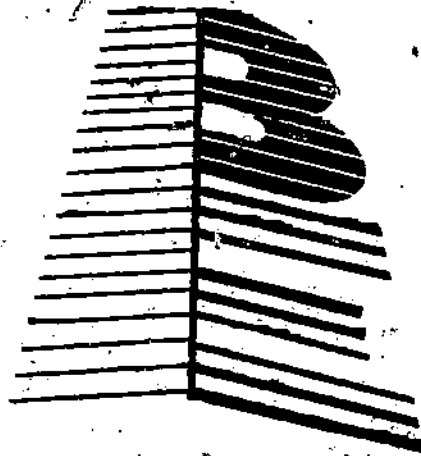


AGREEMENT FOR SALE

Name SHRIDHAR H. Katakdhond

BHAKTI RESIDENCY



FLAT NO. B/308 ON Third FLOOR IN Dev Angan BUILDING

BHAKTI ENTERPRISE

BUILDERS & DEVELOPERS

Office : Shop No. 1, Kedarnath Building, 60 Feet Road,
Bhayandar (W), Dist. Thane - 401101.
Tel.: 2819 1658

Site : Bhakti Residency

ICICI Bank

Customer Copy

Deposit Br. Date: 24/6/08

Pay to: ICICI Bank Ltd. A/C Stamp Duty

Franching Value	Rs.	84,600/-
Service Charges	Rs.	10/-
Total	Rs.	84,610/-

Name of Stamp duty paying party:

Shridhar H. Katakshond

RECEIVED WITH THANKS
RS. 84,610/- TOWARDS
PAYMENT OF STAMP DUTY

वर्क - 3
मूल्य 84,610/-
NO 183

DD / Cheque No.

Drawn on Bank

(For Bank Use only)



Tran ID

Franch

Office

71697

FRANKING DEPOSIT SLIP

ICICI BANK LTD.

Authorised Signatory
KAUSTUBH SANT

Rs. eight four thousand six hundred only
I.C.I.C.I Bank Ltd.,
Reis Magos Wings A & C R.C. Patel Road,
Off Chandavarkar Road,
Borivali (West), Mumbai-400 092.



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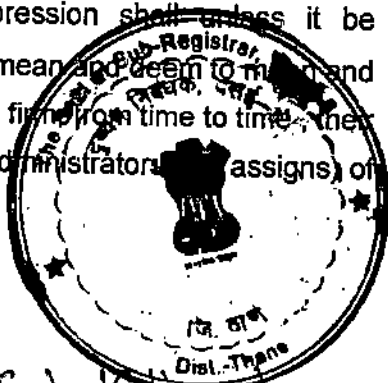
D-5/STP(V)/C.R.1011/11/05/312-315/2008

Rs. 0084600/- PB5299

AGREEMENT FOR SALE

INDIA STAMP DUTY MAHARASHTRA

THIS AGREEMENT made and entered into at Nallasopara, on this 24th day of June of the Christian Year Two Thousand Eight by and between **M/S. BHAKTI ENTERPRISES**, a partnership firm, constituted under the provisions of The Indian Partnership Act, 1932, having its address at Shop No.1, Kedamath Building, 60 Feet Road, Bhayander (W), District-Thane 401 101, hereinafter for the same of brevity referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context and meaning there of would mean and deem to mean and include the said firm, the Partners constituting the said firm from time to time, the survivor/s and their respective legal heirs executors, administrators and assigns) of **One Part**).



SHR/SMT./MESSERS/ Shridhar. H. Katakshond

Having his/ her/ their address at C/109, Vallbh, Appt Sri Prastha, Nallasopara (W)

herein after for the sake of brevity referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include his/her/their legal heirs, executors, administrators and assigns) of the **Other Parts**.



Wednesday, June 25, 2008
12:59:40 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 6938

गावाचे नाव निळेमोरे

दिनांक 25/06/2008

दस्तावेजाचा अनुक्रमांक

वसई 3 - 06925 - 2008

दस्ता वेजाचा प्रकार

करारनाम



सादर करणाराचे नाव: श्रीधर एच. कटकधोड

नोंदणी फी

17000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

860.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री (43)

एकूण रु.

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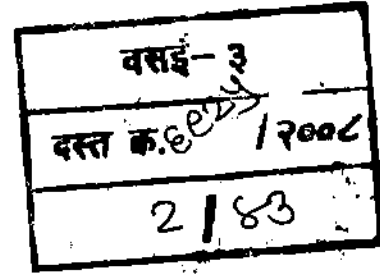
दुय्यम निबंधक
वसई 3

बाजार मुल्य: 927641 रु. मोबदला: 1700000 रु.

भरलेले मुद्रांक शुल्क: 84600 रु.

मूळदस्तावेज घेत दिला

दुय्यम निबंधक, वसई-३



WHEREAS:-

- A) The term Purchaser shall denote and canote both genders, masculine and feminine, as well as, singular number and plural numbers.
- b) Originally one Shri Pendharinath Rambhau Pendhari & others, were absolutely seized are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to all that pieces and parcels of lands or grounds bearing Old Survey No. 122/1, & 124, admeasuring 13510 sq.mtrs. or thereabout, situate, at being and lying at Revenue Villagae Nilemore, Taluka Vasai, District Thane, which is now falling within local limits of Nallasopara Municipal Council and which is more particularly described in the First Schedule written hereunder, hereinafter referred to as "The said Entire Land / Property.
- c) The Competent Authority and the District Collector Thane, by and vide its order bearing no. RCV/D-1AT-9/NAP/SR-305/88 dated 31/3/1990 has sanctioned layout of the said Entire Land, which consisted of several sub divided plots of diverse sizes.
- D) As per the said sanctioned layout, 6 (Six) nos. sub-divided plots are having details as under:-

SR No.	Sub-divided Plot No.	Area (Sq.Mtrs)
1.	1	1.159
2.	2	480
3.	3	1,081
4.	4	1,101
5.	5	1,128
6.	6	

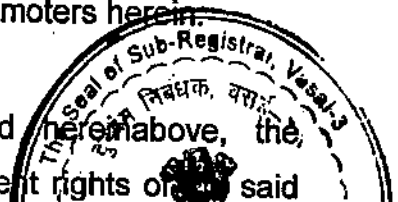
TOTAL AREA



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दस्त क्र. ७ / २००८
३ / ४३

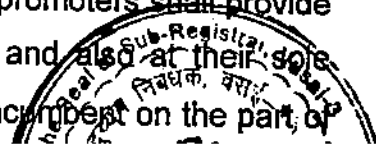
and which is more particularly described in the Second Schedule written hereunder, and the same are hereinafter collectively referred to as "The said Land / Plots/ Property".

- e) By and vide agreement dated 14th April 2004, the said Shri Pandharinath Rambhau Pendhari & others have agreed to sell, transfer, assign and convey said property, in favour of one Shri Viral Dinesh Vora, at and on the terms and conditions, and for considerations, which are more particularly described in the said agreement.
- f) However, on account of various reasons, the transactions, as contemplated by the said agreement dated 14th April 2004, could not be completed.
- e) By vide a tri-partite agreement dated 17th August 2004, said Shri Pendharinath Rambhau Pendhari & others, with the due consent and concurrence of the said Shri Viral Dinesh Vora, have appointed the Promoters herein, as the developers to carry out the development work of the said Land, at and on the terms and conditions and for considerations, which are more particularly described in the said agreement.
- h) In Pursuant to the execution of the said agreement dated 17th August 2004 the said Shri Pendharinath Rambhau Pendhari & others, have also made & executed a Power of Attorney, vide a separate writing, in favour of the nominees of the firm of promoters herein, inter-alia, conferring upon various rights, powers & privileges, which are more particularly described in the said writing and simultaneously on the execution of the said agreement dated 17th August, 2004, have also handed over the quiet, vacant, peaceful, actual and physical possession of the said Land, in favour of the Promoters herein.
- i) For the facts and circumstances mentioned hereinabove, the Promoters herein become entitled to development rights of said



