper floors as well as one commercial building comprising of Ground + 3 Upper floors in 'Sector I' development of the said property and 2) 10 buildings being Building Nos.1 to 4 and 9 and 10 comprising of Stilt + 18 Upper floors and Building Nos.5 to 8 comprising of Stilt + 16 Upper floors in 'Sector IV' development of the said property more particularly shown by hatched lines on the plan Annexed hereto as Annexure 'H' and marked as Sector I, Sector IV, respectively with words, 'FUTURE DEVELOPMENT' endorsed thereon.

c) The layout, scheme of development of the said property, the location and dimension of plans, and specifications are tentative and may vary. The Builders shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the said property, layout, relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities, without adversely affecting the actual area of the said amenities and facilities as the Builders may deem fit in its sole discretion or if the same is required by the concerned authority;

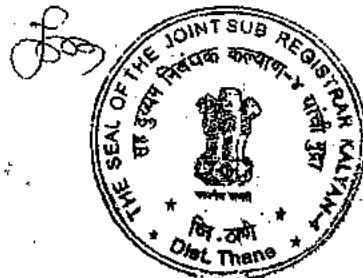
d) The Builders have expressed to the Purchaser that the said property shall be developed in phased manner. The Purchaser hereby acknowledges, confirms and undertakes that the Purchaser shall not claim any rebate or reduction in the purchase price as well as any other benefit from the Builders as a result of such phased developments and /or amendments, alterations, modifications and/or variations on the said property. The Builders may also amalgamate the said property and/or sub-divided plots with any other plot or plots. The Builders are also entitled to sub-divide the said property and to amend the layout as may be permitted by the Corporation and other concerned authorities and/or reduce or increase the limits of the Plot in Sector II and the Purchaser hereby agrees and gives consent to the same and covenants not to obstruct and/or raise any objections whatsoever to and /or interfere with the development to be carried out by the Builders in such phased manner, even after the Builders have given the possession of the said premises to the Purchaser. The Purchaser hereby agrees to grant to the Builders all the assistance and co-operation as the Builders may reasonably require from time to time even after the Builders have delivered possession of the said Shop to the Purchaser, so as to enable the Builders to complete the development of the said property.

AND WHEREAS the subject matter of this Agreement is Building No. B11 comprising of Stilt plus 15 upper floors (hereinafter referred to as "the said Building") to be/being constructed on the Plot out of the said property;

AND WHEREAS the Builders have, prior to the execution of these presents, obtained written NOC dated 16/04/2018 from the said ICICI Bank in respect of the sale of the said Shop to the Purchaser herein. The

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Builders hereby agree to furnish the copy thereof to the Purchaser on or before execution hereof.

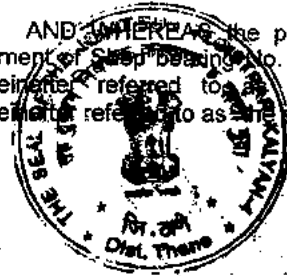
AND WHEREAS the Builders have entered into a standard agreement with M/s. Design Consortium, Architects and Interior Designers and the said agreement is as per the prescribed format prescribed by the Council of Architect, whereas the Builders have also appointed RCC specialist and Structural Engineer M/s. R.C. Tipnis for preparation of the structural designs and drawings of the buildings on the Builders accepting the professional supervision of the Architects and the structural Engineers till the completion of the buildings. The structural designs prepared by the said Structural Engineers is earthquake resistant and a copy of the certificate in respect thereof is hereto annexed and marked as Annexure 'I'.

AND WHEREAS the Purchaser has demanded from the Builders and the Builders have given inspection to the Purchaser of all the documents of title relating to the said property, building plans as well as specifications and designs thereof prepared by the Architects, Orders passed by the concerned authorities and of such other documents as are specified under Maharashtra Ownership Shops (Regulations, Promotion of construction, sale, Management and transfer) Act, 1963 and the Rules made thereunder (hereinafter called 'the MOF Act').

AND WHEREAS a copy of the certificate of Title issued by the Advocate of the Builders, copy of 7/12 Extracts showing the nature of the title of (a) the said first owners to the said first (b) the said second owners to the said third to fifth plots, (c) the said third owners to the said second and eighth plot (d) the said fourth owners to the said sixth, seventh, tenth and eleventh plots and (e) the Builders to the said ninth plot, and copies of the floor plans and specifications of the Shop agreed to be purchased by the Purchaser have been annexed hereto and marked as Annexure 'J', 'K' & 'L' respectively. The Purchaser hereafter shall not be entitled to make any requisition or call for any further documents of title of the said property and Builders' right of development. The said First Owners to the said Sixth Owners shall hereinafter collectively referred to as 'the said Owners'.

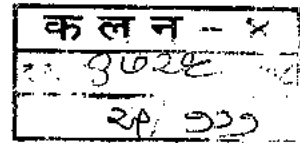
AND WHEREAS the Builders have displayed and/or kept Xerox copies of the documents, plans and specifications referred to in above clause as per Sec.3 of the MOF Act at the site and permit the purchaser to take inspection thereof.

AND WHEREAS the purchaser has applied to the Builders for allotment of Shop bearing No. 15 on Ground floor in Building No. B11 (hereinafter referred to as 'the said Building') of RAUNAK CITY (hereinafter referred to as 'the said Shop').



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AND WHEREAS the purchaser has also inspected the said property and has himself fully acquainted with the state thereof and has agreed to acquire the said Shop from the Builders on what is popularly known as ownership basis at and for the price and on the terms and conditions and covenants mutually agreed upon by and between the parties hereto.

AND WHEREAS relying upon the said application and agreement, the Builders have agreed to sell to the Purchaser the said Shop at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS under Sec.4 of the MOF Act, the Builders are required to execute a written agreement for sale of the said Shop to the purchaser being in fact these presents and also to register the said agreement for sale under the MOF Act.

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

1. The Builders shall construct eleven Buildings all comprising of Stilt plus Podium plus 15 upper floors, a Club House comprising of Stilt + 2 upper floors and a Commercial building comprising of Ground floor only on the plot in accordance with the building plans sanctioned by the Corporation with only such variations and modifications as the Corporation or the Builders may deem fit and the Purchaser hereby consents to the same. The Builders shall, however be entitled to make any variations, alterations, revisions additions (being additional floor/s or building/s) or amendments in the said plans or specifications of the said buildings and/or layout plans if desired by the Builders or if required to be made for the purpose of meeting any requisition, objection or requirement of the concerned Authorities. The Purchaser shall not object to the aforesaid and hereby grants irrevocable consent to the same. PROVIDED THAT if such variations or modifications adversely affect the area of the Shop agreed to be purchased by the Purchaser, then and in such event, the Builders shall obtain consent of the Purchaser in writing.
2. The Purchaser has prior to the execution of this agreement satisfied himself with the title of the Builders and the said Manubai & others to their respective land including the Agreements and other documents referred to hereinabove and the Purchaser, hereby agrees & confirms that he shall not be entitled to further investigate the title of the Builders as well as that of the said Manubai & others and the Builders' right of development of the said property and no requisition or objection shall be raised by the Purchaser on any matter relating thereto or howsoever in connection therewith. Further, prior to the execution of these presents, the Builders have given the Purchaser an express notice of the rights reserved and

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retained by the Builders for themselves regarding the entire development of the said property under the aforesaid schemes.

3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Builders while developing the said property and the said building and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said building shall be granted by the concerned local authority.
4. The Purchaser hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Purchaser Shop bearing No. 15 admeasuring 598 square feet carpet area on floor no. Ground of B11 the said Building to be known as Raunak City Sector II to be/being constructed on the Plot and bounded by red colour boundary line on the floor plan hereto annexed and marked as Annexure 'L' (hereinafter referred to as 'the said Shop') for the price of Rs. 1,53,62,500/- (Rupees: One Crore Fifty Three Lakh Sixty Two Thousand Five Hundred Only) including the proportionate price of the "Common areas and facilities" and / or limited common area and facilities appurtenant to the said Shop. The Builders also agreed to allot still/podium car parking space No. NIL to the purchaser. The proposed carpet area of the said premises would be as per the approved plans and may reduce marginally as a result of physical variations due to tiling, ledges, plaster, skirting, RCC column, door Jam/s & door frame, railings, etc. However, the said Purchase price shall remain unchanged for such marginal reduction. The list of the amenities to be provided by the Builders in the said Shop as well as to the entire nature, extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexure 'M' & 'N' hereto respectively. However, the Purchaser agrees that the Builders have the right to change the fixtures, fittings and amenities to be provided in the circumstances wherein there is an uncertainty about the availability of fixtures, fittings or amenities or the materials required to be provided either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Builders. In such circumstances, the Builders shall substitute the fixtures, fittings and amenities without any approval of the Purchaser in as such similar specification and/or quality as may be available and required during the stage/time of the construction in order to enable the Builders to offer at the earliest the possession of the said Shop and/or for any other reason whatsoever.
- 5.(a) The Purchaser hereby agrees to pay to the Builders the aforesaid purchase price of Rs. 1,53,62,500/- as under :

i)	1.00 %	Rs. 1,53,625/-	On Booking of the Premises
ii)	9.00 %	Rs. 13,82,625/-	On or before execution of Agreement



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iii)	80.00 %	Rs. 1,22,90,000/-	Before Possession
iv)	10.00 %	Rs. 15,36,250/-	On taking Possession of Premises

The Builders shall send a written intimation to the Purchaser demanding payment of the installment of the purchase price to be payable by the Purchaser within the period mentioned in such intimation shall be sent to the Purchaser by the Builders when the same falls due as per clause 5(a) above. The Purchaser confirms that the installments payable by the Purchaser under these presents shall be paid on due date without any delay or default as TIME IN RESPECT OF THE SAID PAYMENTS OR INSTALLMENTS AND IN RESPECT OF ALL AMOUNTS PAYABLE UNDER THESE PRESENTS BY THE PURCHASER TO THE BUILDERS IS OF THE ESSENCE OF THE CONTRACT. If the Purchaser makes any delay or default in making payment of any of the installments or amounts or commits any default in observing terms and conditions of this agreement, the Builders shall be entitled at their option either to terminate this Agreement or to charge interest at the rate of 24 % per annum on all such amounts and installments from the date of default till payment and/or receipt thereof by the Builders, WITHOUT PREJUDICE to their other rights in law and under these presents; PROVIDED AND ALWAYS that the power of termination hereinbefore contained shall not be exercised by the Builders unless and until the Builders shall have given to the Purchaser 15 days prior notice in writing of their intention to terminate this Agreement and default shall have been made by the Purchaser in remedying such breach/breaches within 15 days of giving such notice. It is further agreed that upon termination of this agreement as stated hereinabove, the Builders shall, after deducting an amount equal to 20 % of the total consideration payable hereunder, refund to the Purchaser the balance of the sale price which the Purchaser may have till then paid to the Builders without any interest on the amount so refundable and upon termination of this Agreement, pending refund of the amount as aforesaid, the Builders shall be at liberty to dispose off and to sell the said Shop to such person or persons at such price and on such conditions as the Builders may desire and think fit in their absolute discretion and the Purchaser shall have no objection for the same. However, in case of such sale to third party, the Builders shall within 10 days from the date of such sale, refund the amount received so far after deductions as aforesaid to the Purchaser. If the Purchaser does not co-operate to the same and tries to litigate the matter, then the Builders shall also be entitled to the cost of litigation as regards the same. The Purchaser shall bear and pay the entire costs and expenses towards any litigation initiated by him against the Builders.

- (b) The consideration mentioned in clause No.5(a) hereinabove is net consideration and Purchaser shall be liable to pay all the taxes payable

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thereupon including but not limited to VAT, Service Tax, cess etc. The said taxes shall be paid by the Purchaser immediately on demand. The Builders have informed the Purchaser that as per the prevalent law, the VAT is payable on execution of agreement and Service Tax shall be due simultaneously with amounts falling due as per the schedule of payment mentioned in clause no.5(a).

6. The Builders agree to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the Sanctioning Authorities at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Shop to the Purchaser, obtain from the concerned authority the occupation certificate and/or completion certificate in respect of the Premises.
7. The Builders hereby declare that the Floor Space Index available in respect of the said Property is 133477 square meters only and that no part of the said Floor Space Index has been utilized by the Builders elsewhere for any purpose whatsoever. In case the said Floor Space Index has been utilized by the Builders elsewhere, then the Builders shall furnish to the Purchaser all the detailed particulars in respect of such utilization of said Floor Space Index by them. In case while developing the said property the Builders have utilized any Floor Space Index of any other land or property then the particulars of such Floor Space Index shall be disclosed by the Builders to the Purchaser.
8. It is expressly agreed that right of the Purchaser under this Agreement is restricted only to the Shop agreed to be sold by the Builders and right of all the prospective purchaser of premises in the said building shall be restricted to the land married to the plinth area and all other premises and/or portion or portions of the said property including the layout area, roads, recreation ground etc., shall be the sole property of the Builders and the Builders shall be entitled to deal with and develop the same in any manner as may be deemed fit by them without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever. The Purchaser hereby confirms and consents to the irrevocable right of the Builders to develop the said property in the manner deemed fit by them without any further or other consent or concurrence from the Purchaser and other purchasers in future.
9. It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities and amenities along with the said Shop. However, the Purchaser has taken note of and has also agreed with the Builders that the Builders have right to use and enjoy at all times the facilities like all compulsory open spaces, internal common roads, pathways, garden, club house, recreation ground and facilities, playing equipments, open space, storm water drainage, common areas and facility, limited common area and facility, sewerage lines, water courses, electricity-cables, electrical substations, telephone cables, under-ground and overhead water tanks,

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Water pipe line, pump rooms auxiliary tank, common lighting, dish antenna, common antenna, cable video, meter rooms, servants common toilets, lifts, society office room, stilt in the Compound, Lift Machine Room and all such facilities finally that may be provided by the Builders and also grant the user an enjoyment thereof to any other buildings and occupants thereof that may be constructed by them or their nominees or associates in the locality.

10. The Purchaser shall use the said Shop or any part thereof or permit the same to be used only for the purpose for which it is meant and for no other purpose whatsoever. He shall use the garage or parking space only for the purpose of keeping or parking his own vehicle. The Purchaser agrees not to change the user of the said Shop without prior consent in writing of the Builders and any unauthorised change of user by the Purchaser shall render this Agreement voidable at the option of the Builders and the Purchaser in that event shall not be entitled to any right arising out of this Agreement.
11. The Builders have informed to the Purchaser and the Purchaser is aware that as per the Scheme envisaged by the Builders:
- a.1) they intend to develop the said property to be known as "RAUNAK CITY";
 - a.2) the Builders shall provide club house in Sector II for the all purchasers of the Raunak City .. The Purchaser of the said Sector II as well as the Purchasers of other Sectors i.e. all purchasers of Raunak City shall be entitled to use the same subject to the provisions mentioned in clause no. 25(ii) hereinafter appearing.
 - a.3) the Builders intend to acquire the adjoining properties bearing Survey Nos. 42, 40, 46 50 from their respective owners. The Builders shall at their option be entitled to amalgamate the said adjoining properties and/or grant the right of way to such adjoining land owners or their assignees;
 - a.4) the Builders had learnt that MHADA schemes are expected to be implemented in Kalyan-Dombivli city and therefore, the Builders had initially intended to develop the said property either (a) under the present FSI plus TDR permissible as per the provisions of D.C. Regulations of the Corporation or (b) under affordable Housing Scheme of Maharashtra Housing And Area Development Authority (hereinafter referred to as 'the MHADA'). However, presently, the Builders intend to develop the said property only under the present FSI plus TDR permissible as per the provisions of D.C. Regulations of the Corporation. The Builders have prepared layout schemes of development of the said property and the tentative layouts as per the aforesaid schemes are collectively annexed hereto and marked as Annexure 'H'. The Builders hereby reserve the right to develop the said property and modify the layout in accordance with the building plans sanctioned or to be sanctioned by the Corporation under

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the aforesaid schemes as it may deem fit in order to carry out optimal development of the said property.

- a.5) under the present FSI plus TDR available as per the provisions of D. C. Regulations, the Builders have already started construction of 13 buildings all comprising of Stilt + 7 Upper floors and intend to construct 4 more buildings as per the sanctioned plan in 'Sector III' development of the said property and now they intend to construct 11 buildings on the Plot all comprising of Stilt + Podium + 15 Upper floors as well as one commercial building comprising of ground floor only and a Club House comprising of Stilt + 2 Upper Floors in Sector II being the present development more particularly shown by Pink coloured boundary line on the map annexed hereto and marked as Annexure 'H'. In the next i.e. future phase of construction, the Builders intend to construct by loading, utilizing and consuming TDR upon the said plots: 1) 12 buildings all comprising of Stilt + 2 Podium + 18 Upper floors as well as one commercial building comprising of Ground + 3 Upper floors in 'Sector I' development of the said property and 2) 10 buildings being Building Nos.1 to 4 and 9 and 10 comprising of Stilt + 18 Upper floors and Building Nos.5 to 8 comprising of Stilt + 16 Upper floors in 'Sector IV' development of the said property more particularly shown by hatched lines on the plan Annexed hereto as Annexure 'H' and marked as Sector I, Sector IV, respectively with words, 'FUTURE DEVELOPMENT' endorsed thereon. The Purchaser hereby fully acknowledges and confirms the rights to the Builders to construct additional floors or structures in the manner the Builders deem fit including by availing full benefits of the FSI available and also after loading TDR over the said property. The Purchaser is aware that such construction will cause inconvenience to the Purchaser, and agrees and assures to the Builders that the Purchaser shall not protest, object to or obstruct the execution of such work nor the Purchaser shall be entitled to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused to him/her or any other person/s. The Purchaser shall extend his co-operation to the Builders for further construction at the said property. The Builders are at liberty to amend and/or modify the plans without affecting the said premises hereby being sold to the Purchasers.
- a.6) The Builders intend to construct commercial premises on the ground floor of the buildings bearing No.B-5, B-6, B-7 & B-11, and a commercial building comprising of Ground floor only being Building No.B as well as under Podium of Sector II and Buildings bearing Nos.C13, C14 & C15 and a Community Hall being Building No.C of Sector III, and on ground floor of the Buildings bearing No.D05 to D08 and a Community Hall being Building No.D of Sector IV, all facing roadside and a commercial building being Building No.A comprising of Stilt + 2nd Upper Floor + 3rd (Part) Upper Floor of Sector I.

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- a.7) the Builders intend to provide a Community Hall for the all purchasers of the Raunak City subject to their receiving necessary consent from the Corporation on the portion of the said property more particularly shown by green colour boundary line on the map annexed hereto as Annexure 'A'.
- b) the Builders are negotiating to purchase and/or acquire the development rights of the adjoining properties. The Builders shall at their option be entitled to amalgamate the said adjoining properties.
- c) The layout, scheme of development of the said property, the location and dimension of plans, and specifications are tentative and may vary. The Builders shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the said property, layout, relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities, without adversely affecting the actual area of the said amenities and facilities as the Builders may deem fit in its sole discretion or if the same is required by the concerned authority;
- d) the Builders, at their option may form one society in respect of said buildings or form separate society in respect of each building. In the event of the Builders forming a separate society, in respect of each building, they may grant separate lease in respect of the plinth area of each building in favour of each society and execute conveyance/Lease in favour of the Federal Society. The nature of the organization to be formed in respect of the buildings to be constructed on the said property and the type of transfer documents to be executed in favour of the organization to be formed in respect of the buildings to be constructed on the said property shall be determined at the sole discretion of the Builders
- e) the Floor Space Index, by whatever name or form is increased (a) in respect of the Plot and/or additional construction (i.e. more than what is envisaged at present) is possible on the Plot (b) on account of Transfer of Development Rights (or in any other similar manner) available for being utilised or otherwise and/or if the Sanctioning Authorities permit the construction of additional wing/s or floors or (c) under the aforesaid Schemes, then in such event, the Builders shall be entitled to construct such additional buildings/wings/floors as per the revised building/s plans. The Purchaser expressly consents to the same as long as the total area of the said Shop is not reduced. This consent shall be considered to be the Purchaser consent contemplated under the provision of MOF Act or any such similar Laws that may be enacted or have been enacted.
- f) the location of the common areas and amenities is a provisional one. The Builders are entitled and authorized to alter/modify the layout of the Plot/Said property, including to alter relocate or reshape the common areas and amenities shown in the presently approved layout subject to that the area of the common area and amenities shall not be reduced.

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the Builders shall always have the right and be entitled to purchase and acquire further Transfer of Development Rights from the market and consume the same on the Plot and construct additional structures, make alterations and deal with the same in the manner the Builders deem fit and proper and the Purchaser hereby consents to the rights of the Builders mentioned above as well as the rights of the Builders to revise and modify the building plans from time to time as far as it does not adversely affect the said Premises of the purchasers and the structure of the building.

- h) the Builders shall take steps for the formation of a society under the Maharashtra Co-operative Societies Act, 1960 ("Society") in respect of the said Building and other buildings that may be constructed on the Plot (the "Organisation") by the Builders. The nature of the organization to be formed in respect of the buildings to be constructed on the Plot / Said property and the type of transfer document to be executed in favour of the organization to be formed in respect of the buildings to be constructed on the Plot / Said property shall be determined at the sole discretion of the Builders.
- i) the Builders may, in its sole, discretion form and register an apex organization ("Apex Body") comprising of the various organisations formed in respect of the Building and other buildings to be constructed on the Said property including the Organisation referred to hereinabove for the purpose of proper management, maintenance, regulation and control of the infrastructure and common amenities and facilities of the Said property and for such other purposes as the Builders may decide.
- j) as the said property are being developed as one property, in the event of Builders granting separate lease in respect of each building, it will not be possible to sub-divide the said property, as such the Purchasers shall not be entitled to ask for sub-division of the said property;
- k) Without prejudice to the right of the Builders to transfer the said Building to Co-operative Society as provided in this Agreement, the Builders shall also have a right to submit the said Building on the said property (including additional structures that may be constructed thereon) or portion or portions of the said property to the provisions of the Maharashtra Apartment Ownership Act, 1970 (hereinafter for the sake of brevity referred to as "MAO ACT") and to require the Purchaser of the concerned premises to form themselves into an Associations of Apartment Owners being a condominium as contemplated under the provisions of MAO Act and the Rules framed thereunder, in the event of the Builders determining that, the Purchaser of the premises in any one or more Buildings on the said property should form themselves into an Association of Apartments Owners as contemplated by the MAO ACT, all the Purchasers of the concerned premises shall sign such declarations, agreements, papers and deeds of undertaking as may be required to be signed and executed for enabling the compliance of the said MAO Act. The Purchaser of the premises shall agree to abide by the rules and bye-laws of the

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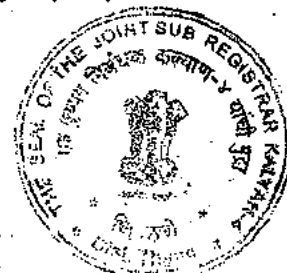
condominium as may be prescribed under the provisions of MAO Act from time to time. In order to enable the Builders to form such an association, the Purchaser shall give such particulars about himself as may be required. In that event, the Builders will execute the Deed of Apartment in favour of each of the allottee of the premises comprised in such a condominium separately conveying the Apartment and the proportionate undivided right/share in the common area or facilities unto the allottees of the premises. It is expressly recognized by the Purchaser that the Builders shall have a right to form Co-operative Societies for such number of Buildings constructed/ to be constructed on the said property as the Builders may in its absolute discretion from time to time determine.