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दस्ता क्र. ६७ / २००८
४ / ४३

- j) The local development authority, CIDCO has sanctioned the development plan of the Said Land, hereinafter referred to as "The Sanctioned Plan" which is as per the copy of the same, annexed hereto, which consists of various buildings. In Pursuant to the sanctioning of development plan of said land, CIDCO has also issued the Commencement Certificate, in respect of the development work to be carried out of the Said Land.
- k) The Promoters are contemplating to develop and / or promote an housing scheme, of the Said Land which is presently known as "BHAKTI RESIDENCY", hereinafter referred to "The Complex", and the same shall be developed in a phased manner i.e stage stage by stage.
- L) As per the sanctioned plan, there shall be various buildings to be constructed on the Said Land and all the buildings are hereinafter collectively referred to as "The Said Buildings."
- m) The promoters do hereby declare, record and confirm that all the aforesaid agreements and the respective power of attorneys thereto, are still valid, subsisting, and are in full force & effect and binding by and between the respective parties and there has not been breach or violation or non-compliance of any of the terms and conditions, stipulations, including payment of consideration.
- n) The promoters have specifically informed the Purchaser and the Purchaser do hereby confirm, admit and acknowledge that he is fully aware of the fact that as per the scheme of development of the said complex by the said Promoters, there shall be various common amenities to be provided in the Said Complex, by the Promoters and further confirms and acknowledges that such common amenities are Only proposed one and discretionary and the promoters shall provide the same, without any time limit or binding and also at their sole discretion and further that it shall be always incumbent on the part of



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annul all or any of the common amenities, without giving and / or assigning any reason or any intimation or information to Purchaser.

- o) The Purchaser further admits, confirms and acknowledges that he is also fully aware of the fact that on account of the fact of amalgamation of the abovesaid 6 nos plots as aforesaid, the buildings thereof, shall be constructed not exactly as per original locations of the respective properties.
- p) As per the terms and conditions of the said agreement dated 17th August 2004, and the power of attorney thereto, the Promoters herein are entitled to sell the premises of the said buildings in favour of prospective purchasers, on what is known as "OWNERSHIP BASIS" and enter into agreements with them and receive considerations, receivable thereon, directly.
- q) The Promoters have already commenced development and construction of the said Buildings, which are presently known as "Dev Angan" and forming part of the said complex, as per sanctioned plan.
- r) The copy of Title Certificate issued by the Promoters Advocates Shri P. Hari, Advocate, High Court, Mumbai is annexed hereto and marked as Annexure A, and the copy of the 7/12 extract pertaining to the Said Land is annexed hereto.
- s) The Promoters have appointed qualified Architects and Engineers M/s. Ajay Wade & Associates to supervise the construction work of the Said Buildings.
- t) Before signing of these presents, the purchaser has demanded from the Promoters and the Promoters have offered to the Purchaser for inspection, of the order pertaining to the layout of the said Entire Land, 7/12 Extract in respect of the Said Land and also approved plan designs and specification prepared by the Promoters Architect, as specified under the relevant provisions of the



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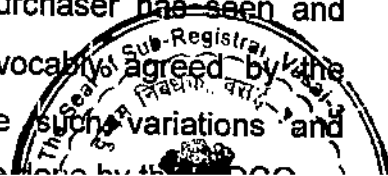
Flats (Regulation of the promotion of construction, Sale, Management and transfer) Act 1963 and the rules made thereunder.

- u) The agreements, power of attorneys, records including the Title Certificate, showing the nature of title of Said Land and also the Said Buildings and the also of Promoters to the development rights of the Said Land and the copies of the plans and specifications of the premises agreed to be purchased by the Purchaser and approved by the CIDCO and other Competent Authorities, have been inspected by the Purchaser to his fullest satisfaction.
- v) The Purchaser is desirous of purchasing, a Flat / Shop / Car Parking/ Open Space No. 308 on the Third floor, in B wing hereinafter referred to as "The Said Premises" in the building which is presently known as "Dev Angan" hereinafter referred to as "The Said Building", consisting of One Room/Two Room/Three Room and Kitchen, and forming part of the said Complex, to which, the Promoters have agreed to, on the terms and conditions, appearing hereinafter.
- w) Upon the payment of minimum required of amount of consideration, as per terms of the provisions of The Maharashtra Ownership Flats Act, the Promoters herein are required to execute agreement in favour of the Purchaser, as under :-

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

FOLLOWS :

1. The Promoters are constructing the Said Building known as "Dev Angan" on the said Land, in accordance with and as per plans and specification, which have been kept at the building site, for the inspection and the Purchaser has seen and approved the same and it is further Irrevocably agreed by the Purchaser that the Promoters may make such variations and modification therein as may be required to be made by the



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- 7 -

2. The Purchaser has prior to the execution of this agreement, satisfied himself about the title of the Said Land and the development rights of the Said Building and also of the Promoters to the same. The Purchaser shall not be entitled to further investigate the title of the Said Land & the development rights of the Said Building and also of the Promoters and no requisitions or objections of whatsoever nature shall be raised by Purchasers nor shall be entertained by the Promoters, on any matters relating thereto.

3. The Purchaser hereby agrees to acquire. Flat /Shop / Packing Space No. 308 on the Third floor, having a S. Builtup area of 67.81 sq. Feet & Builtup area _____ sq. Mtrs. (including area of balcony) in B wing of the said building i.e. the building which is presently known as "Dev Angan" consisting of One Room /Two Room/ Three Room & One Kitchen, as per the plans and specifications seen and approved by the Purchaser, for a lumpsum consideration of Rs. 17,00,000/- /- (Rupees Seventeen Lakh Only Only), which shall be paid by the Purchaser to the Promoters, in the manner mentioned herebelow :-

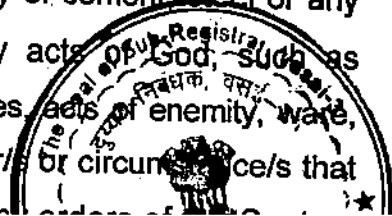
- Rs. 11,000 /- on or before execution of these presents as and by way of token / earnest money.
- Rs. 2,35,000/- on casting of 1st slab
- Rs. 2,35,000/- on casting of 2nd slab
- Rs. 2,35,000/- on casting of 3rd slab
- Rs. 2,35,000/- on casting of 4th slab
- Rs. 2,35,000/- on casting of 5th slab
- Rs. 2,35,000/- on completion of brickwork and plasterwork
- Rs. 2,35,000/- on completion of flooring, plumbing, electrical and main door work
- Rs. 44,000 /- The balance amount of the consideration, one week before the delivery of possession of the Said premises.

Rs. 17,00,000/- Total Rupees



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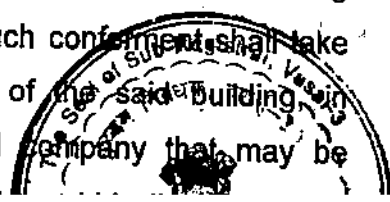
4. The Purchaser shall pay the aforesaid amounts on the respective due dates to the Promoters, without any delay or default, as the time in respect of each of such payments as provided hereinabove, is "AN ESSENCE OF THE CONTRACT" as contemplated by these presents and any delay in making payments, within period, as provided hereinabove, shall automatically make or render this agreement null and void and / or terminated and upon such termination, the Promoters shall refund whatever sums paid by the Purchaser under these presents, without interest after the Said Premises is re-sold in favour of any third party and after the Promoters, have then, received the entire amount of considerations out of such re-sale of the said premises. Subject to further, the Promoters shall be entitled to deduct there from an amount equal to 15% of the total consideration payable hereunder and such other amounts by way of loss, if any sustained by the promoters and whatever the outgoings, in respect of the said premises. The Promoters are not bound or liable to give any notice to the Purchaser, requiring such payments and failure thereof, shall not be pleaded, as an excuse for non payment of any amounts, as provided herein, by the Purchaser, on the respective due dates.
5. Subject to however, without prejudice to any of the right, privileges and covenants under these presents, the Promoters may in their sole discretion, accept the defaulted installments or amounts, along with interest at the rate of 21% p.a. from the due date of payment, till the actual date of payment.
6. The Promoters agree to handover the possession of the said Premises to the Purchaser by the end of the month of June 2008, provided on the same being ready for use and occupation and the Promoters have by then received the entire consideration of the said premises and other amounts, as provided herein and subject to however, the availability of cement steel or any other building materials and subject to any acts of God, such as earthquake, flood or any other natural calamities, acts of enemy, war, civil commotion or any other cause/s or factor/s or circumstance/s that are beyond the control of the Promoter or on

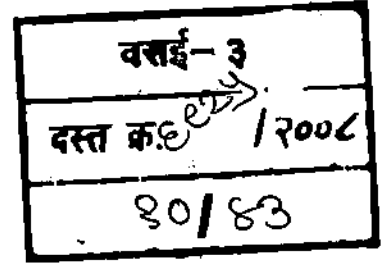


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दस्त क.६ १२००६
२१/४३

Govt., State. Govt, development authorities, local authorities or any other authorities or bodies and / or delay in issuing Completion Certificate and Occupation Certificate of the said building by the concerned authorities.

7. However, it is agreed by and between the parties that in case, for whatever reasons, the Promoters are not in a position to handover the possession of the Said Premises to the Purchaser within abovesaid period or the mutually extended period and in such event, the Purchaser shall be entitled to terminate this agreement and upon such termination, the Promoters shall refund to the Purchaser whatever sums paid by the Purchaser to the Promoters under these presents, along with interest at the rate of 9% p.a.
8. The Purchaser shall have no claim or rights save and except and only to the extent in respect of the said premises hereby agreed to be purchased, that is to say, all the open spaces, parking places, stilts, lobbies, staircases, lifts, terraces etc. and will remain the properties of the promoters, which shall be as per the terms of the said Agreement dated 17th August 2004, until such time, the said land and the said building and the whole building and the entire buildings of the said complex, as the case may be, is/are transferred and conveyed in favour of Co-op-Hsg. Society or the limited company to be formed of the purchasers of the premises of the said building or any apex society which shall be formed of the consisting of the nominees of the co. op. hsg. societies of the other buildings of the Said Complex, as provided hereunder :-
9. It is further expressly and specifically understood by and between the parties that nothing contained in these presents shall be construed as conferring in favour of the Purchaser any rights, title or interest in any manner, whatsoever, into or over the Said Land and the Said Building or any part thereof or of the said premises. Such conferment shall take place, only on the execution of conveyance of the said building in favour of the co. op. hsg. Society or limited company that may be formed of the purchasers of the premises.





manner, as provided.

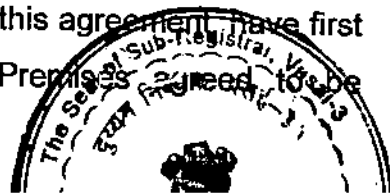
10. Upon the Purchaser taking possession of the Said premises, he shall not have any claim whatsoever nature against the promoters, as regards the nature of fixtures, fittings and any other amenities to be provided in the said premises House and also the Said Building and the Said Complex, which are set - out hereunder or the quality of the building materials used in the construction of the Said Premises and also the Said Building or the delay, in case any, in giving possession or otherwise howsoever.
11. It is clear understood and acknowledged by the Purchaser that the Promoters shall always have absolute rights, until the possession of the Said Premises and Said Building is conveyed to the purchasers of the premises officially, or to the co.op. hsg. Society or limited company, as the case may be, to make additions, or put up additional structures or storeyes as may be permitted by the local development authority, including the use of T.D.R. or Floating F.S.I, and other competent authorities and such additional structures and storeyes will be the sole property the Promoters, as the case, may be, who shall be entitled to dispose off, the same in any manner or any terms and conditions, as the Promoters may in their sole discretion deem fit and proper and the Purchaser do hereby irrevocably accord his consent to the same, provided the same does not in any way affect or prejudice the rights hereby agreed to be granted in favour of the Purchaser in respect of the Said Premises.
12. Subject to the rights of the Purchaser hereunder, the Promoters shall be at liberty to sell, assign or otherwise deal with, dispose off their rights, title and interest in the Said Building already constructed and hereinafter to be constructed thereon, either in full and / or part or portion thereof and raise or borrow moneys against the security of the Said Building, from time to time.
13. It is expressly agreed by and between the parties hereto that the area of still, if provided, and the terrace of the said Building shall always



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belong to the Promoters and they shall be entitled to deal with or dispose off the same in any manner as they deem fit and proper. In case, the promoters, are in position to obtain permission from the local development authority or from the concerned authority, for enclosing of the terrace or of the open space and in such event, the Promoters shall be entitled to dispose off such erected structure or the open space in favour of anyone and upon such assignment thereof, the Purchaser/s thereof, shall be entitled to use, occupy and deal with the same exclusively and the co.op hsg. Society or limited company which shall be formed of the purchasers of the premises of the said building shall admit such purchaser/s of the open or enclosed stilt / terrace space as member/s of the co.op. hsg. Soc. or limited company, as the case may be, without raising any objection of collecting any amounts save and except share money and admission fees.

14. Under no circumstances, the possession of the Said Premises shall be given by the Promoters to the Purchaser, unless and until all the payments required to be made under this agreement by the Purchaser has been made to the Promoters and all the obligations hereunder are complied with, by the Purchaser.
15. The Promoters shall be entitled to sell, the premises of the said building, for the purpose of using the same as quest house, dispensaries, nursing homes, maternity home, for residential or commercial user or any other use as may be permitted by the local authority in that behalf and the Purchaser individually or the co. op. hsg. Society or limited company that may formed, shall not raise any objection whatsoever nature in respect of the matters / issues in this regard.
16. The Promoters shall, in respect of any amount to be received from the Purchaser under the terms and conditions of this agreement, have first charge and paramount lien on*the Said Premises, which need to be acquired by the Purchaser.



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दस्ता क्र. १२०८
१२ / ८३

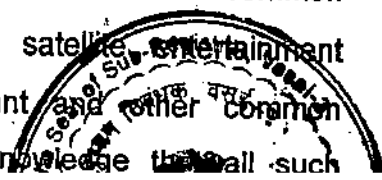
share towards the costs, expenses and outgoing in respect of the items specified in Clause No. _____ herein, and also proportion share in respect of maintenance, repairs and up-keep, of various common amenities and facilities whenever provided in the said Complex, as may be determined by the Promoters, as and when demanded by the Promoters.

18. So long as each of the premise in the Said Building shall not be separately assessed for municipal taxes and / or levies and water etc., the Purchaser shall pay to the Promoters proportionate share of such taxes levies or charges assessed on the whole building, on the basis of each of the premises in the Said Building, being equal value and area. For such payment of taxes, levies and charges the Purchaser shall deposit with Promoters as sum of Rs. _____/-

(Rupees _____ only) which carry no interest.

19. The Purchaser hereby agrees, undertakes and covenants that in the event of any amount by way of premium or security deposit being payable to the CIDCO, Municipal or any Govt. or any other authorities or bodies or betterment charges or any development tax or any other similar or like tax, levies or payments of similar nature, become/s payable in respect of the Said Premises and the Said Building, the same shall be re-imbursed by the Purchaser, as and when demanded, in proportion to the total area of the Said Building in relation to the Said Premises agreed to be purchased by the Purchaser and in determining such amounts, the decision of the Promoters shall be conclusive, final and binding upon the Purchaser.

20. It is expressly and specifically informed by the promoters to the Purchaser that as per the terms of development of the Said Complex, as envisaged by the Promoters, it is proposed that to have common access, road, passages, electric, telephone satellite entertainment cables, water lines, sewerage treatment plant and other common amenities and the Purchaser do hereby acknowledge that all such



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दस्त क्र. १३/४३
१३/४३

Promoters at their own sole discretion and further that it shall be incumbent on the part of the Promoters to vary or amend or cancel or substitute such amenities and common facilities entirely or in part, in their sole discretion. Accordingly any expenses, charges, costs, incurred in this regard and whatever the expenses in connection with the maintenance, repair or upkeep of the same, in case and whenever provided, shall be borne and paid by the Purchaser or the co. op. hsg. society or limited company, as the case may be in equal proportion. It shall be incumbent for the promoters to form apex co.op. society of the societies of the all the buildings of the Said Complex, if permitted or else, an Executive Committee of consisting of two members each from each building of the Said Complex, as may be permitted or deemed to be feasible and practicable in this regard, and whatever the decisions so taken by the Promoters, Apex Society or the Executive Committee shall be binding on the Purchaser himself and the co. op. hsg. Society or limited company as the case may be, to be formed of the purchaser of the premises of the Said Building.