- l) the Builders are having a total scheme of Development to be implemented on the said layout property, the commencement of construction, completion/possession etc of the buildings to be constructed on the said property will be spread over several years. The Purchaser declares and confirms that he is aware that the building in which the said Shop is located is an inter connected building alongwith the said buildings and premises to be developed by the Builders have nothing to do with the ground area below the building and the FSI utilized in the building in which the said Shop is located and the ground area is not in proportion to each other and the purchaser shall not be allowed to claim any further or other right to the area other than the said Shop. The Builders have reserved unto themselves right to consume total FSI available and also further FSI if any that may be granted or available by reason of any increase in FSI and/or any change in the DCR from time to time till the conveyance is executed in favour of the society.
- m) the Conveyance/Lease of the said property shall be executed by the Builders only upon the completion of all the buildings and development of the said property and the Purchaser shall not insist upon the conveyance/lease prior to the completion of the entire development of the said property;
- n) the Builders will be developing the said property / Plot in a phase wise manner on such terms and conditions as the Builders may deem fit and shall be entitled to all the benefit of Floor Space Index or any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Builders deem fit and the Builders shall be entitled to grant, offer, upon or in respect of any portion of the Plot, to any third party all such rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, installations and/or services in the Said property / Plot in such manner as may be desired by the Builders and the Purchaser expressly and consents to the same in so far it does not affect the structure of the building and the premises therein of the purchaser.
- o) the Builders are entitled to utilize any additional FSI that may be available to them either by way of transfer of Development Rights (TDR) or increase

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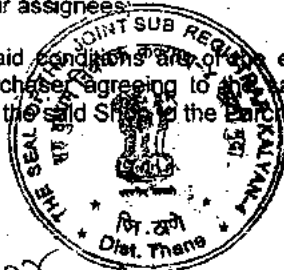


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FSI due to changes in Development Rules or under any law by constructing additional premises on the ground floor or additional floors on the said Building/s constructed by them or by constructing one or more separate building/s on the said property. The Builders shall be entitled to use/consume the aforesaid additional FSI till the registration of the society or any form of organization and execution of conveyance of the said Property in its favour.

- p) they shall be entitled to put on hoarding/s illuminated or comprising of neon signs on any portion of the said property or on the building or buildings to be constructed thereon or any parts thereof and for that purpose they are fully authorised to allow temporary or permanent construction or erection or installation either on the exterior/terrace of the said Building/s or on any portion of the said property as the case may be. The Purchaser/s or Society shall not demand any amount or any charge from them by way of monthly maintenance charges or any other charges or outgoings for the use of such exterior/terrace or compound wall for the purpose of displaying of hoardings or advertisements etc., and for such other purposes as they may deem fit. They are also entitled to retain to themselves the exclusive right to use any portions of the building/terrace for erecting and installing Cellular Telecommunication Relay Stations, and other communications relaying stations and to erect and install antenna, boosters and other equipments (hereinafter referred to as "the communication equipment") for facilitating relay of Cellular communication, radio services and satellite communications and providing other communications and relays by any and all means and devices and they shall be entitled to commercially exploit the aforesaid rights, either by itself or through the person/s to whom they may have assigned the said rights, (hereinafter referred to as Assignees of the said right) for their own benefit. They and/or the Assignees of the said right shall be entitled to enter into appropriate agreements with the persons holding license/s from the authorities in respect of the commercial exploitation of the said equipments. In case the said Cellular Telecommunication, Relay stations, and other communication relaying stations are erected and installed on the terrace or other portions of the said building, the Builders/the assignees of the said right shall pay to the Association/Society of the Shop Purchaser/s of the said building an aggregate fixed fee of Rs. 1,000/- (Rupees One Thousand only) per annum commencing from the date of the erection/ installation of the said Cellular Telecommunication Relay Stations, and other communication relaying stations on the terrace or other portions of the said building is completed or on the society/organization being formed and registered whichever is later.
- q) the Builders shall be entitled to grant the right of way to adjoining land owners or their assignees.

Aforesaid conditions are of the essence of the contract and only upon the Purchaser agreeing to the said conditions, the Builders have agreed to sell the said Shop to the Purchaser.



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12. The Builders will sell all premises intended to be constructed on the plot with a view ultimately that the Purchasers of all the premises in the said building shall be admitted to Co-operative Housing Society of all such prospective Purchasers of premises (hereinafter referred to as "the said Society").
13. Subject to terms of this Agreement being fulfilled and subject to provisions of this Agreement, the Builders shall themselves execute lease/s & Conveyance/s in respect of the said property or any part thereof and all costs, charges, expenses by way of stamp duty and Registration Fee and all other expenses whatsoever in respect thereof shall be borne and paid by the Purchaser along with other prospective Purchasers of premises on pro-rata basis and demand for contribution made by the Builders shall be valid and binding upon the Purchaser and the Purchaser shall not object to or oppose or dispute the same in any manner whatsoever.
14. It is expressly agreed that the possession of the said Shop will be handed over by the Builders to the Purchaser by December 2017, provided the Builders have received the full purchase price of the said Shop under these presents strictly as per time Schedule and all other amounts payable by the Purchaser/s to the Developer under these presents. The Purchaser hereby agrees that if the possession is delayed due to :
- non-availability of steel, cement and other building materials, and
 - non-availability or grant of necessary utilities or services such as water, electricity, drainage etc. or any other reasons or circumstances beyond the control of the Builders without their default as provided under Section 8 of the Maharashtra Ownership Shops Act, 1963 by the aforesaid date/s;
 - any act of God, civil commotion, riots, war, or prohibitory order of any court against the development of the said property;
 - any notice, order, rule, notification of the government and/or other public body and/ or competent Authority;
 - changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the project;
 - delay in grant of any NOC/ permission/license/connection for installation of any services, such as lifts, electricity and water connections and meters to the project/Shop/road or completion certificate from appropriate authority;
 - delay or default in payment of dues by the Purchaser under these presents (without prejudice to the right of the Builders to terminate this agreement under clause 5 mentioned hereinabove);
 - any notice, order, rules, notification of the Government and/or other public or competent authority; or

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The Builders are not able to give possession of the said Shop/shops/units/car parking space to the Purchaser/s on account of any reasonable cause or circumstances beyond their control, the Builders shall be entitled to an automatic extension of a period during which the construction or development shall have been stalled and the Purchaser hereby has agreed to such extension of time.

The Builders have informed the Purchaser that at present there is shortage of water in the area and hence the Corporation may not grant water connection to the said building immediately upon completion. The Purchasers hereby expressly agrees and confirms that he shall not hold responsible the Builders for non-availability of water facility from the authorities concerned.

15. If the Builders fail or neglect to give possession of the said Shop to the Purchaser save and except as stated hereinabove on account of any reasons beyond their control or as provided in section 8 of the MOF Act, then in such case, the Purchaser shall be entitled to give notice to the Builders terminating this agreement, in which event the Builders shall, within 4 weeks from the receipt of such notice, be liable to refund to the Purchaser amount of deposit or earnest money and the further amounts, if any, that may have been received by them from the Purchaser as installments in part payment in respect of the said Shop along with simple interest at the rate of 12% per annum from the date of the receipt of such amount till payment. Upon such termination and refunding the amount together with interest as agreed herein, neither party shall have any further claim against the other in respect of the said Shop or arising out of this agreement and the Builders shall be at liberty to dispose off the said Shop to any other person or persons at such price and upon such terms and conditions as the Builders may deem fit. Till the entire amount along with interest thereon is refunded by the Builders to the Purchaser, there shall be a charge on the said Shop to the extent of the amount due to the Purchaser.
16. The Purchaser agrees that the return of the payment mentioned in Clause 15 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser foregoes any and all his rights to claim against the Builders for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever in respect of the above.
17. The Purchaser shall take possession of the said Shop within 7 days of the Builders giving written notice to Purchaser intimating that the said Shop is ready for use and occupation. Provided that if within a period of three years from the date of handing over the said Shop to the Purchaser, the Purchaser brings to the notice of the Builders any structural defect in the said Shop or the building in which the said Shop is situated then, wherever possible such defects shall be rectified by the Builders at their own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Builders reasonable

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compensation for such defect. Provided further, if any defect or damage is found to have been caused due to the negligence of the Purchaser or his agents, then the Builders shall not be liable for the same.

18. While accepting the possession of the said Shop from the Builders, the Purchaser shall get himself satisfied about the quality of work, amenities etc., and thereafter upon the Purchaser taking possession of the said Shop, shall have no claim against the Builders as regards the quality of the Building material used for construction of the said Shop or the nature of the construction provided in the said Shop.
19. The Builders shall take steps for the formation of a society under the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as the "Society") in respect of the said Building that may be constructed on the said property by the Builders.
20. It is agreed and understood by the Parties that the Builders may, in their sole discretion form and register an apex organisation ("Apex Body") comprising of the various organisations formed in respect of the said Building and other buildings to be constructed on the said Property including the Organisation referred to hereinabove for the purpose of proper management, maintenance, regulation and control of the infrastructure and common amenities and facilities of the said Property and for such other purposes as the Builders may decide.
21. The Purchaser along with other purchasers of the premises in the said building shall join in forming and registering a Co-operative Housing Society or a Limited Company as may be decided by the Builders and for that purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, and approving the bye-laws of the proposed Society and duly fill in, sign and return to the Builders within FOUR DAYS of the same being forwarded by the Builders to the Purchaser, so as to enable the Builders to register the organization of the Purchaser under Section 10 of the MOF Act. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and /or Articles of Associations, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. In the event of the Society being formed and registered before the sale and disposal by the Builders of all the Shops/premises in the Building, the power and authority of the society so formed or that of the Purchaser and the purchasers of other premises in the Building shall be subject to the overall authority and control of the Builders in respect of any of the matters concerning the Building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular the Builders shall have the absolute authority and control as regards the unsold premises and the disposal thereof. The Builders shall be liable to pay only the

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municipal taxes, at actuals, in respect of the unsold premises. Even after the Builders developing the entire said Property, the Builders shall continue to have a right to hold and/or dispose off the remaining unsold Premises in such manner as they think fit and the sale proceeds thereof shall belong absolutely to the Builders and the Purchaser of such remaining Premises shall be accepted as members of such Society/Association or limited Company. The Builders in that case shall not be required to pay any transfer fees charges, premium and/or donation and/or compensation and/or cost in any form whatsoever to the Society/Association or limited Company, save and except the municipal taxes at the actual, membership fee, share money and entrance fee per member for such remaining unsold Premises.

22. It is also agreed by the Purchaser that the Builders will be entitled to the refund of the Municipal and other taxes, cesses, assessments and levies on account of the vacancy of the unsold Shops, units, premises and parking spaces, if the Builders have paid the same in respect of the Shops, units, premises and/or parking spaces which are not sold and disposed.
23. The Apex Body and/or Organization shall function as per the rules and regulations framed by the Builders. All the development potential of the said Property including the existing and future FSI and/or TDR to arise in any manner whatsoever shall always stand vested in the Builders (subject to clause 11 (o) and the Builders shall always be entitled to utilize and exploit the same on the said Property or any part thereof and/or upon the buildings constructed thereupon in such manner as they deem fit;
24. In the event of the Society being formed and registered before the sale and disposal by the Builders of all the Shops/premises in the Building, the power and authority of the society so formed or that of the Purchaser and the purchasers of other premises in the Building shall be subject to the overall authority and control of the Builders in respect of any of the matters concerning the Building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular the Builders shall have the absolute authority and control as regards the unsold premises and the disposal thereof. The Builders shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold premises. In case the Society is formed before the disposal by the Builders of all the Shops/premises then the Builders shall at its option (without any obligation) join in as a member in respect of such unsold premises and as and when such premises are sold, the Society shall admit such Purchaser as the member/s without charging any premium or extra payment.
25. The Purchaser shall pay/deposit with the Builders on or before taking the possession of the said Shop the following amounts:

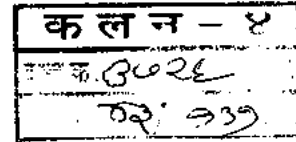
SOCIETY CHARGES:

- i) Rs. 700/- towards Share Money

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- ii) Rs. 86,760/- towards one year deposit maintenance charges (approx).

OTHER CHARGES :

- i) Rs. 5,000/- for formation of society & legal charges.

The maintenance charges mentioned hereinabove is tentative and is based on the Builders estimation of the expenses based on prevailing costs/charges. In case of increase in such costs or any additional costs not envisaged at present, becomes leviable in such case, the Builders shall demand for and the Purchaser shall pay his share of such increased costs without demur or any protest.

The Purchaser hereby agrees that he shall not be entitled to question either the quantum of such amount nor claim any interest thereon. It is further specifically agreed by the Purchaser that if any amount on account of Water Meter Deposit, Electricity Meter deposit, Development charges etc. is increased by the Concerned Authority till the Purchaser takes the possession of the said Shop from the Builders, then in such event, such differential amount (i.e. amount increase by the Concerned Authority less amount mentioned hereinabove) shall be borne & paid by the Purchaser. Further, if the Builders provide any amenity in the form of Club House or similar facility to all the Purchasers of the premises in the building/s to be constructed, the Builders shall be entitled to collect such additional sums in the form of Club House deposit or the Club House charges and also the maintenance costs in respect thereof and the Purchaser herein agrees to pay the proportionate cost as may be determined by the Builders in this regard.

The Builders shall utilise the sum of Rs. 5,000/- paid by the Purchaser to the Builders for meeting all legal costs, charges and expenses, including professional costs of the Attorneys at law/Advocates of the Builders in connection with the formation of the said Society or a Limited company as the case may be, preparing rules, regulations and bye/laws and the cost of preparing & engrossing the lease /Conveyance.

26. Notwithstanding anything to the contrary contained in this Agreement, the Purchaser hereby agrees to contribute to pay his proportionate share towards the costs, charges, expenses, Municipal Taxes and outgoings in respect of the said Shop being agreed to be sold hereunder. Such share is to be determined by the Builders having regard to the area of each premises. The Purchaser will not be entitled to ask for adjustment of the deposit amounts mentioned herein against the expenses, Municipal taxes and out goings.

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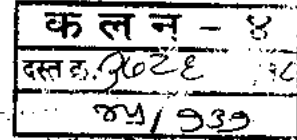
Commencing a week after the information in writing is given by the Builders to the Purchaser that the said Shop is ready for use and occupation the Purchaser shall be liable to bear & pay the proportionate share (i.e. in proportion to the floor area of the Shop) of the outgoings in respect of the said property and building namely taxes, betterment charges or such other levies by the concerned local authorities and /or Govt., water charges, insurance, common lights, repairs and salaries of clerks, watchmen, sweepers, and all other expenses necessary and incidental to the management and maintenance of the said property and the said building. Until the Society/Limited Company is formed and the said property and the said building transferred to it, the Purchaser shall pay to the Builders such proportionate share of outgoings as may be determined. The Purchaser further agrees that till his share is so determined he shall pay to the Builders provisional monthly contributions of Rs. 7,230/- per month towards the outgoings (subject to increase in the charges levied by the Concerned Authority). The Purchaser hereby agrees to be bound and liable to borne and pay such increased charges, if any, without any objection from the date of possession or from the date of letter of intimation by the Builders or from the period of increased charges, as the case may be. The amount so paid by the Purchaser to the Builders shall not carry any interest and remain with the Builders until the Deed of Conveyance/ Lease is executed in favour of the said Society as aforesaid. Subject to the Provisions of the Sec.6 of the MOF Act, on such lease /Conveyance being executed, the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Builders to the Society or the Limited Company as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of out goings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. However, the Builders shall not be required to pay proportionate share of the maintenance charges of the said Shop which are not sold and disposed off by the Builders.

(B) If, the Purchaser forcibly makes any additions / alterations or society permits any such additions / alterations to be done by Purchaser, by which, the structural stability is affected or the quality of construction of the building is damaged, and/or the plumbing lines are choked due to poor workmanship of modification or furniture work done by the Purchaser or their contractors, and / or the area is encroached upon by the Purchaser, such as extension of window, covering drying balcony, breaking the void, converting to usable space, encroaching upon the common passage etc., and due to that, any penalty, delay in occupation certificate, or impact on FSI takes place, whereby its detrimental/affects other development project of the Builders, due to which any financial loss and/or legal action is initiated against the Builders then Builders shall have all the right to claim / recover such financial loss and also to take appropriate legal action against the Purchaser/Society and the Purchaser/Society is liable to make good those losses/damages occurred to the Builders.

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(C) Due to such act or deed, if the building is damaged, then Builders shall not take any responsibility of maintenance and repairs during defect liability period and the Purchaser/Society shall not object to the same or cannot initiate any action against the Builders.

(D) If any damage is done in the common areas while bringing the material by the Purchaser for his premises then in that case, the Builders shall not be responsible or liable to repair or replace any broken material in the premises or rectify any defect in the premises or common areas.

28. The Purchaser may seek a loan from financial institutions or banks or any other lender (the "Lender") against the security of the said Shop only after and subject to the consent and approval of the Builders. In the event of (a) the Purchaser committing a default in payment of the installments of the consideration amount and (b) the Builders exercising its right to terminate this Agreement, the Purchaser shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser shall obtain the necessary letter from the Lender stating that the Purchaser has cleared the mortgage debt. On receipt of such letter from the Lender, the Purchaser shall be entitled to the refund of the amount so paid by him to the Builders towards the said Shop. Notwithstanding the above, the Purchaser's obligation to make the payment of the installments under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.
29. The Purchaser is aware that the Builder is not the manufacturer of the amenities which are to be provided as mentioned in the List of Amenities. The Builders do not warrant or guarantee the use, performance or otherwise of these amenities. The parties hereto agree that the Builders are not and shall not be responsible or liable in connection with any defect or the performance / non performance or otherwise of these amenities.
30. The Purchaser with an intention to bring all persons in whose hands the said Shop may come, doth hereby covenant with the Builders as follows: -
- a. to maintain the said Shop at the Purchaser's own cost in good tenable repairs and condition from the date possession of the said Shop is taken and shall not do or suffer to be done anything in or to the Building/s, staircase/s or passage/s which may be against the rules, regulations or bye-laws of concerned local authority or change/alter or make addition in or to the Building or the said Shop or part thereof;
- b. not to store in the said Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the Building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the Building including the entrance thereof. In case any damage is

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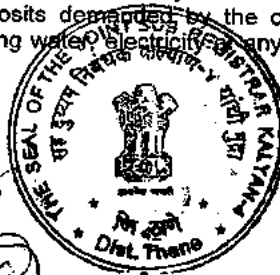
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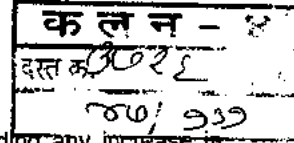
caused to the said Shop or the Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach;

- c. to carry at the Purchaser's own cost all internal repairs to the said Shop and maintain it in the same condition, state and order in which it was delivered by the Builders to the Purchaser and not to do or suffer to be done anything in the said Shop or the Building which is in contravention of rules, regulations or bye-laws of the concerned local public authority or other public body and in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser alone shall be responsible and liable for the consequences thereof to the concerned local authority and / or any other public authority. And to carry out such repairs / maintenance / alterations during such timings whereby the neighbours are not adversely affected. The Purchaser shall make good the damage done to the neighbour hood Shop which would have occurred due to alterations/modifications/furniture work done by the Purchaser in his premises.;
- d. not to demolish or caused to be demolished the said Shop or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Shop or any part thereof nor alter the elevation and outside colour scheme of the Building and to keep the portion, sewers, drain pipes in the said Shop and appurtenances thereto in good tenable repair and condition so as to support, shelter and protect other part of the Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardsis or other structural members in the said Shop;
- e. not to do or permit to be done any act which may render void or voidable any insurance of the Plot or the Building(s) or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;
- f. not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the said Shop in the compound or any portion of the Plot and the Building;
- g. to co-operate with the Builders and allow the Builders and/ or its agents, surveyors, workers, etc to enter the said premises for the purposes of carrying out all the repairs, fixing leakages, etc and it is further agreed by the Purchaser that in the event, he refuses to co-operate with the Builders and/or its surveyors, agents, workers, etc then he shall be liable to pay a sum of Rs.1,00,000/- to the Builders as and by way of penalty for the damage and losses accruing thereon.
- h. pay to the Builders within seven days of demand by the Builders, his/her share of any deposits demanded by the concerned local authority or government for giving water, electricity, any other service connection to the Building;

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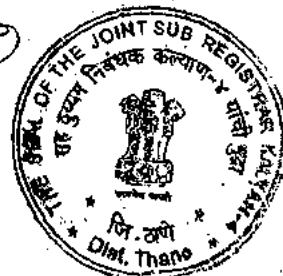




- i. to bear and pay all the maintenance charges including any increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the Corporation and/or government and/or other public authority whether on account of change of user of the said Shop or otherwise;
- j. to bear and pay all the charges as and when demanded by the Builders in respect of the Water or any other facility, if any, supplied/provided by the Builders from outside resources till such facility provided/agreed to be provided by the Corporation/authority becomes fully functional
- k. to bear and pay all service tax, works contract tax, VAT etc and such other levies, if any, which may be imposed with respect to the construction on the Plot/Said property and/or any activity whatsoever related to the said Shop by the Corporation and/or State/Central/Government and/or Public Authority from time to time;
- l. not to let, sub-let, lease transfer, assign or grant on leave and license or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the said Shop until the Purchaser has obtained in writing the consent of the Builders and all the dues payable by the Purchaser to the Builders under this agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and the Purchaser agrees to and adheres to all the terms and conditions imposed by the Builders in this regard ;
- m. The Purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules, regulations and by-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupations and use of the said Shop/shop in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- n. till the management of the Building is handed over to the Society and/or the Apex Body, to allow the Builders, its surveyors and agents at all reasonable time to enter into or upon the Plot to view and examine the state and condition thereof;
- o. not to change the external colour scheme or the pattern of the colour of the Building;

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not to change exterior elevation or the outlay of the Building;

not to fix any grill to the Building or windows except in accordance with the design approved by the Builders;

- r. Till a Lease / Conveyance of the said building in which the said Shop is situated is executed as aforesaid, the Purchaser shall permit the Builders and their surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said property and the said building or any part thereof to verify and examine the state and condition thereof and also for the purpose of repairing any part of the said building and/or the said Shop.
- s. Purchaser shall not do or suffer to be done anything on the Plot or the Building which would be forbidden or prohibited by the rules of the concerned government authorities. In the event, the Purchaser commits any acts or omissions in contravention to the above, the Purchaser alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Builders in that behalf;

These covenants shall be binding and operative even after the formation of the society.

- 31. The Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of their right, title and interest in the said property or any part thereof, hereditaments and premises and the buildings constructed or hereinafter to be erected thereon PROVIDED THAT the Builders do not in any way affect or prejudice the rights hereby granted in favour of the Purchaser.
- 32. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the said Shop in the said building, if any, shall belong exclusively to the respective purchaser of the said Shop and such terrace spaces are intended for the exclusive use of the respective purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Builders or the Society as the case may be.
- 33. The Purchaser and the person to whom the said Shop is permitted to be transferred, shall from time to time, sign all applications, papers and documents and do all acts, deeds, and things, as the Builders or the Co-operative Housing Society may require for safeguarding the interest of the Builders and / or the Purchaser and other Purchasers in the said property.
- 34. The Purchaser and the person to whom the said Shop is permitted to be transferred with the written consent of the Builders, shall observe and perform all the provisions of the bye-laws and/or the rules and regulations of the Co-operative Society for the time being in force.