21. Any delay or indulgence by the Promoters, in enforcing any of the terms of this agreement or any forbearance or giving time to the Purchaser for making payments, as provided hereunder, shall not be constructed or deemed as a waiver on the part of the Promoters of any of the breache/s or non compliance of any of the terms and conditions of this agreement by the Purchaser, nor shall the same, in any manner, prejudice any of the rights, and/or remedies of the promoters under this Agreement
22. The Promoters shall be entitled to alter, vary or modify the terms and conditions of this agreement, pertaining to the unsold premises in the said Building of which the Said Premises forms part and the Purchaser shall have no right whatsoever to require the enforcement thereof or any of them, any time. The Purchaser herein acknowledges such rights of the Promoters in this regard. calamities.

23. The Purchaser, if he deems fit and proper my insure and keep insured



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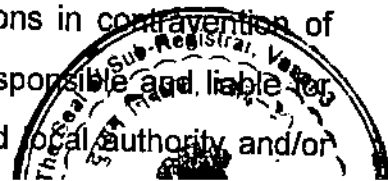
calamities.

24. The Purchaser himself with intention to bind all persons into whosoever hands the Said Premises may come, doth hereby covenants with the Promoters as follows : -

(a) To maintain the Said Premises at the Purchaser's own costs, in good tenantable repair and condition from the date of possession of the Said Premises is taken and shall not do, suffer to be done, anything in or to the Said Building and the staircases or and passages, which may be against the rules, regulations or bye-laws of the concerned local, or any other authority or change, alter or make additions in or to the Said Building or in the Said Premises itself or any part thereof.

(b) Not to store in the Said Premises, any goods of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or staircase of the Said Building or storing of such goods are objected to by the concerned local or any other authority and shall not carry or cause to be carried, heavy packages in the staircase, common passages or, any other structures of the Said Building, including entrances of the Said Building and in case, any damage is caused to the Said Building, on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for and make the good the loss of all such damages.

(c) To carry at his own costs, all internal repairs, to the Said Premises in the same condition, state and order in which they were delivered by the Promoters to the Purchaser and shall not do or suffer to be done, anything in / or to the Said Building or in the Said Premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or any public authority. And in the event of the Purchaser committing any acts, omissions in contravention of the above provision, the Purchaser shall be responsible and liable for all the consequences thereof, to the concerned local authority and/or



वसई-३
दस्त क्र. ६८७/२००८
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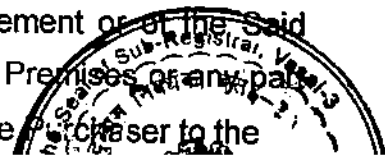
(d) Not to demolish or cause to be demolished, the Said Premises or any part thereof, nor, at any time make or cause to be made, any addition or alteration in the elevation or outside the premises and shall keep the portion, sewers, drains, pipes in the Said Premises and appurtenances thereto, in good tenantable repair and condition, and in particular, so as to support, shelter and protect and other parts of the Said Building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. parts or other structural items in the alterations being carried out by the Purchaser in the Said Premises, (whether such alterations are permitted by the concerned authorities or not), there shall be any damage to the adjoining premises or to the premises situated below or above the Said Premises (inclusive of leakage of water and damages to the drains) the Purchaser shall at his own costs and expenses repair such damages including recurrences of such damages.

(e) Not to throw dirty rubbish, rags, garbage or other refuses or permit the same to be thrown from Said Premises, in the compound or the Said Land or any portion of the Said Building and the Said Complex.

(f) Pay to the Promoters within seven days of demand by the Promoters, his share of security deposit as demanded by the concerned local authority or Govt. for giving water, electricity or any other service connections to the Said Building.

(g) To bear and pay, any increase in local taxes, water charges, ground rent, insurance and/or such other levies, taxes if any, which are imposed by the concerned local authority and / or Govt. and / or other public authority on account of the change of user of the Said Premises by the Purchaser.

(h) The Purchaser shall not let, sub-let, transfer, assign or part with, the Purchaser's interest or benefits of this agreement or of the Said Premises or part with the possession of the Said Premises or any part or portion thereof, until, all the dues payable by the Purchaser to the



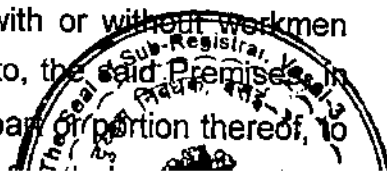
वसई-३
दस्त क्र. ६१५ / २००८
३६ / ४३

Promoters under these presents, are fully paid and only if the Purchaser has not committed any breach of or non-observance of any of the terms and conditions or obligations / covenants of these presents and until the Purchaser has obtained permission from the Promoters in writing for the above purposes. However, such transfer shall be in favour of only the transferees as may be approved by the Promoters.

(i) The Purchaser shall observe and perform all the rules and regulations which co.op. hsg. soc. or the limited company, or the apex society or the executive committee, that may be formed in the manner, as provided hereunder, may adopt since its inception & the additions, alterations, or amendments thereof may be made from time to time for the protection and maintenance of the Said Building and the premises therein and also other buildings of the said Complex and the premises thereof, for the observance and performance of the Building Rules, Regulations and Bye-Laws for the time being in force, of the concerned local authority and of the Govt. and other public bodies.

(j) The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Promoters or the co. op. hsg. Soc. or the limited company or the apex society or the executive committee that may be formed, in the manner, as provided hereunder, regarding the occupation and the use of the Said Premises in the Said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of these presents.

(k) Till deed of conveyance of the Said Building, is executed in the manner as provided hereunder or till the possession of the Said Building is handed over to the co. op. hsg. Soc. or the limited Company, as the case may be, the Purchaser shall permit the Promoters and their surveyor/s and agents with or without workmen and others at all reasonable times to enter into, the said Premises, in the Said Building and in the said land or any part or portion thereof, to view and examine state and condition of the



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दस्ता क.३/१२००८
२७/८३

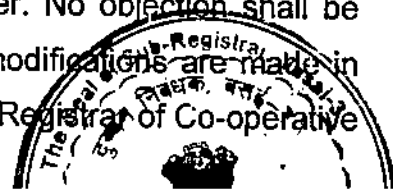
and perform all the terms & conditions and covenants to be observed and performed by the Purchaser, as set out, in these presents.

(I) The Promoters shall not be responsible, in any manner, whatsoever, for the misuse, theft or unauthorized use of the water supply and or electricity supply to the Said Building and also to the Said Premises and / or any damages caused to the water supply and electricity supply installations or meters etc. and any fine, dues, penalty or damages imposed by the concerned authorities shall be borne and paid by the Purchaser himself and also the purchasers of the other premises of the Said Building alone.

25. Letters, receipts and / or notices issued by the Promoters dispatched Under Certificate of posting to the address known to them of the Purchaser will be sufficient proof of receipt of the same by the Purchaser and shall completely and effectively discharge the Promoters their duty, obligation in this regard.

26. The Purchaser hereby agrees to pay to the Promoters a sum of Rs. _____/- (Rupees _____

_____ only) for the necessary membership fees and the subscription towards the share capital and the professional fees and out of pocket expenses thereon and further undertakes to be a member of the co. op. hsg. Soc. or the limited company or apex co. op. Soc. to be formed in the manner hereinafter appearing and also from time to time to sign and execute, the applications for registration and other papers and documents, so necessary for the formation and registration of the co. op. hsg. Soc. or the limited company or apex society including the bye- laws of the proposed co. op. society or the limited company duly filled, signed and return the same within ten days of the same being forwarded by the Promoters to the Purchaser. No objection shall be raised by the Purchaser if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative society or any other competent authority.

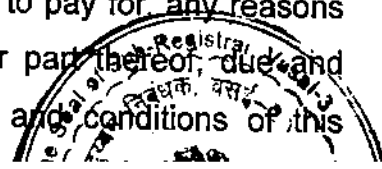


वसई-३
दस्ता क्र. ६७१/२००८
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27. All costs, charges and expenses in connection with the formation of the co-operative housing society or the association of apartments purchasers as contemplated by the provisions of the Maharashtra Apartment Ownership Act, 1970, including the Apex society, as the case may be as well as, the costs of preparation, engrossing, stamping and registering this agreement, Deed of Conveyance and any other documents required to be registered by the Promoters or the Purchaser and the Stamp duty and the registration fees and out of pocket expenses, in respect of such documents, transferring land and / or buildings in favour of such co. op. hsg. society or limited company or of Deed of Conveyance in respect to the Said Building, as well as the entire professional costs of the advocates, of the Promoters in preparing and approving all such documents, shall be borne and paid by the co. op. hsg. Soc. or limited company proportionately by the members of the co-operative housing society or limited company or such apartment owners. The Promoters shall not contribute towards any such expenses. The proportionate share of such costs, charges and expenses payable by the Purchaser shall be paid by him immediately on demand by the Promoters.

28. The Purchaser shall be bound from time to time, to sign all papers and documents and to do all such acts, deeds and things as the Promoters and the said Original Developer may require from him to do, from time to time for safeguarding the interest of the Promoters or the Original Developer and of the purchasers of other premises in the Said Building or the purchasers of the premises of the other buildings of the Said Complex. Failure to comply with the provisions of this clause, will render this agreement ipso-facto void and whatever the earnest money and other money or monies paid by the Purchaser shall stand for feited to the Promoters.

29. In case, the Purchaser neglects, omits or fails to pay for, any reasons whatsoever to the Promoters, any amount or part thereof due and payable to the Promoters, under the terms and conditions of this agreement (whether before or after the date of the registration of this agreement) the same shall be a lien in favour of the Promoters and the same shall be a charge on the property of the Purchaser.



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time, hereinafter specified or in case, the Purchaser shall in any way fails to perform or observe any of the covenants, obligations and stipulations herein contained or referred to hereunder, and in such event, this agreement shall cease & stand terminated automatically and the Promoters shall be entitled to re-enter upon and resume possession of the Said Premises and thereupon, the Promoters shall refund to the Purchaser whatever amounts paid by him under these presents & after deducting therefrom a sum equal to the 15% of the total considerations payable, and also any. loss, outgoing sustained and / or incurred by the Promoters in respect of the Said Premises without any interest and the same shall paid by the Promoters on the re-sale of Said Premises and upon the receipt of the entire amount of sale considerations. Upon such re-entry by the Promoters as aforesaid, this agreement will come to an end and Purchaser shall cease to be the Purchaser of the Said Premises and the Purchaser shall also be liable for immediate ejection as a trespasser. The Purchaser shall thereupon cease to have any right, title or interest or claim of whatsoever nature in respect of the Said Premises.

30. The Purchaser shall not use the Said Premises or permit the same to be used for any purpose whatsoever, other than for the purposes for which Purchaser has sought, while making application for allotment of premises in the Said Building nor use the Said Premises, in any manner, for any purposes, which may or likely to cause nuisance or annoyance to occupiers of other premises in the Said Building or to the owners or the occupiers of other buildings of the Said Complex or neighbouring properties nor for any illegal or immoral purposes.
31. The Purchaser will not at any time, demolish or caused to be demolished, the Said Premises agreed to be purchased by him or any part thereof, nor, will at any time, make or caused to be made, any additions or alterations of whatever nature to the Said Premises or any part there of. The Promoters shall not permit the closing of verandas or lounges of balconies or make any alterations in the elevation and the outside colour scheme of the said premises to be acquired by the

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दस्ता क्र. ८१५ / २००८
२० / ८३

32. The Said Building to be constructed on Said land shall be known as "Dev Angan" and the name of the co-operative housing society or the limited company to be formed, shall, bear name M/s. "Dev Angan" "CO-OPERATIVE HOUSING SOCIETY LIMITED and this name shall not be changed without the written permission of the Promoters.
33. After the said Building is complete and ready, fit for occupation and after the co. op. society or the limited company is registered or incorporated and after all the premises of Said Building have been sold and disposed off by the Promoters and the Promoters have received all the dues payable to them under the terms of the Agreement For Sale from various flat/shop/premises/row house purchasers, the Promoters shall cause the execution of the assignment or conveyance in favour of the co. op. hsg. Soc or limited company, as the case may be that may be formed in the manner as provided hereunder.
34. In the event of co.op. hsg. Society or limited company being formed and registered before the sale and disposal by Promoters of all the premises in the Said Building, the powers and the authorities of the society to be formed of the Purchaser and also purchasers of other premises of Said Building, shall be subject to the over-all authority and control of the Promoters or the Original Developer, in respect of any of the matters concerning the construction of the Said Premises and the Said Building completion thereof and all or any amenities pertaining to the same and in particular, the Promoters shall have absolute authority, right & control as regards the unsold premises of the Said Building and the disposal thereof.
35. It is expressly agreed by and between the parties hereto that in case, co. op. hsg. Society or limited company, as the case may be, is formed of the purchasers of the premises of the Said Building, before the sale of all entire premises of the Said Building and in such event, no maintenance shall be charged to the Promoters in respect of the unsold premises of the Said Building



वसई- 3
दस्त क. १०७ / २००८
२१ / ४३

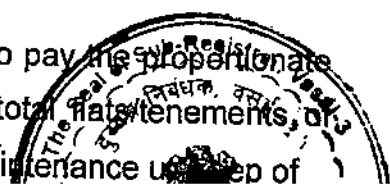
36. The Promoters have specifically informed the Purchaser and the Purchaser has agreed that if as a result of any change in the policy of the local Municipal Council and/or other Govt. or other competent authorities, there is any increase in the present F.S.I, in respect of the Said Land or the Said Building and in that event, the Promoters shall be entitled to any such increase in the F.S.I, and the Purchaser individually or the Co. op. hsg.soc or the limited company that shall be formed as provided hereunder, collectively shall not be entitled to object/or making any claim whatsoever of such increased F.S.I, and also in Promoters utilizing or consuming or assigning to any third parties of such increased F.S.I, by constructing any extra structures or building/s within the Said Complex and/ or upon the Said Building. Further, the Promoters have explicitly made clear to the Purchaser that if as a result of such increase in F.S.I, or otherwise, Promoters shall have absolute right to amend, alter, modify or vary the plans already sanctioned by the local development authorities and/or competent authorities, as may be required by the said authorities and that on such sanctioning and approval of such amendment by the said competent authorities, the Purchaser shall be deemed to have consented to the Promoters for making such alterations or modifications of the plan, which is already sanctioned and approved by the concerned authorities.

37. The following expenses which may be incurred for the Said Building shall be borne and paid by the Purchaser: -

a) The expenses of maintaining, repairing, re-decorating etc. of the main structure and in particular roof gutters and rain water pipes of the building, water pipes, gas pipes and electric wires inside, under or upon building and enjoyed or used by the Purchaser in common with other purchasers as or occupiers of other flats/shops/premises and the main entrance, passages, landing staircases of the Said Building and other premises/buildings of Said Complex, as enjoyed by the Purchaser or used by him in common with other purchasers or occupiers of the premises of the Said Building and the other buildings of the Said Complex and the boundary walls of the or the terrace of the

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दस्त क्र. ६७७ / २००८
२२ / ८३

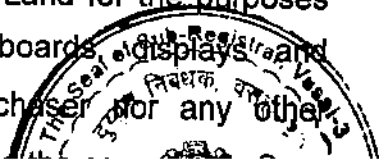
- b) The cost of cleaning & lighting passages, landings, staircases and other parts of the Said Building or other common facilities of the Said Complex, enjoyed or in use by the Purchaser in common with other flats/shops/premise purchasers or occupiers of the other buildings of the Said Complex.
 - b) Cost of decorating of the exterior of the Said Building and other common amenities/facilities.
 - c) The cost of salaries of clerks, bill collectors, chowkidars, security personnell's, sweepers, gardeners etc.
 - d) The cost of maintenance of lights and other service items.
 - e) Municipal and other taxes, water charges, land revenue, lease rent etc.
 - g) Cost of insurance of the Said Building and other common amenities and facilities of the Said Complex.
 - H) Cost of water meters, electric meters and/or anyother deposits of water or other electric installation.
 - i) Cost maintaining elevators of the Said Building, in case, provided.
 - j) Such other expenses as are necessary or incidental to the maintenance and the upkeep of the Said Building and the Said Complex.
38. The Purchaser agrees and undertakes to abide by whatever the decisions and/or rules/regulations and modalities for the upkeep and maintenance of facilities and other common amenities/facilities to be provided in Said Complex that may be formulated by the Promoters and thereafter by the apex society or executive committee that may be formed of all the buildings of Said Complex, including all matters concerning recreational facilities/garden, open roads, to be provided in the Said Complex and subject to the conditions, as provided hereunder.
39. The Purchaser also agrees and undertakes to pay the proportionate share of expenses, outgoing, in relation to total flats/tenements, of various buildings of Said Complex, for the maintenance and upkeep of



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the recreational facilities/garden, open roads of the Said Complex, as and when provided.