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35. The Builders shall maintain a separate account of sums received by them from the Purchaser as advance or deposit, sums received on account of the share capital for the formation of the Society or a Company or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.
36. It is expressly agreed and undertaken by the Purchaser that in case he desires to obtain/borrow housing loan from any financial institution/Bank/Organization/ Employer by offering as security the said Shop/premises allotted to him under these presents, the payment of such loan shall be made directly in the name of the Builders. The repayment of such loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser availing such loan. However, on non-payment of such loan by the Purchaser, the recourse available to the financial institution would be only to such Shop/premises allotted and the Purchaser and not to the land and buildings belonging to the Builders. On financial institution agreeing to the above, the Builders shall be deemed to have granted its NOC to such Purchaser to raise housing loan only on the aforesaid condition and not otherwise.
37. The Purchaser hereby gives his express consent to the Builders to raise any loan against the said property and the building/s under construction and to mortgage the same with any bank or banks or any other parties. This consent is on the express understanding that any such loan liability shall be cleared by the Builders at its own expenses before the said Shop is handed over to the Purchaser.
38. The Builders shall if necessary become members of the said society in respect of their right and benefits conferred /reserved herein or otherwise. If the Builders transfer, assign and dispose off such rights and benefits at any time to anybody, the assignee, transferee and/or the buyers thereof shall become the members of the said society in respect of the said rights and benefits. The Purchaser herein and the said society will not have any objection to admit such assignees or transferees as members of the said society.
39. It shall be the obligation of the Society to become a member of the Apex Body as and when formed. The Apex Body and/or Organization shall function as per the rules and regulations framed by the Builders. All the development potential of the said property including the existing and future FSI and/or TDR to arise in any manner whatsoever shall always stand vested in the Builders and the Builders shall always be entitled to utilize and exploit the same on the said property or any part thereof and/or upon the buildings constructed thereupon in such manner as it deems fit.
40. The Apex Body of all society/organizations shall be formed by the Builders only after completion of development of the said Raunak City in all respect to look after the repair and maintenance of the infrastructure and common

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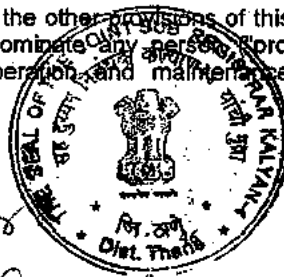
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amenities and facilities of the said property and society/members shall contribute towards the same as & when demanded.

41. A Deed of Conveyance to be executed in respect of the Plot in favour of the Society or other documents in favour of the Society shall interalia contain the following:
- a) the right of the Builders to sell or otherwise to transfer the additional construction by use of any future Floor Space Index or Transfer of Development Rights and to appropriate for the Builders the entire sale proceeds thereof and the obligation of the Organisation to admit such purchaser of the said Shop comprised in the new construction as its member without charging any additional amount;
 - b) the right of the Builders of full and complete access to the Plot for the aforesaid purpose.
 - c) such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Builders for safeguarding its overall interest in the said Property and the Building and
 - d) a covenant by the Purchaser to indemnify and keep indemnified the Builders against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein and therein.
42. In the event of the Builders having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges etc. payable to any Sanctioning Authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser to the Builders in proportion to the carpet area wherever applicable of the said Shop or otherwise as may be determined by the Builders. Non payment of the same shall constitute a breach of this Agreement.
43. The Builders shall have the right to designate any space in the Plot / said property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the buildings that may be developed on the Plot / said property. The Builders shall also be entitled to designate any space in the Plot / said property to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the Plot/said property and the buildings constructed thereon.
44. Notwithstanding the other provisions of this Agreement, the Builders shall be entitled to nominate any person (project management agency) to manage the operation and maintenance of the building(s), and the

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infrastructure on the said property, common amenities and facilities on the said property for a period of at least three years after the said property is developed (as determined by the Builders). The Builders shall have the authority and discretion to negotiate with such project management agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the project management agency shall be borne and paid by the occupants of the buildings that may be developed in the said property including the Purchaser on a pro rata basis as part of the development and common infrastructure charges referred to herein.

45. In such event, the Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Builders or the project management agency, including without limitation, payment of the Purchaser's share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the Plot and common areas and facilities within the said property and buildings constructed thereon.
46. The Builders shall be entitled to construct site offices/sales lounge in the Plot and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the Plot or any portion thereof is conveyed/ leased to the Society or the Apex Body and shall continue until the entire said property is developed.
47. The Purchaser shall present this Agreement for registration with the Sub-Registrar of Assurances at Kalyan within the time limit prescribed by the Registration Act and intimate to the Builders the Serial No. under which the same is lodged for registration and thereafter the Builders will attend such office and admit execution thereof.
48. All notices to be served on the Purchaser as Contemplated by this agreement shall be deemed to have been duly served if sent to the purchaser by registered post A.D./under certificate of posting at his address specified below:

Mrs. Pooja Pritam Thakkar & Mrs. Chhaya K. Thakkar
701/ K4, Gokul Nagari, Nr. Mahavir Nagari, Wayle
Nagar, Khadakpada, Kalyan (W), Thane 421301

49. The registered office of the Builders is at Room No.26, 3rd floor, Kilachand Building, 298 Princess Street, Marine Lines, Mumbai- 400 002, however all correspondence shall be served on the Builders at the administrative address specified in the title clause.
50. The Builders, their nominees or assigns shall be entitled to reserve enjoy and/or grant or give such right of way and passage form the said property

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for the purpose of going to and coming from the other property including the plots of land which may be developed by the Builders or its nominees and assigns at all time of day or night and for all purposes with or without animals, carts, carriages, wagon, motor cars or any vehicle laden or unladen into, upon or over the said property at such places thereon as the Builders may decide and enjoy and/or to give right to lay the service lines including water/drainage pipes, drainage chambers, electric cables etc. in to under over or upon the said property at such places as the Builders may decide to any one or more persons occupants and/or persons claiming through them or him on such terms and conditions as the Builders may deem fit and the Purchaser and the said society to be formed shall be bound by the same and shall not raise any objection whatsoever. It is specifically confirmed agreed and declared by the Purchaser that he has agreed to purchase the said Shop knowing fully well such rights of the Builders which shall continue to subsist even after formation of the said society and execution of Leases and/or Conveyances in favour of the said society/federal body and necessary clause containing such rights shall be incorporated in the Leases and/or Conveyances to be executed in favour of the said society/federal body.

51. The Purchaser shall have no claim, save and except in respect of the said Shop, common areas and facilities and limits hereby agreed to be acquired i.e. all other areas including terrace and open spaces around the said building and the balance portion/s of the said property will remain the property of the Builders until the said property and buildings are transferred to the Society/Federal/ApexBody as herein provided subject to the rights of the Builders as contained in this Agreement.
52. The Purchaser shall, at no time, demand partition of his interest in the said building and/or said property, it being hereby agreed and declared by the Purchaser that his such interest in the said Shop is impartable.
53. The Purchaser hereby expressly agrees and covenants with the Builders that in the event of all Floors (or the wings) of the said proposed building on the said property being not ready for occupation simultaneously and in the event of the Builders offering license to enter upon the said Shop to the Purchasers earlier than completion of all the floors and wings on the said property then and in that event the Purchaser has no objection to the Builders completing the construction of the balance Floor/s (or wings) or building on the said property without any interference or objection by the Purchaser. The Purchaser further confirms that he shall not object to construction of the balance floor/s or building, wing/s or part/s thereof by the Builders on the ground of nuisance, annoyance or any other ground or reason whatsoever, and the Builders shall be entitled to either by themselves or through their nominee, construct and complete the said floor or floors or wing/s or building/s on the said property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser.

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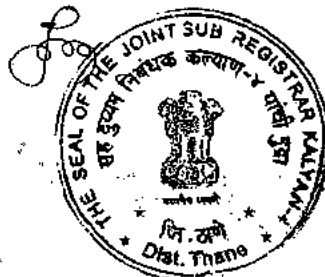


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54. The Builders shall in respect of any amounts remaining unpaid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said Shop agreed to be purchased by the Purchaser.
55. The Purchaser is fully aware of the provisions of the amended Bombay Stamp Act. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps or Concerned Authority, the same shall be borne and paid by the Purchaser alone including the penalty if any. The Builders shall not be liable to contribute anything towards the said stamp duty. The Purchaser shall indemnify the Builders against any claim from the stamp authorities or other concerned authority in respect of the said stamp duty to the extent of the loss or damage that may be suffered by the Builders. The Purchaser shall also fully reimburse the expenses that may be required to be incurred by the Builders in consequence of any legal proceedings that may be instituted by the authorities concerned against the Builders for non-payment and /or under payment of stamp duty by the purchaser.
56. The price herein is based on the present ruling market price as of materials, labour and services. It is expressly agreed between the parties hereto that in the event of the cost of construction of the said buildings increasing by more than 20% by reason of the escalation in the cost of the construction materials, wages of labours etc., the Builders shall be entitled to an increment in the consideration to the extent of the increase in the cost of construction as aforesaid as may be certified by the Architect of the Builders, such additional consideration shall be payable proportionately by the Purchaser to the Builders along with unpaid balance consideration.
57. Nothing contained in this agreement shall be construed to confer upon the Purchaser any right, title or interest of any kind whatsoever in to or upon the said property or the said building to be constructed thereon or any part thereof. The Purchaser shall have no claim save and except in respect of the said Shop hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, stair-cases, terraces, recreation spaces, etc. will remain the property of the Builders until the said property and the said building is transferred to the society/limited company as herein before mentioned.
58. The project shall deemed to be completed upon the development of the said property by utilization of the fullest present or future FSI and TDR thereof and upon completion of the entire scheme of development of the said property in accordance with either the proposed affordable Housing Scheme of the MHADA or (b) under the present FSI plus TDR Scheme as per the provisions of D.C. Regulations of the Corporation or under any other scheme prevalent till the completion of the development of the said property and on completion of the infrastructure and common areas and facilities of the said property and the sale of buildings or built-up areas

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herein and receipt of all sale and other proceeds and deposits and amounts payable under these presents and the agreements to sell and / or any other agreements made with purchasers and / or lessees, licensees, etc. and execution of conveyance deed in favour of the Apex Body/Federal Body.

59. Advocate for the Builders shall prepare and/or approve, as the case may be, deed of conveyance, in favour of the Society/Federal/Apex Body and all other documents to be executed. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the deed of conveyance and other documents and formation and registration of the Society shall be borne and paid by all the purchaser of the various premises in the Building and/or Society on its formation. Such amount shall be kept deposited by the Purchaser with the Builders at the time of taking the possession of the said Premises and shall, until utilisation, remain with the Builders.
60. The Purchaser acknowledges that the development of the Plot/Said property (including setting up of the infrastructure and common amenities and facilities) shall be in accordance with the scheme for development as may be modified from time to time in phases.
61. The Purchaser and the Society shall fully co-operate with the Builders in the matter of implementation of the scheme for development and the development of the Said property and the infrastructure and common amenities and facilities of the Said property without creating any obstruction or interference. The Purchaser has been put to the specific notice that during the course of the development there may be (a) a temporary suspension of common amenities and facilities (b) a temporary suspension of services and utilities (c) hardship and inconvenience to the Purchaser and the Organization and other organizations. The Builders shall not be liable for any loss or damage or be subjected to any civil or criminal proceedings in this behalf.
62. The Purchaser hereby acknowledges and confirms that the development of the Plot as contemplated herein is dependent on the phase wise grant of FSI and phase wise release of FSI by the Sanctioning Authorities and consequent phase wise sanction of plans by the Corporation. Therefore, the Builders will have to modify and alter the plans as per the grant of FSI by the Sanctioning Authorities, and the Purchaser will not object to the same as long as it does not adversely affect the structure of the building and the said Shop of the Purchasers and the area of the said Shop is not reduced.
63. The Purchaser will not claim/demand sub-division of the Plot to be conveyed to the Society./ It is further agreed that in view of the fact that some of the approvals obtained and to be obtained will be in respect of the development on the said property, the Purchaser and the society when

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formed will not commit any breach or default which will result in the validity of the approvals obtained and to be obtained being vitiated .

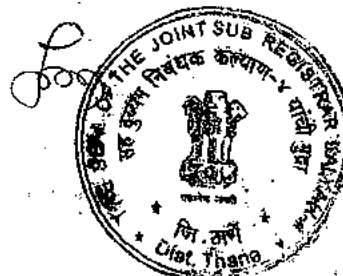
64. (A) The authorities have contemplated the transaction herein as the transaction eligible to VAT and service Tax. It is agreed between the Builders and Purchaser that the Purchaser is liable to bear and pay the VAT, Service Tax, interest and penalty (if any) payable in respect of the transaction of sale of the said premises between the Builders and the Purchaser under this Agreement. The Purchaser further agrees and confirms that the aforesaid obligation to pay any further or other amounts towards the VAT/Service Tax, interest and penalty by the Purchasers will be charge on the said Shop agreed to be purchased by the Purchaser. It is also agreed between the Builders and Purchaser that since the Purchaser is liable to bear and pay the VAT, Service Tax, interest and penalty (if any) payable in respect of the transaction of sale of the said Shop between the Builders and the Purchaser under this Agreement, if such amount is paid by the Builders or required to be paid by the Builders to the concerned authority, then in such event, the Purchaser shall be forthwith liable and responsible to reimburse such amount to the Builders upon receipt of written intimation from the Builders in that behalf. In case of delay, the Purchaser shall be liable to pay interest @ 24% p.a..

(B) Commencing a week after notice is given by the Builders to the Purchaser that the said Shop is ready for use, the Purchaser shall be liable to bear and pay all applicable taxes (including but not limited to service tax, VAT, any other future levies/taxes) and charges for sub-stations, cable costs, electricity and other service charges and the outgoings payable in respect of the said Shop (including the property taxes). The Purchaser agrees and binds himself to pay regularly every month, by the 5th of each month to the Builders until the conveyance of the Plot and the Building thereon is executed in favour of the society, the proportionate share that may be decided by the Builders for (a) Insurance Premium, (b) all taxes due to statutory bodies/authorities that may from time to time be levied against the Plot or the Building including water taxes and water charges and (c) outgoings for the provisional maintenance and management of the Building including the said Shop and the amenities and facilities, common lights and other outgoings and maintenance charges such as collection charges, charges for watchman, sweeper and maintenance of accounts, incurred in connection with the Plot or the Building. The amount so paid shall not carry any interest and remain with the Builders until the management is handed over to the Society and/or the Apex Body. If any tax is levied by any authority on such collection, the same shall be proportionately borne by the Purchaser. Such charges shall be paid by the Purchasers within seven days of the demand made by the Builders in respect thereof, irrespective of the date of actual physical possession by the purchasers.

(C) The Purchaser hereby declares that he has no right in respect of floor space index sanctioned by the KDMC/local authority in respect of the

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said property and any other floor space index that may be sanctioned in future and be utilized for the development of the said property. The Purchaser further confirms that the Purchaser has No Objection and hereby gives his irrevocable consent to the Builders for utilizing additional FSI available either by way of TDR or by virtue of any amendment or modification in the prevailing building rules and regulations on the said property by the Builders and the Purchaser shall have no right on such additional area or any part or portion thereof and that the same shall be at the disposal of the Builders. The Purchaser hereby irrevocably grants permission to the Builders to fully develop the said property in the manner the Builders deem fit to develop and the Purchaser shall fully co-operate the Builders in fully developing the said property. The Purchaser further declares that the Builders are hereby permitted irrevocably to amend and/or modify the plans without affecting the said Shop.

(D) The Builders shall have absolute authority and control as regards the unsold premises, stilt, compounds, other spaces, hoardings and car parking spaces not allotted and the disposal thereof ever after the full development of the said property. The Builders shall be liable to pay only the Municipal rates, taxes at actual in respect of the unsold premises, hoarding spaces and/or car parking spaces, terraces and the premises purchasers shall not demand any additional cost, charges and taxes from the Builders. At the discretion of the Builders, the Society which shall be formed shall admit the purchaser of the unsold premises from the Builders as members of such premises without charging any premium or any other extra payment. In such cases, the Society shall also not be entitled to charge any transfer premium upon execution of sale agreement by the Builders with such purchaser in respect of such unsold premises. In case, the Conveyance/Lease is executed in favour of the Co-operative Society before the disposal by the Builders of all the said premises then in such a case, the Builders shall join the Society as members holding such unsold premises and as and when such premises are sold to the persons of the choice and at the discretion of the Builders, the Co-operative Society shall admit as members, the Purchasers of such premises without charging any premium or any other extra payment and notwithstanding any dispute that may be existing between Builders and such Society. In the event such Co-operative Society refuses to admit the nominees of the Builders as Members of the said Society then in such event the Builders shall adopt legal proceedings with the Registrar of Co-operative Society and claim for cost from the Society by adopting legal proceedings in respect thereof. Pending such litigation the Builders and their nominees shall stop the payment of monthly outgoings payable to the Society in respect of the said premises.

(E) In the event of the Society formed and registered before the sale and disposal by the Builders of all the premises in the said Building as also before the completion of the construction of additional structures and/or sale and disposal of premises in the said Building on the said Land, the powers and authority of the society or association formed of the

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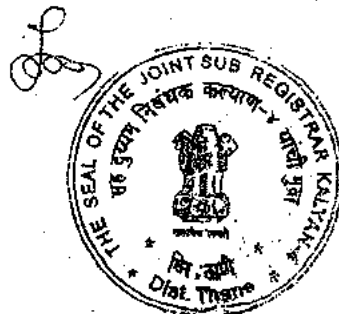
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purchaser's in the said Building and the Purchaser of other premises shall be subject to the powers of Builders in all the matters concerning as also of the additional structures and all amenities pertaining to the same. In particular, the Builders shall have absolute authority and control as regards any unsold premises and the sale thereof.

(F) The Builders have informed the Purchaser and the Purchaser is aware that the Builders propose to form an Apex Body of all the co-operative Societies to be formed for all the said Tower Buildings to be constructed on the said property for the purpose of carrying out the maintenance, repairs and renovation of various infrastructure and common facilities items to be provided and comprised in the said property as layout conditions. The Apex Body to be formed shall be a body incorporated under the provisions of the Maharashtra Co-operative Societies Act 1960 OR a company which shall be incorporated under the provisions of the Companies Act 1956 and the Builders shall incorporate the Apex Body as per its discretion. The Purchaser shall make his contribution as may from time to time be required to be made by the Society formed for the purpose of the said Building in which the premises agreed to be purchased by the Purchaser is located for enabling the society to pay its contribution to the Apex Body for the aforesaid purpose. The Purchaser shall at the time of taking possession of the said premises from the Builders pay to the Builders an amount as demanded by the Builders calculated upon built up area of the said premises which will be held by the Builders as an interest free deposit till the Apex Body is formed and constituted. The Builders shall not be liable to give or provide any accounts for such amounts accepted by it and shall hand over the sum to the Apex Body on formation of such Apex Body. On formation of the Apex Body the said deposit shall be handed to the Apex Body. The said deposit towards corpus fund shall be utilized by the Builders/Apex body for maintenance and management of the infrastructure facilities such as internal roads, main gate security, street lights, storm water drains, drainage system, sewerage treatment plant, gardens, security, indoor and outdoor recreational activities etc. In case it is so required the corpus may also be used by Apex Body at their discretion for the said purpose or for any one or more of them. In the event the amounts collected towards maintenance are not adequate to meet expenditure then and in that case, the Builders shall be entitled to collect further amounts from the Purchaser. It is however agreed that the Purchaser shall nevertheless also be strictly liable to pay monthly contributions to the Society as may be determined by the co-operative Society to the Apex Body as aforesaid. The said deposit to be paid by the Purchaser shall be in addition to the Purchaser price of the said premises and the other deposits payable by the Purchaser as specified in this Agreement.

(G) The car parking space allotted herein is meant only for the purpose of the car parking.

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Any notice to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details first set out above. Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have been properly given, if sent through registered letter, courier service, personal delivery or facsimile date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. Date of service facsimile notice shall be the business day after sending of such facsimile.

66. Any amount paid by the Purchaser directly or through any family members / his company towards the installment of the said Shop shall be treated as received from the Purchaser and the Purchaser shall obtain the confirmation from such member who has paid on behalf of the Purchaser. If Purchaser fails to produce such letter, then the Builders shall not be held responsible for the same, nor responsible for refund of the said amounts as received by the Builders.
67. Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Builders shall not be construed as a waiver on part of the Builders of any breach or non-compliance of any terms and conditions of this agreement by the Purchaser, nor shall the same in any manner prejudice the rights of the Builders.
68. The Purchaser shall indemnify and keep indemnified the Builders and hold the Builders harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Builders directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Builders under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his obligations under this agreement; (c) any injury to any property(ies) or persons(s); or death of person(s); or damages to any property(ies) howsoever arising related to the use and/or occupation of the said Shop and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser or his agents, servants, tenants, guests, invitees and/or any person or entity under his/its control; and (d) Purchaser's non-compliance with any of the Restrictions regarding the use and/or occupation of the said Shop.
69. This Agreement and all annexure as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Builders, any agent, employee or representative of the Builders or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the

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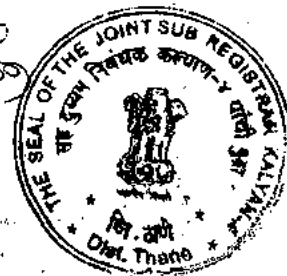


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Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the said Shop between the parties hereto.

70. The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.
71. If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several.
72. The Purchaser hereby agrees and confirms that any liability, tax, duties or impositions including service tax, works contract tax, VAT etc. related to the construction on the Plot and/or any activity whatsoever related to the said Shop shall be due and payable by the Purchaser on a pro rata basis. The Builders shall have the right and be entitled to recover such amounts proportionately or otherwise if required by the law from the Purchaser and the Builders' decision in respect of the same shall be final and binding to the Purchaser.
73. All disputes or differences whatsoever which shall be any time thereafter (whether during the continuance of this Agreement or upon or after its discharge or determination) arise between the parties hereto or the respective heirs, legal representatives, successors-in-title, transferred and assign (as the case may be touching or concerning this Agreement or its construction or effect or as to the rights, duties, obligations, responsibilities or liabilities of the parties hereto or any of them under or by virtue of this Agreement or otherwise or as to any other matter in any way connected with or arising out of or in relation to the subject matter of this Agreement, shall be referred to arbitration in accordance with the subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to only one arbitrator nominated by the Builders. The award of the arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be held in Kalyan only.
74. The Purchaser shall bear the stamp duty and registration charges payable on this agreement. All costs, charges, and expenses in connection with the formation of the society as well as the costs of preparing and engrossing the lease &/or conveyance, stamp and registration charges thereof and all other agreements, assignment deeds, transfer deeds or any other document/s required to be executed by the Builders as well as the entire professional costs of the attorneys-at-law of the Builders in preparing and approving all such documents shall be borne and paid by the society or proportionately by all the premises purchasers in the said building. The stamp and registration charges and the entire professional costs of the advocate/solicitor incidental to this agreement shall be borne

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and paid by the Purchaser. The Builders shall not contribute anything towards such expenses. The shares of such costs, charges and expenses payable by the Purchaser shall be paid by him immediately on demand.

75. This agreement shall always be subject to the provisions of the MOF Act or any similar Act enacted hereinafter and the rules made thereunder.