40. It is further expressly and specifically informed by Promoters and it is clearly understood by the Purchaser that whatever the recreational facilities as aforesaid, to be provided in Said Complex are subject to the policies, rules, regulation, stipulations of concerned authorities and for any reason, due to the prevailing policies of concerned authorities, any such facilities could not be provided and such event the Promoters shall not be under any obligation to provide such facilities and Purchaser shall not be entitled to any abatement in consideration payable hereunder nor to rescind or terminate this agreement on the ground of non-providing of such facilities or amenities.
41. The Purchaser hereby acknowledges that he is fully aware of the fact that there is insufficient supply of water in Nallasopara and therefore Nallasopara Municipal Council is not a position to release fresh water connections to new buildings and under such circumstances, the Promoters will not be position to make arrangement water supply to the Said Building and hence are not bound to make provision for water supply in the Said Premises and the Said Building. However, the Promoters shall try their level best to procure and/or arrange water supply from Nallasopara Municipal Council, at the costs, expenses and charges of the Purchaser and the purchasers of other premises of the Said Building.
42. It is clearly understood, admitted & acknowledged by the Purchaser himself and also other purchasers of the flats/shops/premises in the Said Building, Promoters shall at all time be entitled to use and also assign the use of same of the terrace including the parapet wall of the Said Building or any portion of the Said Land for the purposes including the display of hoardings, sign-boards, displays and advertisement or publicity items. The Purchaser or any other purchasers of the premises of the Said Building



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वसा क्र. ७ / २००८
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or the limited which shall be formed as aforesaid. Shall not be entitled to raise any objections or claims of any abatement in the price of the premises agreed to be acquired by the Purchaser and/or to any compensation or damages on the ground of inconvenience or any other grounds whatsoever.

43. Notwithstanding the execution of the conveyance by the Promoters to proposed co.op. hsg. Soc. Or limited company and/or handing over the possession of the Said Premises to the Purchaser or the said building to the flat/shop/premises purchasers, it is the Promoters alone, who shall be entitled for the unsold premises to be constructed in Said Building and further that it is the Promoters alone, who alone entitled to any increase in the F.S.I., then available and Purchaser and the purchasers of other premises of Said Building or the co. op. hsg. Society or the limited company to be formed, as aforesaid, shall always accept the person or persons of any premises are sold subsequently either on ownership basis, tenancy basis or leave and license basis as members or as nominal members, as case may be, without raising any objection whatsoever.

44. It is agreed by the Purchaser that at all times, the Promoters shall be entitled to give/assign right of way to adjacent plots from the portion of Said Land and the Purchaser himself or the co-operative hsg.so or the limited company to be formed shall not object the Promoters from assigning right of way to any adjacent plot holders for whatsoever reason and under any circumstances and they shall always bind themselves and abide by the provision of this clause all the time.

45. The Promoters have further informed the Purchaser and it is clearly understood by the Purchaser that as per prevailing laws for the registration of the co. op. hsg. Soc. Or limited company of the purchasers of flat/shop/premises or the Said Building at least 60% of all the agreements for sale are to be registered with the Sub-Registrar's Assurance. In case, agreements for sale in respect of at least 60% of the total premises of the Said Building and the P.



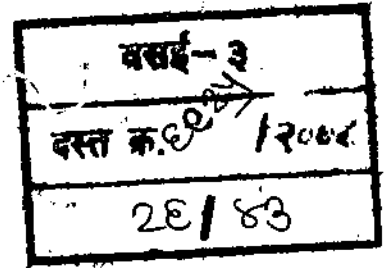
वसई-३
दस्ता क्र. ७८७ / २००८
२५/८३

registered,- in that event, the Promoters shall not be responsible for the registration of the co. op. hsg. Soc or the limited company, till such time, such minimum agreements for sale are duly registered as aforesaid.

46. The Purchaser acknowledges that he is fully aware that the registration of this Agreement is compulsory under Section 4 of The Maharashtra Ownership Flat Act, 1963 & therefore undertakes that he shall take all necessary steps to register the same, within the stipulated time at his own costs and expenses, the Purchaser shall lodge this agreement with Sub-Registrar of Assurance at Bhayandar, Thane or Mumbai and intimate the Promoters in writing, the particulars of the number, date under which the agreement is lodged for 47. The Purchaser agrees to pay and authorize the Promoters to pay brokerage on the purchaser consideration to Shri
....., Directly,

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





LIST OF AMENITIES

- FLOORING** : Full Ceramic Tiles in all rooms.
- WINDOWS** : Sliding window with marble cill. The window in the bathroom & W.C. Will have louvers.
- DOORS** : The main door will be flush door with Veneer polish/sunmica finished having magic eye, safety chain, night latch. The Bedroom will have flush doors.
- BATHROOM & W.C.** : Full hight ceramic tiles in bathroom, window level Ceramic tiles in W.C. Sintex water tank over loft. One Geyser point in Bathroom.
- KITCHEN** : Granite platform with S.S. Sink & 2 Ft. Ceramic tiles above platform, Loft in Kitchen.
- PLUMBING** : Concealed plumbing with good quality fitting, fixtures & sanitary wares.
- ELECTRIFICATION** : Concealed copper wiring with sufficient point.
- PAINTING** : Distemper Paint in all the rooms, exterior painting will be of cement paint.
- LUXRY** : Grand entrance, well planned Garden.



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दस्ता क्र. ७ / २००८
२७ / ८३

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECES and parcels of non agricultural lands or grounds bearing Old Survey No. 122/1 & 124, admeasuring 13510 sq.mtrs. Or thereabout, situate, at being and lyingat Revenue Village Nilemore, Taluka Vasai, District Thane, which is now falling within local limits of Nallasopara Municipal Council.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

6 NOS THE SUB-DIVIDED PLOTS bearing details as under:-

Sr. NO.	Sub-divided Plot NO.	Area (Sq.Mtrs)
1)	1	1,159
2)	2	480
3)	3	1,081
4)	4	1,101
5)	5	1,128
6)	6	600
Total Area		5,549

And forming part of the layout of the larger properties which are more particularly described in the Firs Schedule written hereinabove.

SIGNED, SEALED AND DELIVERED
WITHINAMED PROMOTERS

Mehul C. Siroya

For Bhakti Enterprises

[Signature]
Partners

In the presence of:

1. Shri *[Signature]*

2. Shri *[Signature]*

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED PURCHASER

SHRI/SMT/M/S. Shridhar. H.

...Katakhand.

[Signature]

In the presence of:-

1. Shri *[Signature]*

2. Shri



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दस्ता क्र. ७/२००८
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RECEIPT

RECEIVED of and from the PURCHASER within named a sum of
Rs. 11,000/- (Rupees
Eleven Thousand Only) as and by way
of earnest money/and other amounts within mentioned to be paid to us
as follows:-

DATE	BANK/CASH	CHEQUE NO.	AMOUNT (RUPEES)
22/6/08	Cash	-	11,000/-
	TOTAL RUPEES		

WE SAY RECEIVED

FOR BHAKTI ENTERPRISE

(PARTNERS)

Witness:-

1.

2.



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जिल्हाधिकारी कार्यालय, अण्णे
 क्रमांक/महसूल/कक्षा: १/सेज. ९/एनएमपी/एसआर/३०/४३
 दिनांक: - ३७.३.१९९०.