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces or parcels of land being immovable property situate, lying and being village Wadeghar Taluka Kalyan, District Thane, Registration District Thane and Sub District Kalyan and within the limits of Kalyan Dombivli Municipal Corporation & bearing following description :

Sr. No.	Survey No.	Hissa No.	Area (H-R-P)	Sq. Mtrs.
1	51	1	1-05-0	10500
2	53	4	0-23-3	2330
3	50	3/2	0-99-9	9990
4	51	7	1-57-0	15700
5	50	3/3	0-28-0	2800
6	53	1	1-37-1	13710
7	64	5	1-18-4	11840
8	65	2	0-02-0	200
9	65	Old 7	New 7/1	0-60-8 6080
10	66	Old Part	New 2	0-91-0 9100
11	64	1/1	0-86-0	8600
12	64	4	0-69-8	6980
13	64	6	0-15-2	1520
14	65	1	0-01-0	100
15	65	4	0-04-0	400
16	65 (as per 7/12 extract)	9	0-53-9 0-53-6	5390 5360
17	64	Old ½	New ½/1	0-91-4 9140
18	64	7	0-12-1	1210
19	65	5	0-09-1	910
20	66	Old Part	New 1	0-43-0 4300
21	51	5(Part)	0-35-0	3500
22	51	6	0-95-0	9500
23	65	3	0-03-0	300

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



SIGNED, SEALED AND DELIVERED)
 by the withinnamed Builders)
 M/S. RAUNAK CORPORATION)
 through its Partners)
 SHRI Vijay P Mody)
 in the presence of ...)

For Raunak Corporation

[Signature]

Partner/Authorised Signatory

1. Santosh Raut *[Signature]*

2. Suraj more *[Signature]*

SIGNED, SEALED AND DELIVERED)
 by the withinnamed Purchaser/s)

1 Mrs. Pooja Pritam Thakkar)

[Signature]
 P. P. Thakkar

2 Mrs. Chhaya K. Thakkar)

[Signature]
 Chhaya Thakkar

in the presence of)

1. Santosh Raut *[Signature]*

2. Suraj more *[Signature]*



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दस्तावेज क्र. ३०२६ १९८
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RECEIPT

Received of and from the withinnamed Purchaser, a sum of Rs. 51,000.00/-
(Rupees Fifty One Thousand Only) in by cheque being the amount of part
payment payable by the purchaser to us.

Cheque No. : 80056

Dated : Jan 25, 2018

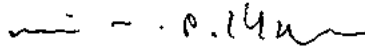
Drawn on : SVC Co-op. Bank Ltd.

Branch : Kalyan- 421301

(subject to realisation of cheque).


WE SAY RECEIVED

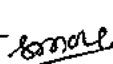
M/S. RAUNAK CORPORATION



PARTNER/AUTHORISED SIGNATORY

Witnesses

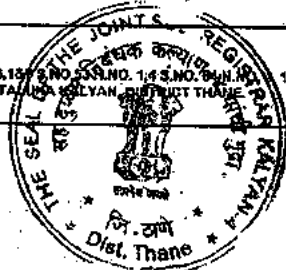
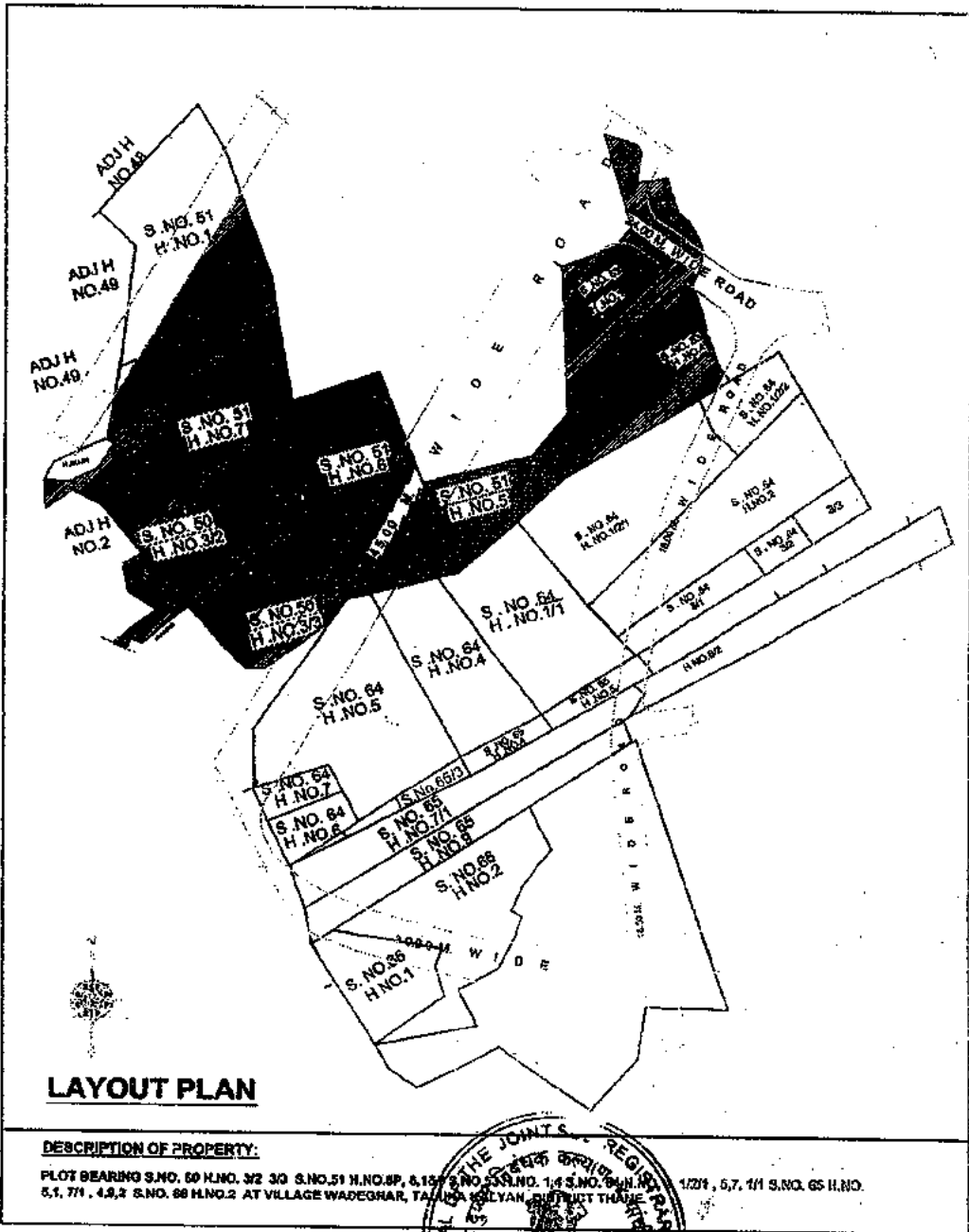
1. Santosh Raut 

2. Suresh More 



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ANNEXURE - A



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ANNEXURE - E

Non-Hazardous Solid Waste:
 The total quantity shall not exceed 11.2 kg per day and wastes segregated and stored as follows:

Sl. No.	Particulars	Quantity	Treatment	Disposal
1.	Organic	198.72 kg/day	Waste/Compost at Site	Site
2.	Plastic	244.48 kg/day	Waste/Compost at Site	Site
3.	Electrical	30 kg/day	Waste/Compost at Site	Site
4.	Construction			
5.	Other			

Other Conditions:

- All activities shall be conducted within the boundaries of the plot as per the approved plan and shall not be extended beyond the boundaries of the plot.
- The plot shall be used for the purpose specified in the approved plan and shall not be used for any other purpose without the prior permission of the Competent Authority.
- The plot shall be used for the purpose specified in the approved plan and shall not be used for any other purpose without the prior permission of the Competent Authority.
- The plot shall be used for the purpose specified in the approved plan and shall not be used for any other purpose without the prior permission of the Competent Authority.
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- The plot shall be used for the purpose specified in the approved plan and shall not be used for any other purpose without the prior permission of the Competent Authority.
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- The plot shall be used for the purpose specified in the approved plan and shall not be used for any other purpose without the prior permission of the Competent Authority.

MAHARASHTRA POLLUTION CONTROL BOARD
 Tel: 2402 0781 / 2401 0437
 Fax: 2402 4068
 Website: <http://mpcb.mah.nic.in>
 Email: mpcb@vsnl.net
 Kalpalaya Point,
 2nd, 3rd & 4th floor,
 Opp. Chhatrapati,
 Near Shiv Chakra, Shiv (E),
 Mumbai - 400 022.
 Office No. 2094



For application to the Registrar of Companies, Maharashtra, the following information should be furnished:
 1. Name of the company
 2. Registered office
 3. Principal office
 4. Nature of business
 5. Details of the promoters
 6. Details of the directors
 7. Details of the shareholders
 8. Details of the capital structure
 9. Details of the financial statements
 10. Details of the compliance with the provisions of the Companies Act, 1956.

The daily quantity of (a) sewage effluent from the construction project including (b) rain water runoff from the roof of the building shall not exceed 1000 litres per day. The sewage effluent shall be treated in a septic tank or an equivalent treatment plant. The effluent shall be discharged into a public sewer or a public drainage system. The effluent shall not be discharged into any water body or any area where it may cause pollution. The effluent shall be treated to the following standards:
 BOD₅ (mg/l) - 100
 COD (mg/l) - 250
 TSS (mg/l) - 100
 pH - 6-9
 Chlorophyll 'a' (µg/l) - 50
 Dissolved Oxygen (mg/l) - 5

PARAMETERS	Unit	Quantity (litres per day)	Limit
(a) Sewage Effluent	litres	1000	1000
(b) Rain Water Runoff	litres	1000	1000
Total	litres	2000	2000

The effluent shall be treated in a septic tank or an equivalent treatment plant. The effluent shall be discharged into a public sewer or a public drainage system. The effluent shall not be discharged into any water body or any area where it may cause pollution. The effluent shall be treated to the following standards:
 BOD₅ (mg/l) - 100
 COD (mg/l) - 250
 TSS (mg/l) - 100
 pH - 6-9
 Chlorophyll 'a' (µg/l) - 50
 Dissolved Oxygen (mg/l) - 5

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दस्तावेज क्र. 3026/176
02/939

ANNEXURE - F

There will be no negative impact on ambient noise levels during construction as well as operation phase. There will be no negative impact on ground water quality during construction phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the EIAE and other stipulated conditions. Accordingly, the Ministry hereby records necessary environmental clearance for the project subject to the strict compliance with the specific and general conditions mentioned below:

PART A. SPECIFIC CONDITIONS

I. Construction Phase

- i. All required sanitary and hygiene measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- ii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- iii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- iv. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v. Disposal of mud/silt including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- vi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act, 1986, prescribed for air and noise emission standards.
- vii. Ambient noise levels should conform to residential area standards both during day and night when measured at boundary wall of the premises. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase.
- viii. Vehicles used for bringing construction material at site should be in good condition and should have valid "pollution under check (PUC)" certificate and to conform to applicable air and noise emission standards.

By Speed Post

No. 21-5172006-IA, III
Government of India
Ministry of Environment and Forests
(I.A. Division)

Prayanshu Bhawan,
CEO Complex, Leela Road
New Delhi, 110003
Date: July 11, 2007



Subject: Environmental clearance for construction of Residential and Commercial Complex at Wadegaon, Kalra (M) Thane.

reference to refer to your application seeking prior environmental clearance for the above project under the EIA Notification, 1994 including amendments of July, 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 14th meeting held on April 27, 28, 2007 and provisions under EIA Notification 2006.

2. The project proponent is proposing for construction of residential and office floors at S. No. 50, H. No. 372, 373 (pl), S.No. 51, H.No. 1, S.No. 53, H.No. 37, 1/121, 4, 5, 6, 7, S.No. 65, H.No. 1, 3, 4, 5, 7, 9, S.No. 96, H.No. 1, 2, Thane, Maharashtra. The project comprises of construction of 23 residential buildings and two commercial buildings for 3004 flats. The number of floors will vary from six plus 18 to six plus 20 for residential buildings and ground plus two floors and ground plus five floors for two commercial buildings. The total plot area is 1,40,270 sq.m. The total built up area is indicated as 1,90,013.20 sq.m. Total water requirement will be 2187 cu. m/day. Total wastewater generation from the complex will be 1088 cu. m/day (STP capacity 2400 cu.m.). The total solid waste generated will be 7915 kg/day, which will be utilized by local municipal authority for energy production at Majeunbarde.

3. The EIA report submitted along with the application predicts that the impact of the project on the air quality will be minor negative during construction phase.

ix. Construction spoils including benignous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leak into the ground water.

x. The bio medical waste including hazardous waste generated during construction phase should be disposed of as per applicable rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

xi. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.

xii. Under the provisions of Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has started without obtaining environmental clearance.

ii. Operation phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.

ii. Diesel power generating sets proposed as source of back up power for lifts and common area illuminations should be of enclosed type and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise, emission standards as per CPCD guidelines. Exhausts should be discharged by stack, raised 3-4 meters above the rooftop.

iii. The noise levels measured at the boundary of the project should be maintained to the permissible levels to comply with the prevalent standards.

iv. Noise barrier system shall be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

v. The sewage treatment plant of adequate capacity should be provided and it should be certified by an independent expert for adequacy as well as efficiency and should be put to use before the project is handed over to the project proponent.

vi. The wastewater should be treated to tertiary level and should be used for irrigation. The wastewater should be treated to tertiary level and should be used for irrigation. The wastewater should be treated to tertiary level and should be used for irrigation.

vii. The project proponent shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.



Rain water harvesting and ground water recharging shall be provided. The ground water levels and its quality should be monitored regularly in consultation with the Central Ground Water Authority. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

vii. The solid waste generated should be properly collected & segregated and utilized for energy production.

viii. Biomedical waste including hazardous waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

ix. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open areas inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

x. Instrumental pollution load on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xi. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.

xii. A Report on life energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

xiv. Energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

PART - B. GENERAL CONDITIONS

i. The environmental safeguards contained in the documents should be implemented in letter and spirit.

ii. Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iii. All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

iv. 6 monthly monitoring reports should be submitted to the Ministry and to Regional Office.

v. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MOEF should be forwarded to the CCF, Regional Office of MOEF, Bhopal.

6. In the case of any change in the scope of the project, the project would require a fresh appraisal by this Ministry.

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क ल न - ४
 दस्त क्र BORE 156
 08/939

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, PWD Department, Civil Aviation Department, State Forest Department, Wildlife Act 1972, CRZ Rules etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGOs for their information.

10. The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://maharashtra.gov.in>. The advertisement should be issued within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets handed over to the society formed by the residents/owners of the buildings.

53
 (K. C. RATHORE)
 Additional Director (IA)
 rathore27@yahoo.com
 Tele: 24380789

Copy to:-

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kulkarni Trust, 3rd Floor, Near Shiv Circle Dpp. Cine Planet Cinema, Shiv(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA, Division, MOEF, New Delhi - 110003.
5. Guard file.

K. C. Rathore
 (K. C. RATHORE)
 Additional Director (IA)



क ल न - ४
दस्तावेज क्र. ७२६. १०८
७५/९३९

ANNEXURE -F1

F.No. 21-517/2006-IA III
Government of India
Ministry of Environment and Forests
(IA-III Division)

Paryavaran Bhawan, CGO Complex,
Lodi Road, New Delhi-110003.
Dated: 4th May, 2012

To
M/s Raunak Corporation
Laxmi Narayan Residency
Unnathi Gardens III
Opp Ma Niketan, Pokhran Road No. 2
Thane(W)-400610

Sub: Construction of Residential and Utility shops "Mohan City" at Wadeghar Kalyan(W),
Thane-Transfer of Environmental Clearance in favour of M/s Raunak Corporation-
regarding

Reference: 1. Your letter dated 29.4.2011.
2. Your letter dated 7.8.2011 received in MOEF on 9.12.2011

Sir,

This has reference to your letters cited (1) & (2), I am directed to inform you that the Ministry of Environment and Forests hereby transfers the Environmental Clearance for the above project granted to M/s M.Properties vide letter No. 21-517/2006 dated 11.7.2007 in favour of M/s Raunak Corporation.

2. This is subject to the conditions stipulated in the aforesaid environmental clearance and any other conditions if stipulated in future for protection of environment would be fulfilled and abided by M/s Raunak Corporation.

3. All other terms and conditions of the Environmental Clearance letter no. 21-517/2006-IA.III dated 11.7.2007 remains unchanged.

This issues with the approval of Competent Authority.

Yours faithfully,


(Lalit Kapur)
Director

Copy to:

1. The Secretary, Department of Environment, Government of Maharashtra, Mumbai
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle, Opposite Cine Planet Cinema, Sion (E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment and Forests, (Western Region), Kendriya Paryavaran Bhawan, Link Road, Near Ravi Park, Thane-462016.
4. IA Division, Monitoring Cell, MoEF, New Delhi-3.
5. Guard File.



(Lalit Kapur)
Director

कलम - ४
दस्तावेज क्र. 302EJ / 13
७४/९३९

ANNEXURE -F2

NKGSB CO-OP. BANK LTD.
(Multi-State Scheduled Bank)

Thane Naupada Branch: Raunak Towers, Bajl Prabhu Doshpande Marg, Naupada, Thane (West) - 400 602.
Tel: 2537 0920 / 2537 0940 • Telefax: 2537 0935 • Web: www.nkgsb-bank.com



Estd. 1917

Date: 02.03.2012

REF:ADV/THN/LNM 613/2012-13

To,
M/s. Raunak Corporation
Unnathi Garden, Phase III,
Opp. Ma Niketan Pokharan Road No.2,
Thane West

Sir/Madam,

Re: Loan Account - LNM/ 613

Sub: No.Dues Certificate

This is to certify that we had sanctioned Term Loan of Rs. 3000.00 lacs (Rupees Thirty Crore Only).The account is closed on 02.03.2013.There is No Outstanding Dues including interest, whatsoever as on date in the above Loan Account.

Also we have no objection for them, registering Indenture of Mortgage in favor of ICICI Bank Ltd.

Thanking You,

Yours faithfully,


OFFICIAL MANAGER,
THANE NAUPADA BRANCH



कलन - ४
दस्तावेज क्र. १०२६/१९८६
९/९३

ANNEXURE - G2



कल्याण डोंबिवली महानगरपालिका
मुख्यालय: अहमदनगर रोड, कल्याण
दफ्तार क्र. १९१३०/२०१९

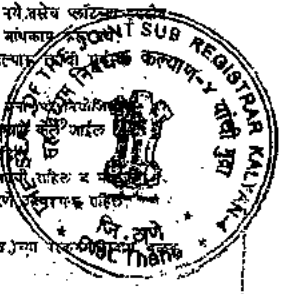
विषय: कल्याण डोंबिवली महानगरपालिका अधिनियम १९८६ च्या तरतुदी अन्वयेत कल्याण डोंबिवली महानगरपालिका क्षेत्रात नव्या अडोवनी व नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
संदर्भ: १) आपला दि. ११/११/१९९९ दि. ११/११/१९९९

२) मंत्रालय प्रति उद्देशाने आपले पत्र क्र. १९९९ दि. ११/११/१९९९
३) मंत्रालय प्रति आपले पत्र क्र. १९९९ दि. ११/११/१९९९
४) मंत्रालय प्रति आपले पत्र क्र. १९९९ दि. ११/११/१९९९

महानगर प्रदेशातून नगरपालिका अधिनियम १९८६ चे कलम ४४ व ४५ अन्वयेत १९९९ च्या कलम ४४ व ४५ अन्वयेत नवीन अडोवनी नगरपालिका ठरवण्याबाबत.
नो. ११/११/१९९९ दि. ११/११/१९९९
कल्याण डोंबिवली महानगरपालिका क्षेत्रात नव्या अडोवनी व नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
१९९९ चे कलम ४५ नुसार नि.सं. २४/११/९९ दि. २४/११/९९ व २५/११/९९ दि. २५/११/९९
नो. ११/११/१९९९ दि. ११/११/१९९९
१) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
२) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
३) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
४) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
५) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
६) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
७) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
८) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
९) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
१०) अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.

सुमार ८०१ ते ८०६, ८०९ ते ८११ → स्टीट + ९५ मजले
इमारत ८०१, ८०७ ते ८१५ → स्टीट + ७ मजले

- १) हे बांधकाम प्रारंभ प्रकल्पाने दिल्याचे ताखेबाधून एक वर्षांपर्यंत नैसर्गिक अडोवनी नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
२) नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
३) नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
४) नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
५) नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
६) नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
७) नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
८) नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
९) नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.
१०) नगरपालिका क्षेत्रात नव्या अडोवनी नगरपालिका ठरवण्याबाबत.



कल न - ४
दस्तावेज क्र. ३०२६/१८
७३/३३

ANNEXURE - G3

कल्याण डोंबिवली महानगरपालिका, कल्याण **कल्याण**
जा.क.कडीमवा/नवि/बां/कोवि **२०१९०४/३०**
कल्याण डोंबिवली महानगरपालिका, कल्याण
दिनांक :- **२८/१२/२०१९**

श्री./श्रीमती:- मे.का.बा. प्रॉपर्टीज व मे.टि.या. कन्स्ट्रक्शन कं.प्रा.लि.
वास्तुशिल्पकार:- श्री.आर्जुतोष जदार, ठाणे.

विषय:- स.नं.५०/३/२.३/३. ५१/२.७.५१.६, ५३/१.४, ६४/६.४.३/२/२.५.७.१/२,
६५/५.१.७/१.४.२.३, ६६/१.२.३/१.१. मीने-बांदेवर प्लॉट बांधकाम करण्याच्या
मधुतीघात.

संदर्भ:- १) आपला दि.०५/०६/२०१२ दिनेचा श्री.आर्जुतोष जदार, ठाणे, वास्तुशिल्पकार
यांचे मार्फत सादर केलेला अर्ज.
२) मंजूरी अटीचा नमूना कडोबापना/नवि/बां/कोवि/३४४-१४४, दि.१०/११/२०१९.

महाराष्ट्र प्रादेशिक व महाराष्ट्र अर्थविभाग १९६६ चे कलम ४४ तसेच ग.अ. व न.१ अर्थविभाग १९६६ चे
कलम ४५ नुसार स.नं.५०/३/२.३/३. ५१/२.७.५१.६, ५३/१.४, ६४/६.४.३/२/२.५.७.१/२, ६५/५.१.७/१.४.२.३,
६६/१.२.३/१.१. मीने-बांदेवर प्लॉट १३९३५७.०० चौ.मी. क्षेत्राच्या भूखंडावर २०३७५०.८२ चौ.मी. नव्या क्षेत्राच्या भूखंडाचा
विकास करण्यासाठी पुढील प्रादेशिक महानगरपालिका अधिनियम १९६६चे कलम २५३ अन्वये बांधकाम कार्यासाठी केलेल्या
दिनांक: ०४/०६/२०१२ च्या अर्जास अनुसरून पुढील शर्तीस अधिपत घेऊन तुमच्या मालकीच्या जागेत किंवा शेजारे दुसऱ्या
खालिल्ल्या प्रमाणे घडवावी, टिकवणे, आणि बांधकामाची लागू झालेल्या इमारतीच्या बांधकामाबाबत, सुधारित बांधकाम प्रारंभ उपासने
देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठल्याही काढ निर्माण झाल्यावर त्यावर सर्वस्वी आपण जबाबदार
रहाल या अटीचा हे संपूर्णपणे देण्यात येत आहे.

इमारत क.मी.०१ ते क.मी.०५, क.मी.०६, क.मी.०७ - स्वीट + १५ मजले
इमारत क.मी.०५, क.मी.०६, क.मी.०७, क.मी.११ - स्वीट(१), क.मी.११) + १५ मजले
इमारत क.मी.१३, क.मी.१४, क.मी.१५ - स्वीट(१), क.मी.१५) + ७ मजले
इमारत क.मी.१६ ते क.मी.२२, क.मी.२३, क.मी.२४ - स्वीट + ७ मजले
इमारत क.मी.२५ ते क.मी.३० - स्वीट(१), क.मी.३०) + १६ मजले
इमारत क.मी.३१ ते क.मी.३४, क.मी.३५, क.मी.३६ - स्वीट + २८ मजले
इमारत क.मी.३७ - एक मजला + २ मजले + तिसरा मजला (गाडी)
इमारत क.मी.३८ - स्वीट(१), क.मी.३८) + ४ मजले
बांधकाम इमारत (सी) - एक मजला
कचरा हळस (सी) - स्वीट + २ मजले,
कचरा हळस (सी, डी) - एक मजला + १ मजला.

सहायक नं.पालक
नवि नवि कल्याण डोंबिवली महानगरपालिका

- १) हे बांधकाम प्रारंभ प्रमाणित दिल्याचे तारखेपासून एक वर्षांपर्यंत दीर्घ असेल. नंतर पुढील वर्षासाठी मंजूरीपत्राचे नुसतीकरण मुक्त संपण्यासाठी करावे आवश्यक आहे. नुसतीकरण करताना किंवा नवीन तरावरणी येवणाऱ्या स्थळेवरील अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुसरून छाननी करण्यात येईल.
- २) विकासात दिल्या (प्लॉट) केलेल्या पुढीलच्या आरण्यावर बांधकाम करताल.
- ३) बांधकाम याला कल्याणपूर्वी सात दिवस अखेर महानगरपालिका कार्यालयावर लेखी कळवण्यात यावे.
- ४) ही मालकी अखत्यारी मालकीच्या कल्याणतील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास इवक देत नाही.
- ५) इमारतीचे बांधकाम या क्षेत्राच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करावे.
- ६) अखेरचे व जोड्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे बांधकामाचे व क्षेत्राचे बांधकाम करणे-कारणे प्रमाणित महानगरपालिकेस सादर कराव्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन 'सोता पूर्णत्वाचा दाखला' देण्यात यावा व 'यानंतरच पुढील बांधकाम कराव्यात यावे.
- ७) एकर आभिन्यासत कोणत्याही प्रकारचा फेरफार पूर्वी पडल्याने घेतल्या शिवाय करू नये, तसे केलेल्याचे आढळून आल्यास सदरचे बांधकाम प्रारंभ प्रमाणित रद्द झाले असे समजाव्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुविधेवरील (स्ट्रक्चरल सेफ्टी) उपाययोजने सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विभागात यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या प्रत्येकाच्या संज्ञेमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये तसेच पूर्वद्वारे प्रदानित इमारती शिवाय कोणत्याही सोडण्याच्या जागेत कोणताही प्रकारचा बांधकाम करू नये व त्यामुळे कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) गादी जमीन कालावधीत अधिनियम १९७६ धर्तीत तहदी प्रमाणे जाग दफित होत असल्यास त्यामुळे बांधकाम करू नये असेल त्याबाबत आपलेवर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची उदाहरणार्थ संदर्भपूर्वी आपलेकडे राहिल बांधकाम प्रारंभ प्रमाणित नियोजित इमारतीच्या इमारतीत अस्तित्वात त्या स्थापत्ये कागद महानगरपालिकेकडे सोपवून घ्यावे व प्रमाणितप्रमाणे केले बांधकाम करू नये व त्यामुळे इमारतीच्या इमारतीच्या जागेच्या जागेची उदाहरणार्थ सर्वस्वी आपली राहिल.



क ल न - ४
दस्त क्र १७२६ १९८
८७/३३

- २२) जागेत जुने पाडेक असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करण्याची जबाबदारी नगरस्थानी राहिल व मालक पाडेकत यापुढे काही इतर असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- २३) सद्य जागेत विहीर असल्यास ती संकोचित विभागाच्या पत्रवानी शिवाय भुजळू नये.
- २४) सद्य जागेतून पाण्याचे वैयक्तिक निष्काट होत असल्यास तो जलनिःसारण विभाग, (क.डो.म.पा.)च्या पत्रवानीशिवाय वळळू अथवा बंद करू नये.
- २५) सद्य प्रकल्पाची चुकीची व अपुर्ण माहिती दिली असल्यास नगर बांधकाम प्रांथे प्रमाणपर रद्द समजण्यात येईल.
- २६) बांधकामाचे सुविध्या रस्त्यावर उक्तावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची पत्रवानी देणे आवश्यक राहिल व त्याकरिता निष्ठाप्रमाणे खणणीची रक्कम (दंड झाल्यास त्यासह रक्कम) परती लागेल तसेच निरुपयोगी सर्व्हिस महापालिकेक सांगितल्याप्रमाणे स्वच्छपाने सादर प्रकल्पे बंधनकारक राहिल.
- २७) प्रस्तुत भूखंडास विभागे पाणी नसल्यास महापालिकेकून उपरब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती नसल्यासिने क.डो.म.पा.च्या पाणी पुरवठा निष्ठाप्रकल्प दिलेल्या निर्देशानुसारसुध्दाचिने चककणे आवश्यक राहिल.
- २८) सद्य जागेत बांधकाम करणयाप्रमाणे पुर्वीचा पत्रवानी असेल तर ती या बांधकाम प्रारंभ प्रमाणपरामुळे रद्द झाला असे समजण्यात येते.
- २९) जागेचे व पाकसांज्या पाण्याचा निष्काट होणेकरिता महानगरपालिकेकून पाटवस जेडणेसाठी पत्रवानी स्वच्छपाने पाठवणे बांधकामाची पत्रवानी बांधकामासाठी नसावे कनेकनास निष्ठाप्रार माही त्याकरिता संकोचितपणे स्वच्छपाने बांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- ३०) नगरस्थान रस्त्यान्दीनियंत्रणाखाली दर्शकिलेले जागेचे जागेत असे, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच पत्रवानीत रस्त्या कनेकलाखातीर जागा लागल्यास ती क.डो.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- ३१) रस्त्याकून प्रस्तावित सर्व भूखंड रस्ते, सुलया जागा, रस्ती प्रस्तावित नगरस्थाने जागेवर आखाणी ता.नि.म.अ.उ.प्रांचे मार्फत कनेकन घ्यावी व त्यांचेकडील प्रस्तावित जागेची नकाशाची प्रत बांधकाम प्रारंभप्रमाणपर दिल्या तारखेपासून एक वर्षांचे आत सादर करावी.
- ३२) भूखंडातील विकास योजना तसे क.डो.म.पा.च्या सर्व बांधकाम विभागाच्या निर्देशप्रमाणे खटीकरण व सद्य विकसित करून क.डो.म.पा.कडेस विनामूल्य हस्तांतरित करावे.
- ३३) भूखंडातील जागेत पाच प्रकल्पे करून व बांधकामाचे बांधकाम करून निष्ठाप्रार कनेकनाचा व खेडीखतासह क.डो.म.पा.स विनामूल्य हस्तांतरित करावे.
- ३४) जलनिःसारण विभाग व जलनिःसारण विभाग, अग्निशामन विभाग, पाणी पुरवठा विभाग, उद्योग विभाग, क.डो.म.पा. यांचे कडील या-हस्तात दाखल बांधकाम नकाशासह सादर करावा.
- ३५) जागेच्या पाककी इच्छाबाबत जागी नगर असल्यास अथवा निर्माण झाल्यास त्याचे सर्व्हा निराकरण करणयाची जबाबदारी आपली राहिल.
- ३६) खेडीप्रमाणे सर्व या-हस्तात दाखल्यानुसार इमारतीचे नकाशात फेबदल करणे आपणांवर बंधनकारक राहिल.
- ३७) नकाशात दाखलिल्याप्रमाणे बांधकामाक पाकन सध्दागैराती/धोषियन जागोप करावा.
- ३८) भूखंडाचा पोटोच रस्त्या बांधकाम करणयात तयार केल्यासोपेक अथवा बांधकाम विभागपर माही.
- ३९) बांधकाम पूर्णत्वाचा दाखल फेबदलिल्यास इमारतीच्या तावर भूकू करणे येथेर माही. बांधकाम पूर्णत्वाचा दाखल्यासाठी, महापालिकेक व त्यापरतविश्रुतद यांच्या विशिष्ट मनुष्यातील प्रकल्पसह तिसर प्रस्ताव सादर करणयात पावा.
- ४०) अलीचा व सुलया कन-बांधकामे स्वतंत्र कनरकुंडयाची व्यवस्था करावी.
- ४१) कल्याण डोंबिवळील नखननपधिलकेच्या निर्देशानुसार इमारतीस तौरुजा उपकले बंधनणे आवश्यक आहे.
- ४२) तर सद्य जागेसिंजावता मा.कार्यवाही अतिपरस पाठोनुसध्दा विभागाकडून निर्देश देऊन त्याप्रमाणे अमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ४३) प्रत्यक्ष जागेवर इमारतीचे बांधकाम जाळू कारणेपूर्वी बांधकाम मनुष्यांच फलक लवणे आपणांवर बंधनकारक राहिल.
- ४४) पाणी पुरवठा उपकले करून कनेकनी जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार माही.
- ४५) बांधकाम पूर्णत्वाचा दाखल देणेपूर्वी 'उद्योग' विभागाकडील नदरपत्र दाखल सादर करणे आपणांवर बंधनकारक राहिल.
- ४६) स.नि.६६/२, ६७/३/१९, ६९/३, ६९/१९, ६ या भूखंडाक विनोती अवेस सद्य कनेकनास सद्य भूखंडावरील इमारत क.डो.म.पा. २ ते स.नि.६, डी.६ ते डी.९ या र्हा इमारतीचे बांधकाम प्रारंभ प्रमाणपर देण्यात येईल.

इतारा- पंजूर बांधकाम प्रस्तावाकतिरिक्त केलेल्या अनधिकृत फेबदलाबाबत आगम महाराष्ट्र प्रादेशिक व नगरस्थान अधिनियम १९६६ च्या तरुती नुसार दखलभाव भुज्यास पात्र राहिल.

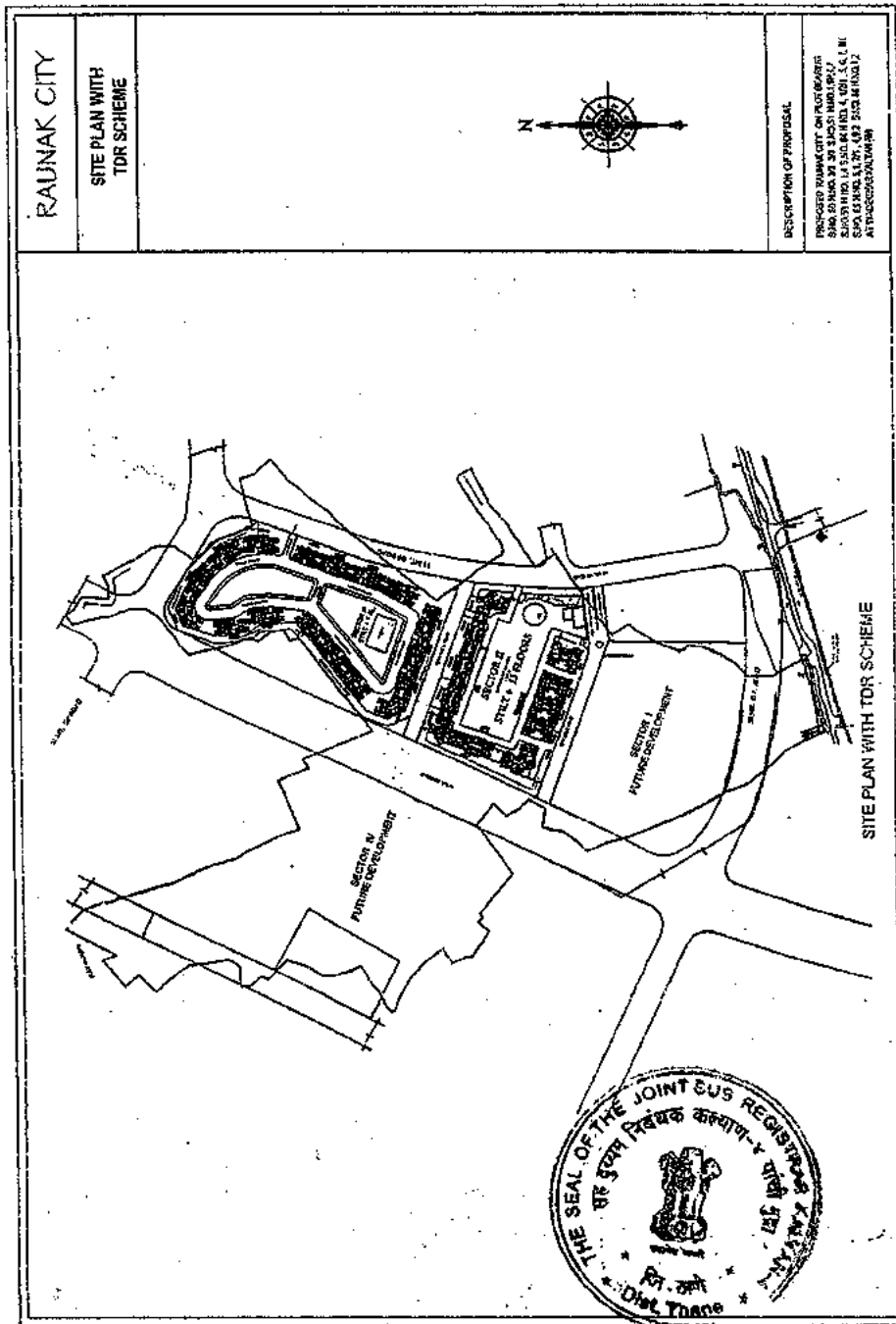
सहाय्यक संचालक नगरस्थान,
कल्याण डोंबिवळी महापालिका, कल्याण.

- १) उप आपुरत अनधिकृत बांधकाम विभाग, क.डो.म.पा.कल्याण.
- २) कनिष्ठांक व संचालक, क.डो.म.पा.कल्याण.
- ३) विदपुत्र विभाग, क.डो.म.पा.कल्याण.
- ४) पाणिपुरवठा विभाग, क.डो.म.पा.कल्याण.
- ५) शमान येथे अधिकारी र्हा शमान येथे, क.डो.म.पा.कल्याण.



कलन - ४
 ब्लक ३०२ए / १६
 ७१/९३९

ANNEXURE H



कलन - ४
दस्तक 362E / 19C
८५/९३३

ANNEXURE -I

STRUCTURAL CONSULTANT
CHARTERED ENGINEER
VALUER

R.C. TIPNIS
B.E. (CIVIL), M.L.E.

SAURAJ G. V. SCHEME-2, MURUND (B) 400 OR1. • TEL : 2163 4791 • 2163 4399
• CELL : 98200 56799 • E-MAIL : rcipnis2007@rediffmail.com, rcipnis@gmail.com

Ref: 1928/CV/51

TO WHOM SO EVER IT MAY CONCERN

- 1) Name of project: Raunak city
Bld type: B1, B2, B3, B4, B5, B6, B8, B9, B10, B11.
Bld type: C1, C6, C7, C8, C9, C10, C11, C12, C13,
C14, C15, C16, C17.
- 2) Name of Company: Raunak Corporation
- 3) Land Details: S.No.50/3/2, 3/3, 51/1, 5P, 6, 7, 53/1, 4, 64/1/1
1/2/1, 4, 5, 6, 7, 65/1, 2, 3, 4, 5, 7/1, 9, 66/1, 2, 3/1P
- 4) K.D.M.C approval: KDMC/NRV/BAP/KV/2013/14 dated
details 08/04/2013
- 5) Address: Village Wadeghar, Tal-Kalyan, Dist-Thane.

This is to confirm that structural design of above said building is done in accordance with IS1893, IS 4326, and 13920 to resist seismic forces.

Thanking You.

Yours Faithfully,

R.C. Tipnis.
Consulting Structural Engineer
Regn. No. STR/13



Tel. No. 2540 68 29

M/S. Mrs. Kulkarni
B. Co., U.E.
Advocate High Court

Office : A/504, Raunak Towers, B. P. D. Lane, at Colaba Road, Karpada, Thane (W) Pin-400 602.

To,
M/S. RAUNAK CORPORATION,

Dear Sirs,

1. At your request, I have investigated the title of

(A) Shri Narayan Gattu Ghode, Smt. Parvibai Balu Ghode alias Paravipai Datta Wagle, Smt. Dhanubai Renua alias Ramesh Mhatre, Shri Naradeo Krishna Ghode, Shri Tukaram Krishna Ghode, Smt. Sonubai Motiram Ghode, Shri Chintaman Motiram Ghode, Smt. Vandana Motiram Ghode, Shri Bhandu Krishna Ghode, Smt. Jambai alias Jambai Dinkar Bhandare, Smt. Taxbi Sabharwal Ghode, Shri Gadliye Sakharan Ghode, Smt. Shivani Shem Madhavi, Miss Jayantibai Sabharwal Ghode, Smt. Sevas Chintaman Patel (nee Miss Saras Sakheram Ghode), Miss Arka Sakharan Ghode, Miss Malika Sakharan Ghode, Smt. Champa Bai Ashok Dalvi alias Bhoir, Smt. Manubai Motiram Chaudhari, Smt. Shrimugdha Lahu Padi, Smt. Yamunabai Gangaram Chaudhari & others (hereinafter referred to as "the First Owners") in the property described at Sr. Nos. 3, 4, 5 & 6 in the Schedule hereunder written:

(B) Ramesh Chandra Kant alms Chander Madhavi, Smt. Usha Chandra Kant alms Chander Madhavi, Smt. Geetibai (wrongly written as Gopibai) Dinkar Bhoir, Miss Sevas Dinkar Bhoir, Smt. Gulisabai Deshmukh Bhoir, Miss Manisha Deshmukh Bhoir, Smt. Satish Deshmukh Bhoir, Miss Nayana Deshmukh Bhoir, Shri Deshmukh Dinkar Bhoir, Smt. Alka Pandurang Bhoir, Smt. Sapana Santosh Padi (nee Miss Pandurang Bhoir), Shri Sachin Pandurang Bhoir, Shri Samir Pandurang Bhoir & others (hereinafter referred to as "the Third Owners") to the property described at Sr. Nos. 7, 8, 9, 10, 16, 17, 18 & 19 in the Schedule hereunder written;

(C) Ramesh Chandra Kant alms Chander Madhavi, Smt. Usha Chandra Kant alms Chander Madhavi, Smt. Geetibai (wrongly written as Gopibai) Dinkar Bhoir, Miss Sevas Dinkar Bhoir, Smt. Gulisabai Deshmukh Bhoir, Miss Manisha Deshmukh Bhoir, Smt. Satish Deshmukh Bhoir, Miss Nayana Deshmukh Bhoir, Shri Deshmukh Dinkar Bhoir, Smt. Alka Pandurang Bhoir, Smt. Sapana Santosh Padi (nee Miss Pandurang Bhoir), Shri Sachin Pandurang Bhoir, Shri Samir Pandurang Bhoir & others (hereinafter referred to as "the Third Owners") to the property described at Sr. Nos. 2 & 11 in the Schedule hereunder written;



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ANNEXURE - J

(E) Shri Balu Babu Padi and others (hereinafter referred to as "the Fifth Owners") to the property described at Sr. No. 20 in the Schedule hereunder written;

(F) Smt. Manubai Kundalik Jadhav and others (hereinafter referred to as "the said Manubai & others and Shri Tulshiram Shankar Jadhav & others (hereinafter referred to as "the Sixth Owners") to the property described at Sr. Nos. 21 & 22 respectively in the Schedule hereunder written;

(G) Yourselves (hereinafter referred to as "the Seventh Owners") to the property described at Sr. Nos. 12, 13, 14 & 15 in the Schedule hereunder written;

II. I have caused searches to be taken at the office of the Sub-Registrar of Assurances at Kalyan & Dombivli for the last 30 years. I have perused the documents of title and Revenue Record. I have also issued Public Notice in respect of the property described in the Schedule hereunder written in Sakal Free Press Journal on 09/12/2010 & in Thanevibhoy on 10/12/2010 and invited objections and/or claims from the persons having and/or claiming any share, right, title and interest in the property described therein. In response to the said public notice, I have not received any legal claim or objection.

III. On perusal of the above, it appears that:

- 1) The First Owners are the owners of all that piece and parcel of land bearing Survey No. 51 Hise No. 1 abt measuring 10500 sq. mts. lying, being and situate at Village Wajlega, Taluka Kalyan, District Thane, hereinafter referred to as "the said first plot" and more particularly described at Sr. No. 1 in the Schedule hereunder written;
- 2) By and under Development Agreement dated 31/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 3372/1996, Shri Narayan Gattu Ghode & 15 others with the consent and knowledge of Smt. Rajubai Krishna Ghode & 8 others granted the development rights for and in respect of the said first plot to the Second Owners and in pursuance thereof necessary Supplementary Agreement dated 03/04/2002 executed between the said Narayan Gattu Ghode & 29 others and Shri Naradeo Krishna Ghode & 45 others and the Second Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 17827/2002. The Development Agreement dated 31/10/1996 r/w. Supplementary Agreement dated 03/04/2002 are hereinafter collectively referred to as "the said First Agreement. After execution of the said Supplementary Agreement Shri Sakharan Krishna Ghode died intestate on 09/01/2003 leaving behind him his widow Smt. Talbat, one son Qadlaya and six daughters Smt. Shevanti Shoun Madhavi, Miss Jayantibai, Smt. Saras Chintaman Padi (nee Miss Saras Sakheran Ghode), Miss Arka, Miss Malika & Smt. Champa Bai Ashok Dalvi alias Bhoir as his only legal heirs. The

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04/10/1996 r/w. Supplementary Agreement dated 03/06/2002 are hereinafter collectively referred to as "the said Third Agreement".

7) Sri Tulshiram Gangaram Bhoir and others (hereinafter referred to as "the said Tulshiram & others") were the owners of all that piece and parcel of land bearing Survey No.50 Hissa No.373 admeasuring 2800 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. No.5 in the Schedule hereunder written, hereinafter referred to as "the said fourth plot".

8) by and under Development Agreement dated 11/04/2002 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 1864/2002 (hereinafter referred to as "the Fourth Agreement"), the said Tulshiram & others granted the development rights in respect of the said fourth plot to the Second Owners as of for the consideration and upon the terms and conditions therein contained.

9) Smt. Barkhaji Gajanan Misare and others (hereinafter referred to as "the said Barkhaji & others") were the owners of all that piece and parcel of land bearing Survey No. 43 Hissa No. 1 admeasuring 13710 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. No.6 in the Schedule hereunder written, hereinafter referred to as "the said fifth plot".

10) by and under Development Agreement dated 15/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3173/1996, the said Barkhaji & others granted the development rights in respect of the said fifth plot to the Second Owners and in pursuance thereof necessary Supplementary Agreement dated 06/05/2002 executed between the said Barkhaji & others and the Second Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.2276/2002. The Development Agreement dated 15/10/1996 r/w. Supplementary Agreement dated 06/05/2002 are hereinafter collectively referred to as "the said Fifth Agreement".