- १) आगती शिवाबाई रामभाऊ पेंढारी व डार -
 राहणार-निळगेरे, मांचा दिनांक ४.११.८८ वा अर्ज व
 त्याचे पास्तुविशारदाचे दि. २.३.९० चे पत्र.
- २) तहसिलदार काराईचक यांचे पत्र क्र. बिनशोती/एसआर/४/५०५/
 का.वि/२४२ दिनांक २८.३.१९८९.
- ३) महानगर आयुक्त, मुंबई महानगर प्रदेशा विकास प्राधिकरण
 मांद्रम मुंबई यांचे:कडील पत्र क्रमांक विस्वरव्हीआयएनए/
 डि.पी/२१२/१०८/९०, दिनांक ९.३.९०
- ४) अण्णे जिल्हाधिकारी, अण्णे येथेकडील अनीपवारीक
 संख्या क्र. साधा/का. ४/८. ३/अ. सं. दिनांक ५. ३. ९०.

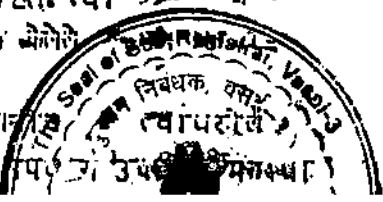
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आदेश:-
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अण्णे जिल्हाधिकारी, आगती शिवाबाई रामभाऊ पेंढारी व डार
 राहणार-निळगेरे, मांचा अण्णे जिल्हाधिकारी कार्यालय
 निळगेरे-निळगेरे, माण्डकाणां भूमापन क्रमांक १२२/१ वीट ६५८०=००
 चा. नं. व १२४ वीट ६९३०=०० मधील आपल्या मानकीच्या जमिनीतील
 १३५१०=०० चा. मीटर रकतया भागाचा राहवास या अकृषिक प्रयोजनाचा
 वापर करण्याची परवानगी मिळ्याबाबत अर्ज केला आहे.

त्याअधी, आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे
 काम व अण्णे जिल्हाधिकारी अण्णे यांच्याकडे निहित करण्यांत
 आलेल्या अधिकाऱ्यांचा वापर करून, अण्णे जिल्हाधिकारी, यादारे.
 आगती शिवाबाई रामभाऊ पेंढारी, दागोदर भाऊ पेंढारी, अंता भाऊ
 पेंढारी, कृष्णकुमार भाऊ पेंढारी, पंढरीनाथ रामभाऊ पेंढारी,
 शिवाबाई वेळकं पंढरीनाथ पेंढारी, भारत पंढरीनाथ पेंढारी,
 मंदाबागेर पंढरीनाथ पेंढारी, द-ताश्रीय पंढरीनाथ पेंढारी,
 प्रभाय पंढरीनाथ पेंढारी, सुंदा भारत पेंढारी, सुमिता सुंदरबागेर
 पेंढारी, अशर द-ताश्रीय पेंढारी, भारत दागोदर पेंढारी,
 सुंदर अंता पेंढारी, व रंजना कृष्णकुमार पेंढारी राहणार-निळगेरे
 राहणार-निळगेरे मांचा राहणार-निळगेरे मधील मीजे-निळगेरे भूमापन क्रमांक
 १२२, वि. नं. १ व त. नं. १२४ मधील १३५१०-०० चा. नं. रकतया
 जमिनीच्या कोशाचा राहवास या अकृषिक प्रयोजनाचा वापर करण्या
 याबाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देत आहेत. त्या म्हणजे

- १) अण्णे परवानगी अधिनियम व त्याअधील अण्णे जिल्हाधिकारी कार्यालय येथे देण्यात आलेले अर्ज आहे.
- २) अनुज्ञा प्राप्त झाल्याने (ग्रेन्टिंगे) अण्णे जमिनीच्या कोशाचा राहवास या अकृषिक प्रयोजनाचा वापर करण्यात येईल.



भाग नं. २
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यथा प्रयोजनार्थ उपयोज्यता परवानगी देण्यात आले असेल अशा प्रयोजनार्थींचे केवळ वेळार पाहिले आणखी त्यांचे अर्जां जमोजी किंवा किंवा कोणताही भाग किंवा अर्जां इमारत यांचा आर कोणत्याही प्रयोजनार्थी किंवा अधिकाारी जणो, पाहिल्याकून तसया अधिचिः

आगाऊ नोटां परवानगी मिळविण्याचा काय वापर करता कामा नये. इमारतीच्या वापराकून नमिनीचा वापर पुरविल्यात येईल.

३) अर्जां परवानगी देणा-या प्राधिकार-यांकून अर्जा भ्रुळांदाची किंवा त्यांचे अ कोणतेही उपभूषंड करण्याबाबत मंत्ररी मिळाला असेल त्या उपभूषंडाची अर्जाचा पोटाधिकारगणा करण्याबाबत आगाऊ परवानगी मिळाल्याबाबतच अनुभूषंडाची अर्जा भ्रुळांदाची यांच्या उपभूषंडाची अर्जाचा पोटाधिकारगणा करता कामा नये.

४) अनुभूषंडाची व्यक्तीने (अ) किंवा अधिकाारी याचि समाधान - होईल अर्जा रिततीने अर्जा नमिनात रत्ती, गदारु येथे पाहिले आणखी (ब) अनुभूषंड किंवा आगाऊन अर्जा भ्रुळांदाची प्रीजनी व याचि सिमांकन करत ती जमीन वा आदेशाच्या तारुबोपायून एक चडाच्या आत मंत्रर आदेशाबाबत प्रमाणेच काटेकोरपणे विकसित केला पाहिले आणखी अर्जा रिततीने ती जमीन विकसित केला जाईपर्यंत त्याचे त्या जमीनचा कोणत्याही रिततीने विकतेवाट नावला कामा नये.

५) अनुभूषंडाची व्यक्तीत अशा भ्रुळांड विक्याचा असेल किंवा त्याची अशा प्रकारे विकतेवाट नावांचची असेल तर अर्जा अनुभूषंडाची व्यक्तीने ती भ्रुळांड या आदेशात आणखी तनदीमध्ये नमूद केलेल्या बातवि- पालन करत तीचो किंवा अर्जा रातीनुसारच त्याची अन्य प्रकारे विकतेवाट नावणो आणखी त्याचे निष्पादीत केलेल्या विकतेवाट त्या याचा असा उल्लेख करणे हे त्यांचे अधि असेल.

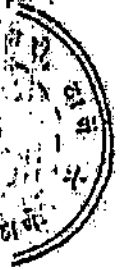
६) पुस्तकवित इमारत किंवा अन्य कोणतेही काम (आत्म्यात) यांच्या अधिकारमाल सुरक्षात करण्यापूर्वी अनुभूषंडाची व्यक्तीने (गिन्नीने) आमवंधापत यांची असे यांच्या काम करण्या किंवा यांची आवश्यक ती परवानगी मिळविणे हे अर्जा व्यक्तीचेर अटकारक असेल.

७) इमारतीच्या अधिकारमाये नियंत्रण करण्याचे अधिकार मुख्य महानगर प्रदेवा तक्रार प्राधिकरण, बांधा, मुख्य पाहिले निहित आदेशात असेल तर अनुभूषंडाची व्यक्तीने महानगर प्रदेवात नगरपालिका अधिकारमाल १९६६ चे कलम ४४ अन्यचे तदर प्राधिकरणकून इमारतीचे नकारणी मंत्र करत तोतले पाहिलेले.

७-अ) महानगर आयुक्त, मुख्य महानगर प्रदेवा यांचा प्राधिकरण, बांधा मुख्य पाहिलेले पत्रा म्. व्हाईसचो आपरनेर / डिपी / ३१३ / १०८ / ९० नये नावलेल्या तरी राती मंत्र वर अटकारक राहतील.

८) या आदेशाच्या निमित्तपाकून एक नवीन आ वेळार अनुभूषंडाची व्यक्तीने अर्जा किमितीचा अवाधिक प्रयोजनार्थाचा वापर करण्यात सुरक्षात केला पाहिले. मात्र येथेचोने अ आदेशाच्या आता असेल तर ती गोष्ट आगाऊ उपरोक्तप्रमाणे न केव्यात हा परवानगी म्. व्हाईसचो अ तमलण्यात येईल.