11) in pursuance to the First to Fifth Agreements, the respective owners of the said first to fifth plot have granted Powers of Attorneys (hereinafter collectively referred to as the said first POA's) in favor of the Second Owners authorizing them to do all the acts, deeds and matters for effectual development of the above said first to fifth plots.

12) the said first plot, second plot, third plot, fourth plot and fifth plot are hereinafter collectively referred to as "the said first property".

13) by and under Development Agreement dated 26/07/2002 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3813/2002 (hereinafter referred to as "the said Sixth Agreement"), the Second Owners granted and assigned the development rights in respect of the said first property to the Tin

effects of death of Smt. Raghinbai Krishna Ghode and Smt. Vihabai Sitaram Ghode are yet to be given in 7/12 Extract of the said first plot.

3) the Third Owners are the owners of all that piece and parcel of land bearing Survey No.53 Hissa No.4 admeasuring 2330 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane, hereinafter referred to as "the said second plot" and more particularly described at Sr. No.2 in the Schedule hereunder written.

by and under Development Agreement dated 04/12/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1717/1996, Sri Dinkar Khatu Bhoir and 5 others granted development rights in respect of the said second plot to the Second Owners and in pursuance thereof necessary Supplementary Agreement dated 22/08/2002 executed between the Second Owners and the said Gopalji Dinkar Bhoir & 12 others which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4263/2002. The Development Agreement dated 04/12/1996 r/w. Supplementary Agreement dated 22/08/2002 are hereinafter collectively referred to as "the said Second Agreement". Prior to the execution of the Supplementary Agreement, Smt. Zubabai Kalu Bhoir died intestate on 02/07/1999 leaving behind her three sons Dinkar, Dreshmukh and Pandurang and grandson Vishwanath Chandrakant alias Chander Madhavji & granddaughter Miss Usha Chandrakant Madhavji (their of pre-deceased daughter Smt. Anantibai Chandrakant Madhavji) as her only legal heirs and after execution of the Supplementary Agreement the said Dinkar died intestate on 12/01/2003 leaving behind him his widow Smt. Gopibai and one daughter Miss Shalpa, the said Deshmukh died intestate on 06/11/2003 leaving behind him his widow Smt. Gulabai, two sons Shri Satish & Chetan and two daughters Miss Manisha and Miss Nayana and the said Pandurang also died intestate on 11/07/2004 leaving behind him his widow Smt. Alka, two sons Shri Stebin & Senir and one daughter Miss Suparna as his only legal heirs.

5) Smt. Motibai Pandit Kapse and others (hereinafter referred to as "the said Motibai & others") were the owners of all those pieces and parcels of land bearing Survey No.50 Hissa No.372 admeasuring 9990 sq. mtrs. & bearing Survey No.51 Hissa No.7 admeasuring 15700 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. Nos.3 & 4 in the Schedule hereunder written, hereinafter collectively referred to as "the said third plot".

6) by and under Development Agreement dated 04/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.5380/1996, the said Motibai & others granted the development rights in respect of the said third plot to the Second Owners and in pursuance thereof necessary Supplementary Agreement dated 03/04/2002 executed between the said Motibai & others and the Second Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1750/2002. The Development Agreement dated



Construction Company Private Limited, a Company limited by shares incorporated under the provisions of the Companies Act, 1956 having its registered office at "Anna House, 2nd floor, 111A, Nathalal Parakh Marg, Mumbai 400 039 (hereinafter referred to as "the said TIA") or for the consideration and upon the terms and condition contained therein.

14) In pursuance to the said Sixth Agreement, the Second Owners granted a Power of Attorney dated 03/07/2003 (hereinafter referred to as "the said first SPOA") in favour of the persons nominated by the said TIA to do all acts, deeds, matters & things in respect of the said first property. The said first SPOA is also registered at the office Sub-Registrar of Assurances at Kalyan under Serial No.502/2003.

15) Shri Narayan Balu Bhoir and others (hereinafter referred to as "the said Narayan & others") were the owners of all those pieces and parcels of land bearing Survey No.64 Hissa No.5 admeasuring 11,340 sq. mtrs. & Survey No.65 Hissa No.2 admeasuring 200 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. Nos.7 & 8 in the Schedule hereunder written, hereinafter referred to as "the said sixth plot";

16) by and under Development Agreement dated 18/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1036/1996, the said Narayan & others granted development rights in respect of the said sixth plot to the Fourth Owners and in pursuance thereof necessary Supplementary Agreement dated 22/04/2002 was executed between the said Narayan & others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.2025/2002. The Development Agreement dated 18/10/1996 r/w. Supplementary Agreement dated 22/04/2002 are hereinafter collectively referred to as "the said Seventh Agreement";

17) by and under Development Agreement dated 28/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1059/1997, the said Narayan & others granted the development rights in respect of the said seventh plot to the Fourth Owners and in pursuance thereof necessary Supplementary Agreement dated 10/05/2002 was executed between the said Sudam & others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.2393/2002. The Development Agreement dated 28/10/1996 r/w. Supplementary Agreement dated 10/05/2002 are hereinafter collectively referred to as "the said Eighth Agreement";

18) by and under Development Agreement dated 30/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3546/1996, the said Dharma & others granted development rights in respect of the said ninth plot to the Fourth Owners at or for the consideration and upon the terms and conditions therein mentioned. The Development Agreement dated 30/10/1996 is hereinafter referred to as "the said Tenth Agreement";

19) The Third Owners are the owners of all that piece and parcel of land bearing Survey No.64 Hissa No.1/1 admeasuring 8000 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane, hereinafter referred to as "the said eighth plot" and more particularly described at Sr. Nos.11 in the Schedule hereunder written;

20) by and under Development Agreement dated 14/11/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3515/1996, Shri Dinkar Kalu Bhoir and 5 others granted the development rights in respect of the said Eighth plot to the Fourth Owners and in pursuance thereof necessary Supplementary Agreement dated 08/05/2002 was executed between the said Gopalal Dinkar Bhoir & 12 others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.2329/2002. The Development Agreement dated 14/11/1996 r/w. Supplementary Agreement dated 08/05/2002 are hereinafter collectively referred to as "the said Ninth Agreement";

21) Shri Dharma Kanha Nijestkar and others (hereinafter referred to as "the said Dharma & others") were the owners of all those pieces and parcels of land bearing Survey No.64 Hissa No.4 admeasuring 6980 sq. mtrs., Survey No.64 Hissa No.6 admeasuring 1520 sq. mtrs., Survey No.65 Hissa No.1 admeasuring 100 sq. mtrs. & Survey No.65 Hissa No.4 admeasuring 400 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. Nos.12 to 15 in the Schedule hereunder written, hereinafter referred to as "the said ninth plot";

22) by and under Development Agreement dated 30/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3546/1996, the said Dharma & others granted development rights in respect of the said ninth plot to the Fourth Owners at or for the consideration and upon the terms and conditions therein mentioned. The Development Agreement dated 30/10/1996 is hereinafter referred to as "the said Tenth Agreement";

23) Shri Akash Vikhal Dalvi and others (hereinafter referred to as "the said Akash & others") were the owners of all that piece and parcel of land bearing Survey No.65 Hissa No.9 admeasuring 3390 sq. mtrs. lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane and more particularly described at Sr. No.16 in the Schedule hereunder written, hereinafter referred to as "the said tenth plot";

24) by and under Development Agreement dated 31/10/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.3361/1996, the said Akash & others granted the development rights in respect of the said tenth plot to the Fourth Owners and in pursuance thereof necessary Supplementary Agreement dated 05/07/2002 executed between the said Akash & others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan

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under Serial No.3317/2002. The Development Agreement dated 31/10/1996 *rw.* Supplementary Agreement dated 05/07/2002 are hereinafter collectively referred to as "the said Eleventh Agreement".

22) Sri Tukaram Nago Dagarikar and others (hereinafter referred to as "the said Tukaram & others") were the owners of all those pieces and parcels of land bearing Survey No.64 Hissa No.1/2/1, measuring 9140 sq. mtrs, Survey No.64 Hissa No.7 measuring 1210 sq. mtrs. & Survey No.55 Hissa No.5 measuring 910 sq. mtrs. lying, being and situate at Village Wodeghar, Taluka Kalyan, District Thane and more particularly described at Sr. Nos.17 to 19 in the Schedule hereunder written, hereinafter referred to as "the said eleventh plot".

by and under Development Agreement dated 04/11/1996 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1069/1997, the said Tukaram & others granted the development rights in respect of said eleventh plot to the Fourth Owners and in pursuance thereof necessary Supplementary Agreement dated 25/07/2003 was executed between the said Tukaram & others and the Fourth Owners which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4397/2003. The Development Agreement dated 04/11/1996 *rw.* Supplementary Agreement dated 25/07/2003 are hereinafter collectively referred to as "the said Twelfth Agreement".

23) The Owners of all that piece and parcel of land bearing Survey No.66 Hissa No.2 measuring 4309 sq. mtrs. lying, being and situate at Village Wodeghar, Taluka Kalyan, District Thane and more particularly described at Sr. No.20 in the Schedule hereunder written, hereinafter referred to as "the said twelfth plot".

28) by and under Development Agreement dated 29/08/2002 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.4461/2002, the Fifth Owners granted the development rights in respect of the said twelfth plot to the Fourth Owners at or for the consideration and upon the terms and conditions therein mentioned. The Development Agreement dated 29/08/2002 is hereinafter referred to as "the said Thirteenth Agreement".

29) in pursuance to the Sixth to Thirteenth Agreements, the respective owners of the said sixth to twelfth plots have granted Powers of Attorneys (hereinafter collectively referred to as the said second POA's) in favour of the Fourth Owners authorizing them to do all the acts, deeds and matters for effectual development of the above said sixth to twelfth plot.

30) the said sixth, seventh, eighth, ninth, tenth, eleventh & twelfth plot are hereinafter collectively referred to as "the said second property".

31) the Fourth Owners, by and under Development Agreement dated 26/07/2002, registered at the office of Sub-Registrar of Assurances at Kalyan under Serial

No.3812/2002 (hereinafter referred to as "the said Fourteenth Agreement"), granted and assigned the development rights in respect of the said second property to the said TIA at or for the consideration and upon the terms and condition contained therein.

32) in pursuance to the said Fourteenth Agreement, the Fourth Owners granted the Power of Attorney dated 03/07/2003 (hereinafter referred to as "the said second SPOA") in favour of the persons nominated by the said TIA to do all acts, deeds, matters & things in respect of the said second property. The said second SPOA is also registered at the office Sub-Registrar of Assurances at Kalyan under Serial No.51/2003.

33) by a Development Agreement dated 12/04/2006 (hereinafter referred to as "the Fifteenth Agreement") made between the said TIA (hereinafter referred to as the Vendor of the one part and M/s. M. Properties, partnership firm, having office at Mohan Heights, Opp. Golden Park, Marbad, Bhiswadi Road, Kalyan (hereinafter referred to as "the said firm") (hereinafter referred to as the Developers of the other part), the Vendors therein had agreed to grant to the Developers therein and the Developers therein had agreed to accept from the Vendors therein development rights in respect of the property in respect of the part of Phase I more particularly described in the Thirteenth Schedule thereunder written with right to continue FSI not exceeding 2.60,000 sq.ft. on the portion of Phase I being part of the said First & Second property at and for consideration and upon the terms and conditions therein contained. The said Fifteenth Agreement is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.2235/2006.

34) pursuant to the said Fifteenth Agreement, the said TIA had granted Power of Attorney dated 01/09/2006 in favour of the said firm (hereinafter referred to as "the said Third POA"), to do all acts, deeds, matters & things in respect of the property described in the Schedule hereunder written. The said Third POA dated 01/09/2006 is also registered at the office Sub-Registrar of Assurances at Kalyan under Serial No.150/2006;

35) the said firm through their Architects submitted the building plans in respect of the property described in the Thirteenth Schedule of the Fifteenth Agreement along with other properties in the Kalyan Dombivli Municipal Corporation (hereinafter referred to as "the Corporation") for approval and the same have been sanctioned by the Corporation vide V.P. No.236-189 dated 13/07/2006;

36) the said firm also obtained Non-Agricultural Permission dated 16/12/2006 from the Collector, Thane in respect of the property described in the Annexure "A" annexed thereto subject to the terms and conditions therein contained;

37) the said firm also obtained (i) Commitment Certificate dated 30/03/2007 from the Corporation, (ii) Order bearing Consim No.B.O/R.O.(R&P)/680 dated 26/10/2006 from the Maharashtra Pollution Control Board & (iii) Environmental



Clearance for construction from Government of India, Ministry of Environment and Forests (I.A. Division);

38) despite obtaining Commencement Certificate, the said firm could not commence the construction of work in accordance with the plans sanctioned by the Corporation and therefore, an account of various breaches committed by the said firm, the said TIA through their Advocate & Solicitors' letter dated 23/09/2008 inter-alia terminated the said Fifteenth Agreement as well as the license granted to the said firm, and have also taken over the possession from the said firm;

39) subsequent to the said termination of the said Fifteenth Agreement, the said firm approached the said TIA and regretted their default and consequential loss and inconvenience caused to the said TIA. The firm also represented that abandonment and subsequent termination was not willful but on account of circumstances beyond the control as there were certain differences and dispute amongst some of the partners which were referred to Arbitration. They further informed the said differences and disputes between the partners of the said firm were settled and award came to be passed on 10/04/2008. In the said Award all the partners of the said firm accepted the termination of the said Fifteenth Agreement and it was further provided that the parties to follow up with the said TIA and try for reimbursement of expenses incurred by the said firm;

40) the Second Owners, meanwhile obtained the following Conveyances viz.

(i) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.665/2010 from the said Moribai & others in respect of the said third plot at or for the consideration and upon the terms and conditions therein mentioned;

(ii) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.665/2010 from the said Moribai & others in respect of the said fourth plot at or for the consideration and upon the terms and conditions therein mentioned;

(iii) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.665/2010 from the said Moribai & others in respect of the said fifth plot at or for the consideration and upon the terms and conditions therein mentioned;

(iv) The effect of the said two Conveyances both dated 29/12/2009 has been nullified and accordingly the name of the Second Owners has been mutated in the said extract in respect of the said third and fourth plots as Owners thereof and effect of Conveyance dated 29/12/2009 is yet to be given in 712 Extract of the said fifth plot;

41) The Fourth Owners, meanwhile also obtained the following Conveyances viz.

(i) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.665/2010 from the said Moribai & others in respect of the said sixth plot at or for the consideration and upon the terms and conditions therein mentioned;

(ii) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.709/2010 from the said Sudam & others in respect of the said seventh plot at or for the consideration and upon the terms and conditions therein mentioned;

(iii) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.710/2010 from the said Tukaram & others in respect of the said eighth plot at or for the consideration and upon the terms and conditions therein mentioned;

(iv) Deed of Conveyance dated 29/12/2009, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr.No.667/2010 from the said Akash & others in respect of the said ninth plot at or for the consideration and upon the terms and conditions therein mentioned;

(v) The effect of the said three Conveyances all dated 29/12/2009 has been given and accordingly the name of the Fourth Owners has been mutated in the 712 extract in respect of seventh, eighth and ninth plots as Owners thereof and effect of one Conveyance dated 29/12/2009 is yet to be given in 712 Extract of the said sixth plot;

42) by an Agreement of Cancellation dated 08/04/2010 executed by and between the said firm and the said TIA, the parties thereto cancelled the said Fifteenth Agreement upon the terms and conditions therein contained. The said Agreement of Cancellation dated 08/04/2010 is registered with the Sub-Registrar of Assurances at Kalyan under Sr.No.325/2010;

43) the said TIA have through their architects submitted revised/amended plans of nine buildings to the Corporation for approval and the same have been sanctioned by the Corporation on 18/10/2010 and further out of the said nine buildings, the Commencement Certificate dated 18/10/2010 in respect of four buildings has been issued by the Corporation subject to the terms and conditions therein contained;

44) Smt. Manubai Kundalik Jadhav and others (hereinafter referred to as 'the said Manubai & others') are the owners of the property bearing Survey No.51 Hissa No.3(P) measuring 3300 sq. mtrs. situate, lying and being at village Wadeghar Taluka Kalyan, District Thane and Shri Tulshiram Shankar Jadhav and others (hereinafter referred to as 'the Sixth Owners') are the owners of the property bearing Survey No.51 Hissa No.6 measuring 9300 sq. mtrs. situate, lying and

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Schedule hereunder written along with other properties with a condition that in lieu of the said Deed, the said Manubai & others and the Sixth Owners shall grant and assign the development rights of the said Thirteenth plot and the said Fourteenth plot in favor of the Second Owners by adjusting the amount of consideration received by them from the Second Owners and upon the terms and conditions therein contained. The said Deed is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.6412/2006;

50) by a Development Agreement dated 26/10/2006 (hereinafter referred to as 'the said Seventeenth Agreement') executed by and between the Second Owners therein referred to as the Developers of the one part and the said Manubai & others and the Sixth Owners therein referred to as the Owners of the other part, the Owners therein granted to the Developers therein and the Developers therein acquired from the Owners therein the development rights for and in respect of the said thirteenth plot and the said fourteenth plot at or for the consideration and upon the terms and conditions therein contained. The said Seventeenth Agreement is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.6412/2006;

51) pursuant to the said Seventeenth Agreement, the said Manubai & others and the Sixth Owners executed Power of Attorney (hereinafter referred to as 'the said Fifth POA') in favour of the persons nominated by the Second Owners to enable them to do all acts, deeds, matters and things for and in respect of the said thirteenth plot and the said fourteenth plot respectively. The said Fifth POA is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.5652/2006;

52) by a Deed of Confirmation dated 22/05/2007, registered with the Office of Sub-Registrar of Assurances at Kalyan under Serial No.4103/2007 on 13/06/2007 (hereinafter referred to as 'the said DOC'), made and executed by and between the Second Owners therein referred to as Developers of the one part and Shri Dhruj Devanand Jadhav therein referred to as the Owner of the other part, the Owner therein confirmed and assured the said Seventeenth Agreement thereby confirming the development rights of the Second Owners in respect of the said thirteenth plot upon the terms and conditions therein contained.

53) in pursuance of the said DOC, the said Dhruj Devanand Jadhav also executed an even dated Power of Attorney, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.4103/2007 on 13/06/2007, in favour of the Second Owners in order to enable them to carry out all acts, deeds, matters and things in respect of the said thirteenth plot as mentioned therein.

54) by an Agreement of Assignment of Development Rights dated 06/12/2010 (hereinafter referred to as 'the said Eighteenth Agreement') executed by and between the said TIA therein referred to as the Assignors of the First Part, the Second Owners therein referred to as the Confirming Party of the Second Part and yourselves therein referred to as the Assignees of the Third Part, the Assignors

being at village Wadeghar Taluka Kalyan, District Thane and more particularly described at Sr. Nos.21 & 22 respectively in the Schedule hereunder written (hereinafter referred to as 'the said thirteenth plot' and 'the said fourteenth plot' respectively);

45) by a Development Agreement dated 26/11/1996 (hereinafter referred to as 'the said Sixteenth Agreement') executed by and between the Second Owners therein referred to as the Developers of the one part and the said Manubai & others and the Sixth Owners therein referred to as the Vendors of the other part, the Vendors therein granted to the Developers therein and the Developers therein acquired from the Vendors therein the development rights for and in respect of the plot more particularly described at Sr. No.22 in the Schedule hereunder written along with other properties at or for the consideration and upon the terms and conditions therein contained. The said Sixteenth Agreement is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.3608/1996;

pursuant to the said Sixteenth Agreement, the said Manubai & others and the Sixth Owners executed Power of Attorney (hereinafter referred to as 'the said Fourth POA') in favour of the persons nominated by the Second Owners to enable them to do all acts, deeds, matters and things for and in respect of the development of the plot more particularly described at Sr. No.22 in the Schedule hereunder written along with other properties as contained therein. The said Fourth POA is registered with the Sub-Registrar of Assurances at Kalyan under Sr. No.621/1996;

47) subsequent to the execution of the said Sixteenth Agreement, the parties therein were mutually agreed to cancel the said Sixteenth Agreement by entering into Deed of Cancellation and further decided not to act upon the said Sixteenth Agreement;

48) before execution of the said Deed of Cancellation of the said Sixteenth Agreement in respect of the plot described at Sr. No.22 in the Schedule hereunder written along with other properties, the Second Owners by and under the said Sixth Agreement granted and assigned the development rights in respect of the property more particularly described in the Schedules hereunder written to the said TIA upon the terms and condition contained therein. In the said Sixth Agreement, the Second Owners in clause no.3 on page no.14 had agreed to assign the development rights in respect of the said Thirteenth plot and the said Fourteenth plot to the said TIA as and when acquired from the said Manubai and others and the Sixth Owners;

49) by a Deed of Cancellation dated 26/10/2006 (hereinafter referred to as 'the said Deed') made between the said Manubai & others and the Sixth Owners therein referred to as the party of the first part and the Second Owners therein referred to as the Party of the second part, the parties thereto cancelled the said Sixteenth Agreement in respect of the plot more particularly described at Sr. No.22 in the



therein with the content and knowledge of the said Confirming Party therein, in their turn agreed to entrust the development rights for and in respect of the said first property together with the benefits accrued to them in respect thereof on "as is where is" basis in pursuance of the heretofore mentioned Agreements to the Assignees therein and the Assignees therein have agreed to acquire the same at and for the consideration and upon the terms and conditions therein contained. The said Eighteenth Agreement is registered with the office of Sub-Registrar of Assurances at Kalyan under Serial No.11892/2010;

55) pursuant to the said Eighteenth Agreement, the said TIA and the Second Owners have also executed two separate Power of Attorneys both dated 06/12/2010 (hereinafter collectively referred to as "the said Sixth POA") in favour of the persons nominated by you & the same are registered with the Sub-Registrar of Assurances at Kalyan under Sr. Nos.346 & 347 respectively;

56) by an Agreement of Assignment of Development Rights dated 06/12/2010 (hereinafter referred to as "the said Nineteenth Agreement") executed by and between the said TIA therein referred to as the Assignors of the First Part, the Fourth Owners therein referred to as the Confirming Party of the Second Part and yourselves therein referred to as the Assignees of the Third Part, the Assignors therein with the content and knowledge of the said Confirming Party therein, in their turn agreed to entrust the development rights for and in respect of the said second property together with the benefits accrued to them in respect thereof on "as is where is" basis in pursuance of the heretofore mentioned Agreements to the Assignees therein and the Assignees therein have agreed to acquire the same at and for the consideration and upon the terms and conditions therein contained. The said Nineteenth Agreement is registered with the office of Sub-Registrar of Assurances at Kalyan under Serial No.11891/2010;

57) pursuant to the said Nineteenth Agreement, the said TIA and the Fourth Owners have also executed two separate Power of Attorneys both dated 06/12/2010 (hereinafter collectively referred to as "the said Seventh POA") in favour of the persons nominated by you & the same are registered with the Sub-Registrar of Assurances at Kalyan under Sr. Nos.344 & 345 respectively;

58) by an Agreement of Assignment of Development Rights dated 06/12/2010 (hereinafter referred to as "the said Twentieth Agreement") executed by and between the said TIA therein referred to as the Assignors of the First Part, the Second Owners therein referred to as the Confirming Party of the Second Part and yourselves therein referred to as the Assignees of the Third Part, the Assignors therein with the content and knowledge of the said Confirming Party therein, in their turn agreed to entrust the development rights for and in respect of the said third property together with the benefits accrued to them in respect thereof on "as is where is" basis in pursuance of the heretofore mentioned Agreements to the Assignees therein and the Assignees therein have agreed to

acquire the same at and for the consideration and upon the terms and conditions therein contained. The said Twentieth Agreement is registered with the office of Sub-Registrar of Assurances at Kalyan under Serial No.11891/2010;

59) pursuant to the said Twentieth Agreement, the Second Owners have also executed Power of Attorney dated 06/12/2010 (hereinafter referred to as "the said Eighth POA") in favour of the persons nominated by you & the same is registered with the Sub-Registrar of Assurances at Kalyan under Sr. Nos.348;

60) you have also obtained Deed of Conveyance dated 24/12/2010, registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.12387/2010 from the said Sharma & others in respect of the said ninth plot and the effect of the said Deed of Conveyance dated 24/12/2010 has been given in 7/12 Extract of the said Ninth plot;

IV. As per the sanctioned Development Plan of the Corporation, the area measuring 3484.26 sq. mtrs. is reserved for primary school and 239.39 sq. mtrs. for higher secondary school, area measuring 2294.75 sq. mtrs. is reserved for play ground and area aggregately measuring 15665 sq. mtrs. is reserved for D. P. Road comprising of 45 M., 30 M., 24 M., 18 M. & 15 M. wide road (hereinafter referred to as "the said reserved portion") out of the said first & second property;

V. In pursuance of the above cited Agreements, Power of Attorneys, Substituted Power of Attorneys and orders, you are entitled to develop the said first, second and third property more particularly described in the Schedule hereunder written (hereinafter collectively referred to as "the said property") and have also sole and exclusive right to sell the flats and premises in the buildings to be/being constructed on the said property;

VI. You have availed of Credit facility i.e. Term Loan of Rs.15,00,00,00/- (Rupees Fifteen Crores Only) from NKGSB Co-operative Bank Ltd. (hereinafter referred to as "the said Bank") upon the terms and conditions contained in the Sanction Letter dated 01/01/2011 of the said Bank.

VII. In pursuance of the said Sanction Letter dated 01/01/2011, as a security for the repayment of the said amount along with interest and other monies that may become due and payable to the said Bank, the Builders being Borrower have executed an Indenture of Mortgage dated 06/01/2011 (hereinafter referred to as "the said Deed of Mortgage") in favour of the said Bank and have created mortgage in respect of the said property therein referred to as the mortgaged property upon the terms and conditions contained therein.

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 क्र. ३०२२/१८
 २३/१३१



In view of the above, in my opinion, subject to (a) the compliance of the terms & conditions contained in the above referred various orders and permissions, (b) giving effect of two conveyances and muting the names of the Second Owners & the Fourth Owners in 7/12-Extracts of the said fifth & sixth plots respectively as stated hereinabove, (c) the mortgage created in favour of the said bank and (d) what has been stated hereinabove, the title of (i) the First Owners to the property described at Sr. No.1 in the Schedule hereunder written, (ii) the Second Owners to the property described at Sr. Nos.2 to 6 in the Schedule hereunder written, (iii) the Third Owners to the property described at Sr. Nos.2 & 11 in the Schedule hereunder written, (iv) the Fourth Owners to the property described at Sr. No.7 to 10 & 16 to 19 in the Schedule hereunder written and (v) the Seventh Owners to the property described at Sr. Nos.12 to 15 in the Schedule hereunder written, marketable and free from encumbrances

THE SCHEDULE ABOVE REFERRED TO :

ALL RIGHTS RESERVED. pieces or parcels of land being immovable property situate, lying & situated in the Taluqa of Madeghar Taluqa Kalyan, District Thane, Registration District Thane & bearing the following description :

Survey No.	Hissa No.	Area (H.R.P)	Sq. Mtrs.
1	1	1-05-0	10500
2	4	0-23-3	2330
3	3/2	0-99-9	9990
4	7	1-57-0	15700
5	3/3	0-28-0	2800
6	1	1-37-1	13710
7	5	1-18-4	11840
8	2	0-02-0	200
9	Old Part 7/1	0-60-8	6080
10	New Part 2	0-91-0	9100
11	1/1	0-86-0*	8600
12	4	0-69-8	6980
13	6	0-15-2	1520
14	1	0-01-0	100
15	4	0-04-0	400
16	9	0-53-9	5390
(as per 7/12 extract)		0-53-6	5360
17	Old 1/2 New 1/1	0-91-4	9140

18	64	7	0-12-1	1210
19	65	5	0-09-1	910
20	66	Old Part 1	0-43-0	4300
21	31	5(Part)	0-35-0	3500
22	51	6	0-95-0	9500

Dated this 28th day of January, 2011.

Yours faithfully,

Vishwas M. Kulkarni
Advocate



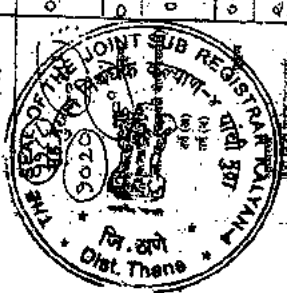
कलन - २
दस्तावेज क्र ३०२६/१९८
०७/१३९

भाँव नमुना सात (अधिकार अधिनियम 1922)

नाम नोडिधार

अधिका नमुन्याणा
मुम्बई शहर

स. नं. ()	पुस्तक क्रमांक:	पुस्तक संख्या	पुस्तक वर्ग	अधिकारकर्ता
	५०	३/२	N.A	
	शेती प्रकार:	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)
		१००५		
	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)
	०-६०५	०-६०५	०-१००-३	०-१००-३
	०-६०५	०-६०५	०-१००-३	०-१००-३
	०-६०५	०-६०५	०-१००-३	०-१००-३



१) श्री. विजय पी. मोदी
२) श्री. बाजम रम
नदिलकर मे रोजक
कोपिरियम तर्फे
भागीदार
१०२०

५३८ ९५० १००२ ९५२

भाँव नमुना बारा (दिलानी संद सं)

स. नं. ()	पुस्तक क्रमांक:	पुस्तक संख्या	पुस्तक वर्ग	अधिकारकर्ता
	५०	३/२	N.A	
	शेती प्रकार:	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)
		१००५		
	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)
	०-६०५	०-६०५	०-१००-३	०-१००-३
	०-६०५	०-६०५	०-१००-३	०-१००-३
	०-६०५	०-६०५	०-१००-३	०-१००-३

२०१७ २०१८

18 APR 2012

१८ APR 2012

भाँव नमुना सात (अधिकार अधिनियम 1922)

नाम नोडिधार

अधिका नमुन्याणा
मुम्बई शहर

स. नं. ()	पुस्तक क्रमांक:	पुस्तक संख्या	पुस्तक वर्ग	अधिकारकर्ता
	५०	U	N.A	
	शेती प्रकार:	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)
		१००५		
	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)
	०-३००-०	०-३००-०	०-३००-०	०-३००-०
	०-३००-०	०-३००-०	०-३००-०	०-३००-०
	०-३००-०	०-३००-०	०-३००-०	०-३००-०

१) श्री. विजय पी. मोदी
२) श्री. बाजम रम
नदिलकर मे रोजक
कोपिरियम तर्फे
भागीदार
१०२०

५३८ ९५० १००२ ९५२

भाँव नमुना बारा (दिलानी संद सं)

स. नं. ()	पुस्तक क्रमांक:	पुस्तक संख्या	पुस्तक वर्ग	अधिकारकर्ता
	५०	U	N.A	
	शेती प्रकार:	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)
		१००५		
	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)	शेती क्षेत्र (एकड़)
	०-३००-०	०-३००-०	०-३००-०	०-३००-०
	०-३००-०	०-३००-०	०-३००-०	०-३००-०
	०-३००-०	०-३००-०	०-३००-०	०-३००-०

18 APR 2012

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क ल न - ४
दस्त क्र. १८२८ १९८
९५/१३९

श्री. च. ()
 गांव नमुना सात (अधिकार अधिकार पत्रक)
 का नोटिस
 गांव कुर्याणा

पुस्तक क्रमांक	पुस्तक संख्या	पुस्तक का प्रकार	पुस्तक की तिथि	पुस्तक का स्थान	पुस्तक का मूल्य
२५	९	N.A	०-०५-०		१०००
पुस्तक का विवरण	मे. शैलक मुण्डेराम तर्फे आशुदास श्री. विजय मोदी श. राजन रान नरिदास आशुदास (२८२) १०७३				
पुस्तक का मूल्य	१०००				
पुस्तक का स्थान	राम				

गांव नमुना सात (पिढाई के तले)

पुस्तक का क्रमांक	पुस्तक संख्या	पुस्तक का प्रकार	पुस्तक की तिथि	पुस्तक का स्थान	पुस्तक का मूल्य
२५	९	N.A	०-०५-०		१०००

कलन - ४
 दस्त क्र. १७२६/१७
 १०७/१३१

१८ APR २०१२

श्री. च. ()
 गांव नमुना सात (अधिकार अधिकार पत्रक)
 का नोटिस
 गांव कुर्याणा

पुस्तक क्रमांक	पुस्तक संख्या	पुस्तक का प्रकार	पुस्तक की तिथि	पुस्तक का स्थान	पुस्तक का मूल्य
२५	९	N.A	०-१५-२		१०००
पुस्तक का विवरण	१) श्री. विजय मोदी २) श्री. राजन रान नरिदास आशुदास तर्फे आशुदास (२८२) १०७३				
पुस्तक का मूल्य	१०००				
पुस्तक का स्थान	राम				

गांव नमुना सात (पिढाई के तले)

पुस्तक का क्रमांक	पुस्तक संख्या	पुस्तक का प्रकार	पुस्तक की तिथि	पुस्तक का स्थान	पुस्तक का मूल्य
२५	९	N.A	०-१५-२		१०००



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कलन - ४
इसत क्र. ३७२६/१८
३०७/३३३

कल्याण डोंबिवली महानगरपालिका, कल्याण

नगररचना विभाग

भाग बांधकाम पूर्णत्वाचा दाखला

(इमारत क्र 'सी' २ ते 'सी' ५, 'बी' ८ व १० दुकानगाळे करिता)

जा.क्र.कडोंमपा/नरवि/सीसी/कवि/0CC/109/17

दिनांक :- 28/7/2017

प्रति,

मे. कावरा प्रॉपर्टीज व मे. टिया कन्स्ट्रक्शन कं. प्रा. लि.

द्वारा-श्री.आशुतोष जठार, ठाणे (वास्तुशिल्पकार)

स्वचरल इंजिनियर- श्री. आर. सी. टिपणीस.

वास्तुशिल्पकार श्री. आशुतोष जठार, ठाणे यांचे दि. १२/०७/२०१७ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं. ५०/३/२, ३/३, स.नं. ५१, हि.नं. १, ७, ५१, ६, स.नं. ५३, हि.नं. १, ४, स.नं. ६४, हि.नं. ४, ६, १/२/१, ५, ७, १/१, स.नं. ६५, हि.नं. ५, १, ७/१, ४, ९, २, ३, स.नं. ६६, हि.नं. २, १, ३/११, मौजे बाहेर येथे महापालिका यांचेकडील सुधारित बांधकाम परवानगी जा.क्र.कडोंमपा/नरवि/बांध/कवि/२०१३-१४/१०, दि.०८/०४/२०१३ अन्वये मंजूर केलेल्या नकाशे प्रमाणे रहिवास / वाणिज्य बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुस्तती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची बांध परवानगी देण्यात येत आहे.

अ.क्र	मजले	इमारत क्र. 'सी' २, 'सी' ४, 'सी' ५	इमारत क्र. सी ३	मल्टीपर्वज हॉल	एकनिव बांधीव क्षेत्र (चौ.मी.)
१	तळ मजला	स्टिक्ट + १ सोसा. ऑफिस (प्रत्येकी)	स्टिक्ट + १ सोसा. ऑफिस	१ हॉल	-
२	पहिला मजला	६ सदनिका (प्रत्येकी)	६ सदनिका	-	८०६.६५
३	दुसरा मजला	६ सदनिका (प्रत्येकी)	६ सदनिका	-	८०९.३५
४	तिसरा मजला	६ सदनिका (प्रत्येकी)	६ सदनिका	-	८०६.६५
५	चौथा मजला	६ सदनिका (प्रत्येकी)	६ सदनिका	-	८०९.३५
६	पाचवा मजला	५ सदनिका (प्रत्येकी)	५ सदनिका	-	६९७.१७
७	सहावा मजला	६ सदनिका (प्रत्येकी)	६ सदनिका	-	८०९.३५
८	सातवा मजला	६ सदनिका (प्रत्येकी)	६ सदनिका	-	८०६.६५
	एकूण	१२३ सदनिका + ३ सोसा. ऑफिस	४१ सदनिका + १ सोसा. ऑफिस	१ हॉल	५५४५.१७ चौ.मी.

अ.क्र	मजले	इमारत क्र. 'बी' ८	दुकानगाळे	एकनिव बांधीव क्षेत्र (चौ.मी.)
१	तळ मजला	स्टिक्ट + १ सोसा. ऑफिस	१२४ दुकाने	३३०.२२
२	पहिला ते चौथा मजला	६ सदनिका (प्रत्येकी)		८४०.८४
३	सहावा ते सातवा मजला	६ सदनिका (प्रत्येकी)		४२०.४२
४	नववा ते बारावा मजला	६ सदनिका (प्रत्येकी)		८४०.८४
५	चौदा ते पंधरावा मजला	६ सदनिका (प्रत्येकी)		४२०.४२
६	पाचवा + आठवा + तेरावा मजला	५ सदनिका (प्रत्येकी)		५३७.८०
	एकूण	८७ सदनिका + १ सोसा. ऑफिस	१०४ दुकाने	३३९०.५४ चौ.मी.

सहाय्यक संचालक, नगररचना

क.प.स.स.
दस्त क्र ७७२६/१९८
१०८/२३३

- २ -

अटी :-


- १) भविष्यात रस्ता हंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरित करावी लागेल.
- २) मंजूरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळून आल्यास पूर्व सूचना न देता तोडून टाकण्यात येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईल पर्यंत महापालिकेची राहणार नाही.
- ४) जा.क्र.कडोमपा/नरवि/बाप/कवि/२०१३-१४/१०, दि. २८/०४/२०१३ या बांधकाम परवानगी मधोल सर्व अटी आपणावर बंधनकारक राहतो.
- ५) जा.क्र. २२ 'खेळचे मैदान' या प्रस्तावाखालील २२५०.०० चौ.मी. क्षेत्र विकासात करून रीतसर क.डोम.पा. कडे हस्तांतरित केल्याशिवाय रुद्र क्षेत्राचे चढई क्षेत्र अनुज्ञेय होणार नाही.
- ६) मंजूर विकास योजनेतील स्ल्यांनी बांधित क्षेत्र कडोमपाचे नावे वर्ग करून अंतिम भोगवटा प्रमाणपत्र अदा करण्यापूर्वी त्याची नोंद केलेले ७/१२ उतारे सादर करणे आपणावर बंधनकारक राहील.

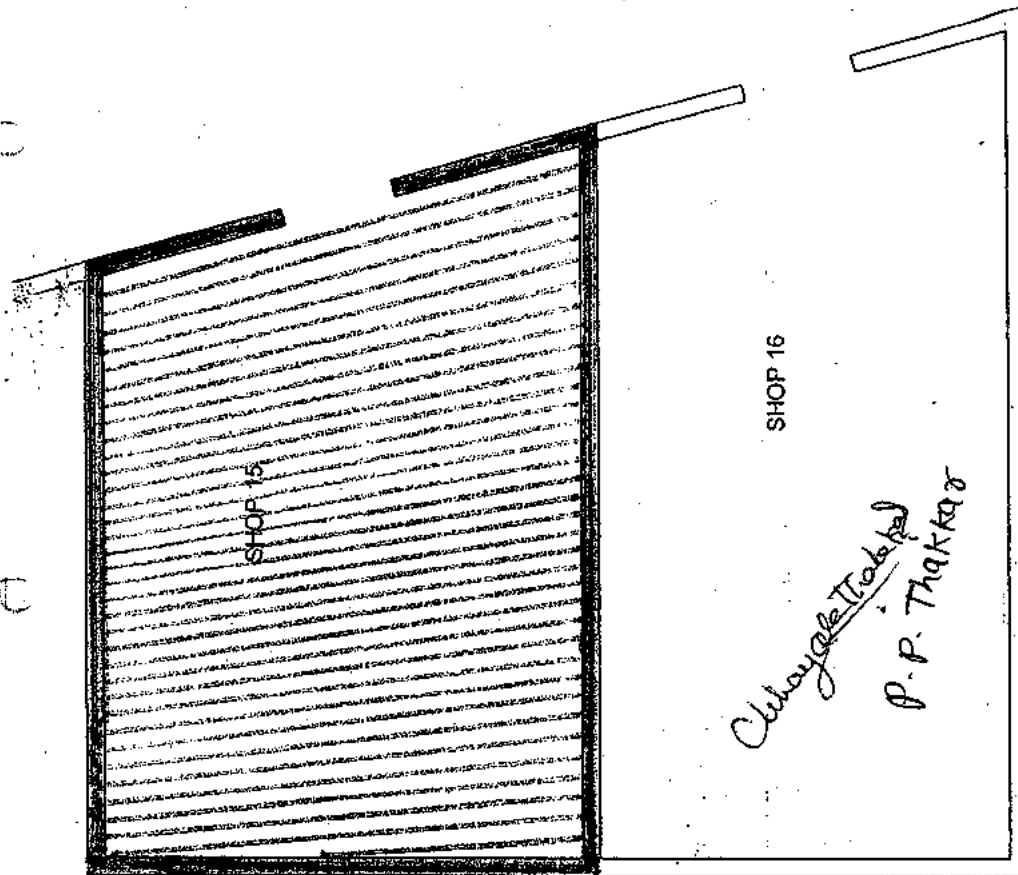
सहाय्यक संचालक, नगरचना
कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :-

- १) कार निवारक व संकलक, क.डोम.पा कल्याण
- २) प्रमाण क्षेत्र अधिकारी 'क' प्रभाग कार्यालय, क.डोम.पा कल्याण



RAUNAK CITY	SECTOR II, SHOP LAYOUT		<div style="border: 1px solid black; padding: 2px; display: inline-block;"> कलन - 8 वस्त क्र. 3022/10 909 939 </div>	
			BLDG. NO. B11	SHOP NO. 15
		FLOOR. NO. Ground floor		
		DEVELOPERS		
		MIS. RAUNAK CORPORATION		
		DESCRIPTION OF PROPOSAL		
<small>PROPOSED RAUNAK CITY ON PLOT BEARING S/O. 30 R/O. 22 30 SHOP LAYOUT S/O. 31 R/O. 14 S/O. 14 PARD. 4 101 3 6 7 11 S/O. 15 R/O. 11 11 11 432 S/O. 6 R/O. 12 AT RAUNAKCITY (GATE)</small>				



कलन - ४
दस्ता क्र. 3620 196
990/939



कलन - ४
क्र. ३०२२/१३०
१११/३३७

ANNEXURE 'M'

- A) Building : R. C. C. earthquake resistant framed structure with overhead and Suction Tanks. Paving all around the building as required.
- B) Flooring : Vitrified tiles in entire shop with 3" Skirting.
- C) Wiring : Concealed wiring ELCB/MCB board and minimum number of points fitted with good quality switches
- D) Shutters : GI Rolling Shutter for entrance.
- E) Walls : Neeru finished wall with Good quality Distemper

Job

P. P. Thakkar
Chhaya Thakkar



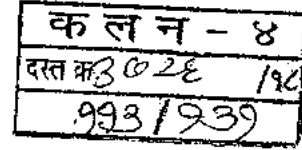
क ल न - ४
दस्ता क्र. ३७२६ फ.६
९९२/३३९





4/15/2018

Raunak Corporation
Laxmi Narayan Residency,
Unnathi Gardens III,
Opp. Ma Niketan, Pokhran Road No. 2,
Thane (W) 400610



Dear Sir/Madam,

Re: Consent for release of mortgage over Flat no. Shop 15 of Building no. B11 of the Project Raunak Sector- II, at Raunak City Road, Wadeghar Village, Next to Don Bosco school, Adharwadi, Kalyan (W)-421301 mortgaged to ICICI Bank Limited ("ICICI Bank") against the Facility amount provided by ICICI Bank, by way of an Indenture of Mortgage executed by the Borrower in favour of ICICI Bank.

You have informed ICICI Bank that you have agreed to sell the captioned unit (hereinafter the "said unit") to the person/s listed as below:

Name of the Purchaser	Bldg. No./Flat No	Area of the Flat (sq ft)	Project Name	Agreement Value
Mrs. Pooja P. Thakkar & Mrs. Chhaya K. Thakkar	B11/Shop 15	598	Raunak Sector- II	15362500

You have requested us to release our mortgage right on the said unit to enable sale of the said unit to the Purchaser/s.

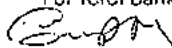
We state that consent is hereby accorded and the mortgage right over the said unit is hereby released, and that ICICI Bank shall have no claim, right title or interest in respect of the said unit whatsoever subject to the following conditions:

(i) This consent hereby granted is restricted to release of mortgage over the unit described above in order to enable sale of the said unit to the Purchaser/s. notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize Raunak Corporation to sell any other unit in the said project without applying to ICICI Bank for its consent.

(ii) The consent hereby granted is subject to the Purchaser/s depositing all the sale proceeds payable by him to Raunak Corporation as consideration for purchase of the said unit into the account no. 003505012475 opened by the Raunak Corporation with ICICI Bank. In case of default by the Purchaser in depositing the sale proceeds in the account, ICICI Bank shall not be bound by the consent given hereby and shall retain all rights and claims over the property mortgaged to ICICI Bank.

(iii) In the event the sale to the Purchaser/s is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.

Yours faithfully,
For ICICI Bank Limited

 For ICICI BANK LTD.

Utkarsh Gupta
Chief Manager

Authorized Signatory

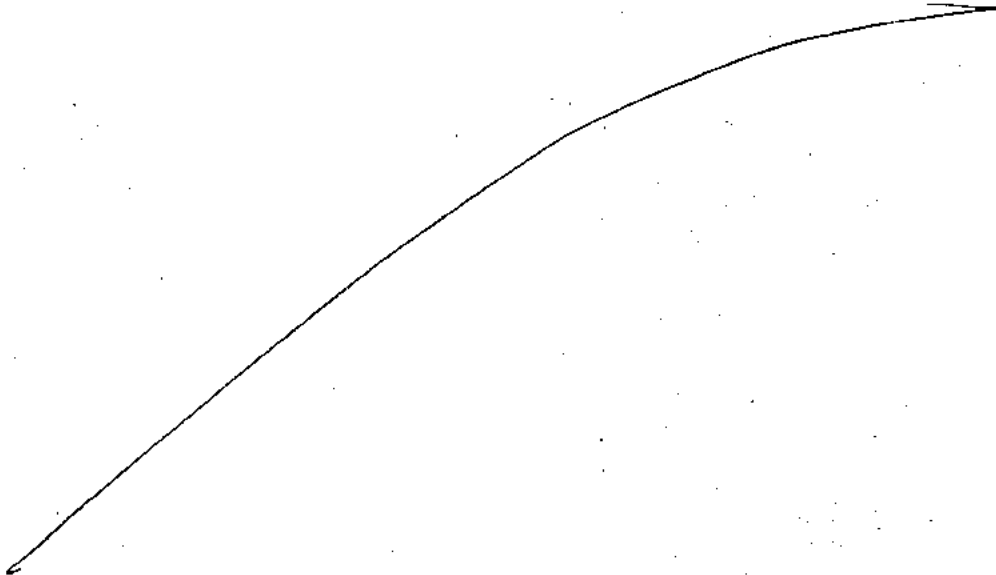
ICICI Bank Limited
ICICI Bank Towers
Bandra-Kurla Complex
Mumbai 400 051, India.

Tel.: (91-22) 2653 1414
Fax: (91-22) 2653 1122
Website www.icicibank.com
CIN.: L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower,
Near Chakli Circle,
Old Padra Road,
Vadodara 390 007, India.



क ल न - ४
दस्ता क्र ३८०२६ १७८
११४/१३९



कलन - ४
दस्ता क्र. ३०२६ / १९८
१९५ / १३३

(वि. वि. कट्ट्या क्र. १) (Fin. R. Form No. 1) सर्वसा. ११३ मं.
Gen 113 me.

मूल प्रत [अदस्तांतरणीय]
 ORIGINAL COPY [NON TRANSFERABLE]

शासनास कौशल्या प्रदानाची पावती
 RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place: दुधगाव-२ दिनांक/Date: १४/१२/९०

Received from: श्री. सुनील नमिरेव अमीचंद्र

रु./Rs. २५१/- (लघु/Rupess. पंचवीस हजार)

on account of: पंचवीस हजार

रोखपास वा लेखातून
 Cashier or Accountant.

सह. दुय्यम निदेशक, कायदा-२.
 (पदनाम/Designation)-२.



कलन - 8
 वस्तु क्र. 3022-196
 994/939

No. 21425

जानकारी का / Party Copy

दि नॉर्थ कानरा सी. एच. सी.
 को-ऑप. बैंक लि.

THE NORTH KANARA
 G.S.B. CO-OP. BANK LTD.
 (Registered Bank)

Govt. of Mah. General Stamp Office License No.
 D-537/M.C.B. 1002/15/12-5-1289 D. 22-07-05



आवक / आय	दिनांक	रु.	पैसे
STAMP DUTY	13/12/12	500	00
सेवा शुल्क			
सर्विस चार्ज			
(Incl. Tax)			
कुल		510	00

दस्तावेजों का / No. of Documents. 02

शब्दों में / Amount in words

शुद्ध रूप में / Amount in figures

पंजीकृत / Registered

पंजीकृत / Registered

पंजीकृत / Registered

पंजीकृत / Registered

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पंजीकृत / Registered

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We 1) Shri RAJAN NARAYAN BANDELKAR & 2) Shri VIJAY PITAMBER MODY, Indian Inhabitant, being partners of M/s. Raunak Corporation, having our office at Unnathi Gardens, Opp. Ma Niketan, Pokharan Road NO. 2, Majiwade, Thane (W) 400 610, SEND GREETINGS.

WHEREAS We being partners of the aforesaid firm M/s. Raunak Corporation having independently or jointly already executed agreements for sale in respect of flat / premises of Raunak City being constructed on the property described in the Schedule hereunder written and also we have independently execute agreements for sale, supplemental agreements, deed of cancellation



Authorized Signatory
 M/G/S/2 CO-OP BANK LTD
 The North Kanara G.S.B. Co-Op. Bank Ltd.
 Thane, Dist. Thane

Rs. 500/- (Rupees Five hundred only)

STAMP DUTY MAHARASHTRA
 000005001-285082
 12:12
 DEC 13 2010

क ल न - ४
सं. क्र. ३०२६ / १६
९९० / ९३९

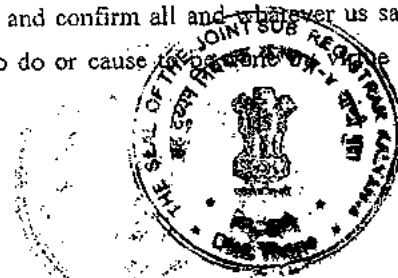
deed of confirmation, deed of rectification & other documents related thereto in future.

AND WHEREAS for the sake of convenience, I am granting present General Power of Attorney in favour of 1) Mr. Sharad R. Ghuge, 2) Mr. Sunil N. Karanjivkar for the purpose mentioned hereinbelow.

NOW KNOW ALL MEN BY THESE PRESENTS that we Shri Rajan N. Bandelkar & Shri. Vijay P. Mody, being partner of M/s. Raunak Corporation, do hereby nominate constitute and appoint 1) Mr. Sharad R. Ghuge, 2) Mr. Sunil N. Karanjivkar to be our true and lawful attorneys for the purpose hereinafter appearing and to do jointly or severally all and/or any of the following acts, deeds, matters and things that is to say :-

1. To appear for us and on our behalf before any Sub-Registrar of Assurances at Thane or any other officer of assurances in Thane, Mumbai or in India and to present and / or lodge for registration and to admit execution of any document or documents executed by us independently / jointly in respect of flat or premises of Unnathi Greens being constructed on the property described in the schedule hereunder written.
2. Generally to do all things necessary or expedient for registering the said agreements, documents and writings as fully & effectually as we could ourselves do.

AND WE DO HEREBY agree to ratify and confirm all and whatever us said attorneys shall lawfully do or purport to do or cause to be done by them of these presents.



क ल न - ४
दस्तावेज क्र ७२६ / १९८
१९८ / १३१

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces of parcels of land bearing Survey Nos. 50/3/2, 50/3/3, 51/1, 53/1, 53/4, 51/7, 51/5, 51/6, 64/1/1, 64/1/2/1, 64/4, 64/5, 64/6, 64/7, 65/1, 65/2, 65/3, 65/4, 65/5, 65/7/1, 65/9, 66/1 & 66/2 situate, lying and being at Village Wadeghar, Taluka & Dist. Kalyan, within the limits of the Municipal Corporation of the City of Kalyan, Registration District and Sub-District of Thane.

SIGNED, SEALED AND DELIVERED By

The withinnamed Executant

1) Shri. Rajan N. Bandelkar

Shri Vijay P. Mody

in the presence of

Digambar Dattaram Betkar



2.

SIGNED & ACCEPTED by the withinnamed

1. Mr. Sharad R. Ghuge

2. Mr. Sunil N. Karanjivkar

Handwritten signature of Rajan N. Bandelkar and a circular stamp of the Sub-Registrar, Kalyan, Thane, with a portrait of a man.

Handwritten signature of Sharad R. Ghuge and a circular stamp of the Sub-Registrar, Kalyan, Thane, with a portrait of a man.



कलन - ४
दस्त क्र. ३७२६/१५
१२०/३३५



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AKIL M BHRMAL
MOHAMMOALI BHRMAL
01/06/1958
Permanent Account Number
AHNPB8759R




Signature

भारत निर्वाचन आयोग
Election Commission of India

भारत सरकार
GOVT. OF INDIA

HTQ1661525



चयनकर्ता का नाम : विलेख वसंत गिरी
Elector's Name : Vilax Vasant Ghadi
पिता का नाम : वसंत गिरी
Father's Name : Vasant Ghadi

Sex : M

सं. क्र. : 1173066



कलन - ४
 दस्तक ३०२९ / १८
 १२१ / १३१

भारत सरकार
 GOVT. OF INDIA
 SHARAD RAMNATH GHUGE
 RAMNTH SAVLERAM GHUGE
 04410/1977
 Permanent Account Number
 AJVPG2630F
 S. S. Ghuge
 Signature



भारत सरकार
 GOVT. OF INDIA
 KARAYAN
 04410/1977
 Permanent Account Number
 AG0907287C
 Rs
 Signature

भारत सरकार / PERMANENT ACCOUNT NUMBER
 44410/1977
 श्री नाम
 VIJAY PITAMBERDAS MODY
 श्री का नाम / FATHER'S NAME
 PITAMBERDAS VALLABHDAS MODY
 जन्म तिथि / DATE OF BIRTH
 10-12-1949
 दिग्दर्शक / SIGNATURE
 श्री जयप्रकाश (मोदी)
 DIRECTOR OF INCOME TAX (SYSTEMS)

भारत सरकार
 GOVT. OF INDIA
 INCOME TAX DEPARTMENT
 RAJNAG CORPORATION
 दिग्दर्शक / SIGNATURE
 श्री जयप्रकाश (मोदी)
 DIRECTOR OF INCOME TAX (SYSTEMS)
 मि. जय
 Dist. Thane

क ल न -
दस्त क्र. 3028/32
922/339

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री/श्रीमती/स्त्री शारदा आर घुगे या
द्वारे घोषित करतो की, दुय्यम निबंधक, कर्मचार्य यांचे कार्यालयात
कर्मचारी या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला
आहे. श्री/श्रीमती/स्त्री विजय की घुगे व इतर यांनी
दिनांक 27/12/2010 रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे
मी, सादर दस्त नोंदणीसाठी सादर केला आहे / निष्पादीत करून कबूलीजमाब
दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार धा मी कुलमुखत्यारपत्र रद्द
केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीवैकी कोणीही
मयत झालेले नाही किंवा अन्य कोणत्याही कादणाद्वारे कुलमुखत्यारपत्र
रद्दधातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे
आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्केस
मी पात्र राहिन याची मला आणीत आहे.

ठिकाण :

दिनांक :

सही

S. R. Ghuge

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

मी सादर कुलमुखत्यार पत्राचे सत्यते विषयी संपूर्ण चौकशी केली आहे तसेच
वैधतेबाबत खात्री केली आहे.

परचेसर सही



क ल न - ४
दस्त क्र. 3629/96
923/933



प्रपत्र ब

स्वयं साक्षात्कनासाठी स्वयं घोषणापत्र



लिहून देणार मी/ आम्ही मे . रोनक कॉर्पोरेशन तर्फे भागिदार श्री. विजय पी. मोदी यांचे तर्फे कु.मु. म्हणून श्री. शरद आर. घुगे वय 3९ वर्षे, पॅन क्र. एएजेएफआर३९८९ई व्यवसाय : नोकरी, राहणार: लक्ष्मी नारायण रेसिडेंन्सी, उन्नथी गार्डन, पोखरण रोड नं.०२, ठाणे (प).

लिहून घेणार :

१) पुजा पी. ठक्कर - वय ३७ वर्षे आधार क्र. ४९ ००२४९०५९८८

२) छाया के ठक्कर - वय ४५ वर्षे आधार क्र. ९८३७९७७३३५२२

व्यवसाय : नोकरी

पत्ता: ७०७, के. ४, गोविंद नगरी, मधविर नगर जवळ, बायले नगर, छत्रपती, कल्याण (प). ४२३३०७

हया द्वारे असे घोषित करतो/ करते की, मी /आम्ही स्वयं साक्षात्कित केलेल्या प्रती या मुळ कागदपत्राच्याच सत्यप्रति आहेत. त्या खोट्या असल्यांचे आढळून आल्यास भारतीय दंडसंहिता आणि /किंवा संबंधित कायदानुसार माझ्यावर/ आमच्यावर खटला भरला जाईल व त्यानुसार मी / आम्ही शिक्षेस पात्र राहिन /राहू याची मला /आम्हाला पूर्ण जाणीव आहे.

ठिकाण : डोंबिवली

दिनांक :

लिहून घेणार

P. P. Thakkar
Chayal Thakkar

S. R. Ghuge
लिहून देणार

रोनक कॉर्पोरेशन तर्फे भागिदार श्री. विजय पी. मोदी यांचे तर्फे कु. मु. म्हणून श्री. शरद आर. घुगे



क ल न - ४
 दस्त क्र. 3628 / 40
 928/33

घोषणापत्र / शपथपत्र

मी / आम्ही खालील प्रती करणार ना. नोंदणी स्थानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे अंचल दि. २०.११.२०११ रोजीचे परिपत्रक वाचून असे पोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणूकीद्वारे अथवा दुवार किरी होत नाही. याच आम्ही अभिनेच्छ शोध घेतलेला आहे. दस्तावीत तिहून देणार / कुलमुखत्यारधारक हे खरे अचुन याची आम्ही स्वतः खात्री करून या दस्तावेजात दोन प्रतयक ओळखणारे इतर स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीत दस्तऐवज निमगादीत करताना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तावीत मिळकतीचे मालक / यारस हक्कदार / कर्षीदार हितसंबंधीत व्यक्ती यांची महत्तरे (Title) तरुच मिळकतीचे गातकने मेपून दिनेत्यर कुलमुखत्यारधारक (P.A. Holder) तिहून देणार हे हयस आहेत व उयत कुलमुखत्यारधारक अद्यतमही अस्तित्वात आहे व ते आजपयेतो रदद जातेले नाही याची मी / आम्ही खात्री देत आहेत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हदथ, कर्जे, बँक बोजे, विजसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केहेले व्यवहाराच्या अशीन राहून आम्ही आमचा आर्थिक व्यवहार पुणे कठन दस्तऐवज साक्षीदार समक्ष निमगादित केलेला आहे.

या दस्तावेजात नोंदणी प्रक्रीयेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयत / शासकीय कार्यालयाचा ननाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६९ चे नियम ४४ नुसार दावीत होत नाही याची मी / आम्ही खात्री देत आहेत.

नोंदणी नियम १९६९ चे नियम ४४ व वेदांहेही न्यायालयाने / उच्च न्यायालयाने दिनेत्यर निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांची महत्तरी व दस्तऐवजाचे वैधता ठपारणे हे नोंदणी अतिरिक्ती यांची जबाबदारी नाहे. याची आम्हान पुर्णपणे जाणोव आहे.

त्यावर मिळकतीविषयी सध्या होत असलेली फसवणूक / दनाबटीकरण / संगनमत व त्याअनुषंगाने पोतीत स्वरुनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारात कोयदयानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावारी / दुहेविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कोयदेशीर प्रश्न उदभवत्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादत व ओळख देणार जबाबदार राखणार आहेत. याची आमसत पुर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रीयेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे मुदर केलेले नाही. अर भविष्यात धन्यदयानुसार कोणतेही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ४ बर्चाच्या शिक्षेस आम्ही पात्र राखणार आहेत याची मला / आम्हाला पुर्णपणे जाणीत आहे त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहेत.

तिहून देणार
 S. R. Ghuge

तिहून देणार
 P. P. Thakkar
 Chhayal Thakkar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POOJA P THAKKAR

JAYDISH RATANSHI CHOTHANI

14/02/1980
Permanent Account Number
AGYPT8506A



Pooja
Signature

कलन - ४
दस्त क्र 3622 196
भारत सरकार
GOVERNMENT OF INDIA



श्राया के ठक्कर
Chhaya K. Thakkar

जन्म तारीख/ DOB: 17/05/1972

महिला / FEMALE

9834 6773 3522

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



पुजा पी ठक्कर
Pooja P Thakkar

जन्म तारीख/ DOB: 14/02/1980

महिला / FEMALE

4100 2410 5689

माझे आधार, माझी ओळख

P. P. Thakkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHHAYA K THAKKAR

PRAVIN HANSRAJ THAKKAR

17/05/1972
Permanent Account Number
AGYPT8483E

Chhaya
Signature



Chhaya K Thakkar



क ल न - ४
दस्त क. 3026/190
924/939



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SADHANA HERAMBHA DHAKATE
HERAMBHA VASUDEVJI DHAKATE
06/02/1982

Permanent Account Number
AUHPD3023F

Sadhana
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LANKESH RAMCHANDRA WAKODIKAR
RAMCHANDRA WAKODIKAR

21/12/1985

ABHPW8916H

Lankesh
Signature



कलन - 8
दत क्र. 3024/196
92/01 333



भारत सरकार
GOVERNMENT OF INDIA



लंकेश रामचंद्र वाकोदीकर
Lankesh Ramchandra Wakodikar
जन्म तारीख / DOB : 21/12/1985
पुंलिंगी / MALE

3008 4059 8380



सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



साधना हेरंब धकाते
Sadhana Heramb Dhakate

जन्म वर्ष / Year of Birth : 1992
स्त्री / Female

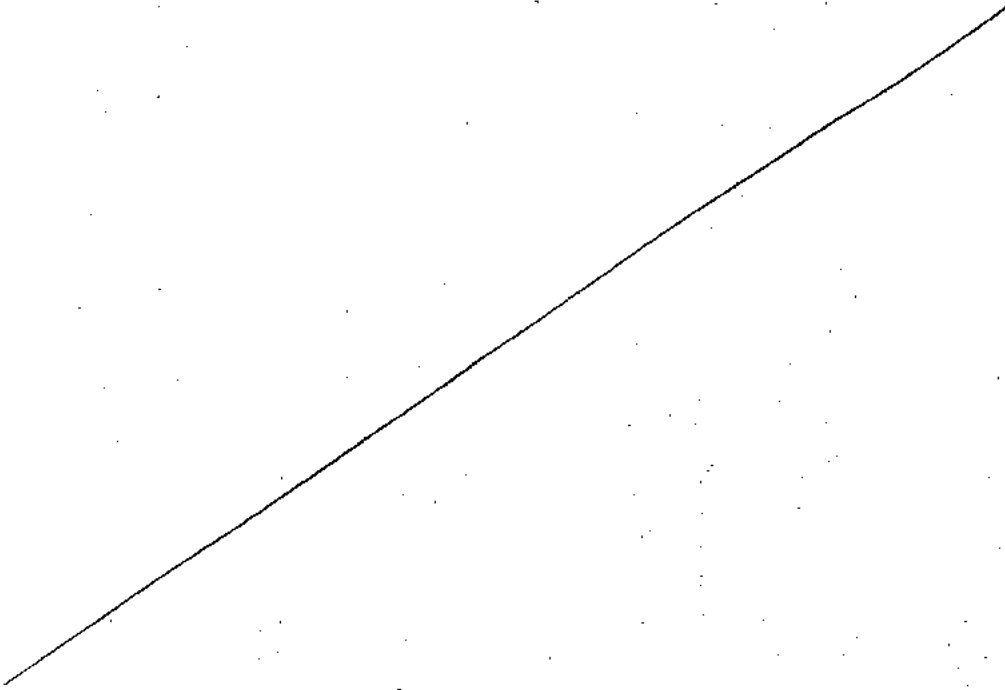
9904 7464 1213



सामान्य माणसाचा अधिकार



क ल न - ४
दस्ता क्र. ३७२६ / १८
१९८ / १३३



328/3726

बंकाबाद 17 एप्रिल 2018 8:17 म.पू.

दस्तावेजांचा भाग-1

कलम 4

328/3726

दस्तावेजांचा क्रमांक: 3726/2018

दस्तावेजांचा क्रमांक: कलम 4 3726/2018

मालकी मूल्य: ₹. 56,05,000.-

मोबदला: ₹. 1,53,62,500.-

मालकी मूल्यक मूल्य: ₹. 9,21,800.-

द. नि. म.स. इ. नि. कलम 4 चांचे कार्यालय

पावती: 4326

पावती दिनांक: 17/04/2018

म. क्र. 3726 व. दि. 17-04-2018

मादरकामाचा नाव: पूजा पी. उद्धर --

वेळी 8:04 म.पू. वा. दस्तऐवज

नोंदणी फी

₹. 30000.00

दस्तावेजांची फी

₹. 2620.00

पृष्ठांची संख्या: 131

P. P. Thakkar

दस्तावेजांचा सहायक नसरी:

एकूण: 32620.00

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्तावेजांचा प्रकार: कर्जागमनामा

नोंदणी शुल्क (एक) कोणत्याही घटानागणविक्रमा हद्दीत किंवा मालकी मालकी कोणत्याही बटक क्षेत्राच्या हद्दीत किंवा उप-खंड (टी) मध्ये मूळ व कोणत्याही कोणत्याही दस्तऐवजांचा

दिनांक क्र. 1 17 / 04 / 2018 08 : 04 : 35 AM ची वेळ (मादरकाम)

दिनांक क्र. 2 17 / 04 / 2018 08 : 08 : 26 AM ची वेळ (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम ११६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तावेजातील संपूर्ण मजदूर, निष्पादक व्यक्ती साक्षीदार व सक्षम एवढेच कामगदपत्रे दस्तावेजा सत्यता, वैधता कायदेशीर बाबीसाठी खात्रीस निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तावेजाचे राज्यपालन / केंद्रपालन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.



P. P. Thakkar

लिहून घेणार सही

Chhaya Thakkar

S. R. Ghur

लिहून घेणार सही

क ल न - ४
वस्तु क्र. ३०९६/१८
९३०/९९९



Summary-2(दस्त गोपवारा भाग - २)



17/04/2018 8 26:32 AM

दस्त गोपवारा भाग-2

कलन4 939/939
दस्त क्रमांक:3726/2018

दस्त क्रमांक: कलन4/3726/2018
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे रौनक कॉर्पोरेशन तर्फे भागीदार श्री विजय पी मोदी यांचे तर्फे कु. मु. म्हणून शरद आर पुणे - पत्ता: प्लॉट नं: 01, माळा नं: -, इमारतीचे नाव: योहन मिल कॉम्प्लेक्स, ब्लॉक नं: चौदहेंदर रोड, रोड नं: डाणे, महाराष्ट्र, ठाणे. पिन नंबर: AAJFR3989E	लिहून देणार वय :- 39 स्वाक्षरी:-	S.R. Ghose		
2	नाव: पूजा पी. ठक्कर - पत्ता: 701/ के -4, , गोकुळ नगरी, खडकपाडा, कल्याण, वी, RAJASTHAN, BHARATPUR, Non-Government. पिन नंबर: AGYPT8506A	लिहून देणार वय :- 37 स्वाक्षरी:-	P. P. Thakkar		
3	नाव: छाया के ठक्कर - पत्ता: प्लॉट नं: 701/ के -4, माळा नं: -, इमारतीचे नाव: गोकुळ नगरी, ब्लॉक नं: खडकपाडा, रोड नं: कल्याण, महाराष्ट्र, ठाणे. पिन नंबर: AGYPT8483E	लिहून देणार वय :- 45 स्वाक्षरी:-	Chaya K. Thakkar		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफा क्र.3 ची वेळ: 17 / 04 / 2018 08 : 15 : 06 AM

ओळख:-

खालील इसम अन्ने निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: साधना लंकेश बाकोडीकर - वय: 25 पत्ता: रूम नं 77, वैशाली नगर, हनुमान सोसायटी, नागपूर पिन कोड: 440001	स्वाक्षरी	Sadhana		
2	नाव: लंकेश आर बाकोडीकर - वय: 31 पत्ता: रूम नं 77, वैशाली नगर, हनुमान सोसायटी, नागपूर पिन कोड: 440001	स्वाक्षरी	Lankesh		

शिफा क्र.4 ची वेळ: 17 / 04 / 2018 08 : 15 : 39 AM

शिफा क्र.5 ची वेळ: 17 / 04 / 2018 08 : 16 : 02 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 4

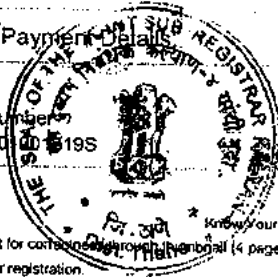
प्रमाणित करण्यात येते की सदर दस्त क्र. 3726 मध्ये 939 पाने आहेत. पुस्तक क्रमांक 9 तर नोंदला दि 9/04/2018

सह. दय्यम निबंधक कल्याण-४

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