९) अनुभूषंडाची व्यक्तीने अर्जा जाी तीच



पान नं. ३
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ज्या दिनांकापासून तुल्यात केली असेल आणि/किंवा ज्या दिनांकात त्याने अशा जमिनीच्या वापरात बदल केला असेल तो दिनांक त्याने एक महिन्याच्या आत तलाक्यामाफत वसई तहसिलदारास फर्मावले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमिन महसूल (जमिनीच्या वापरातील बदल व अकृषिक आकारणाचे) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यात असा अनुशासनाह पात्रा जरेल.

१०] अशा जमिनीची ज्या प्रयोजनाची वापर करण्यात अनुशासनात परवानगी देण्यात आली असेल त्या प्रयोजनाची त्या जमिनीचा वापर करण्यास जाई व करण्याच्या दिनांकापासून सधर अनुशासनाची त्या जमिनीच्या संबंधात दर चौ. मिटर मागे रु. ००-०१ पैसा एक पैसा ज्या दराने अकृषिक आकारणाचे दिली पाहिजे. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्याप्रसंगी निराक्या दराने अशा अकृषिक आकारणाचे करण्यात येईल मग यापूर्वी - आकारण्यास अस्तित्वा अकृषिक आकारणाच्या हमीची मुदत अजून समाप्त होण्याची बाहे ही गोष्ट विचारात घेण्यात येणार नाही.

११] ही अकृषिक दराने आकारणाची हमी दिनांक ३१.७.१९९१ रोजी संपणा-या कालावधीपर्यन्तच आहे. त्यानंतर अशा दराने सुधारणा करण्यात आली असेल तर या दराची फेरतपासणी करण्यात येईल.

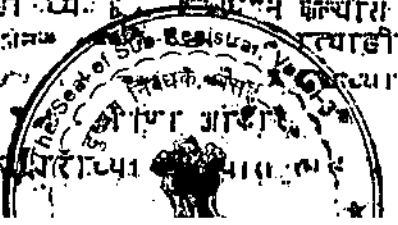
१२] जमिनीच्या अकृषिक वापरास तुल्यात केल्यापासून एक महिन्याच्या आत अनुशासनाची जमिनीच्या मोजणीची फी दिली पाहिजे.

१३] भूभाषण विभागाकडून जमिनीची मोजणी करण्यात आल्यानंतर अशा जमिनीचे जितके प्रत्यक्ष क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळा नुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्रफळ तसेच अकृषिक आकारणाचे पात बदल करण्यात येईल.

१४] जमिनीच्या अकृषिक वापरास तुल्यात केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुशासनाची व्यक्तीने महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल व अकृषिक आकारणाचे) नियम १९६९ मधील अनुसूची पांच मध्ये दिलेल्या नमुन्यात एक तिनद करून देऊन ती या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१५] अनुशासनाची व्यक्तीने आजूबाजूच्या परिसरात अस्तित्वा व वापराचे निर्माण होणारे नाही अशा रितीने आपल्या स्वतःच्या वापरात आपली प्राणा पुरवठ्याची व राडिवाण्याचा नियरा करण्याची व्यवस्था केली पाहिजे.

१६] [अशा अदेशात आणि सनदीत नमूद केलेल्या शर्तीपेक्षा कोणत्याही शर्तीचे अनुशासनाची व्यक्तीने आपल्या स्वतःच्या वापरात आपली प्राणा पुरवठ्याची व राडिवाण्याचा नियरा करण्याची व्यवस्था केली पाहिजे. अशा अदेशात आणि सनदीत नमूद केलेल्या शर्तीपेक्षा कोणत्याही शर्तीचे अनुशासनाची व्यक्तीने आपल्या स्वतःच्या वापरात आपली प्राणा पुरवठ्याची व राडिवाण्याचा नियरा करण्याची व्यवस्था केली पाहिजे.



वर्ष- 3
दस्ता क्र. १०७७ / २००८
३३ / ४३

पान नं. ४

परवानगीच्या तरतुदीविषयक जाऊन कोणत्याही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा अशा तरतुदीविषयक त्या इमारतीचा किंवा बांधकामाचा वापर करण्यात आला असेल तर भिन्नविष्ट-मुदतीच्या अशा अशा शितीने उभारलेली इमारत काढून टाकण्या-विषयी किंवा तीस फेरबदल करण्याविषयी जाण्याच्या - जिन्हायदारा-याचे निदेश देणे कथित असेल. तसेच जाण्याच्या जिल्हायदारा-याला अशा इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तसे फेरबदल करण्याचे आम करणे जाण्याचा किंवा त्याप्रत्यक्ष जमिना वार्य अनुजाग्राही व्यक्तीकडून जमान महतुलाची अकबाकी म्हणून घेऊन करणे जाण्याचा अधिकार असेल.

१७) दिल्ली हा परवानगी, मुंबई मुळकाड्यांचे शीतजमीन जाण्याच्या १९४८ मंडाहायल ग्रामपंचायत जाण्याच्या आणि नगरपालिका जाण्याच्या इत्यादीसारख्या त्या त्यावेळी अंमलात आलेल्या इतर कोणत्याही कायद्यांचे जे कोणत्याही उपबंधा प्रकरणाच्या अन्य संविधानात वाचण्यात वाचतात लागू होतील त्या उपबंधांच्या अधीन असेल.

गडी/-xxxxxx

[मो. धा. भिंगुकर]
जिल्हाधिकारी जाणो.

श्रीमती विताबाई रामभाऊ पेंढारी व इतर
पधारा:- गडहिंग्लज शिवाजी जिल्हा कार्यालय, ८२/८६, जे. आर. हल्ली, मुंबई-३

जोड/३१.३.९०



श्रीमती विताबाई (३१/३/९०)
गिस्ताधिकारी, वार्य करिता
१/३१/९०



पहाड्या

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २९०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. CIDCO/VVSR/CC/BP-3497/W/1568.

दिनांक : 16/01/2007

To,
Shri Bharat Pendhari, Self &
P.A. Holder of Others,
Sopara, Bhandar Ali,
Dananjay Stop, Nallasopara(W),
Dist. Thane.

वसई-३
दस्त क्र. १२७७ / २००८
३४/१६३

Sub: Commencement Certificate for the proposed Residential/ Resi. with Shopline Buildings on land bearing S.No.122 & 124, Plot No.1 to 17, Village Nilmore, Tal. Vasai, Dist. Thane.

- Ref: 1) N.A. Order No. REV/D-1/T-9/NAP/SR-305/88, dated 31/03/1990 from the Collector, Thane.
2) Appeal order No.TPS-1204/185/C.No.38/2004/UD-12, dated 10/02/2004.
3) TILR M.R.No.730, dated 2/05/1990 for measurement.
4) Assurance letter from Nallasopara Municipal Council vide letter dt.23/09/2004 for potable water supply.
5) NOC for construction work from Nallasopara Municipal Council vide letter dated 23/09/2004.
6) EE(BP-VV)'s Report dated 24/08/2004.
7) Your Licensed Surveyor's letter dated 5/01/2007.

Sir/Madam,

Development Permission is hereby granted under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Bharat Pendhari Self & P.A. Holder of Others.

This drawing shall be read with the layout plan approved vide letter No. CIDCO/VVSR/CC/BP-3497/W/1977, dated 8/06/2005 and the conditions mentioned in the letter No.CIDCO/VVSR/CC/BP-3497/W/1975, dated 8/06/2005. The detail of the buildings are given below.

Sr.	PREDOMINANT USE	SECTOR NO.	BLDG.NO. OF NO. FLOORS	NO.OF TENAMENT	B.U.A. (in sq.mt)
1.	Residential	II	1 Gr.+ 4.	40 Flats	1496.32
2.	Residential	II	3 Gr.+ 4.	40 Flats	1647.90
3.	Resi.with Shopline	III	2 Gr.+4/Pt.	53 Flats & 18 Shops.	2165.97

Contd...2..

मिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २९०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०५६६

वसई-३
दिनांक: ...2... दस्त क. ७/१२०८

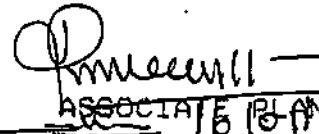
This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of Rs.65,500/--(Rupees Sixty five thousand five hundred only) deposited vide Challan Nos.6589 & 6590, dated 5/01/2007 with CIDCO as inrest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation. The forfeiture shall be on prorata area of the concerned building.

You shall obtain clearance from Maharashtra Pollution Control Board before approaching this office for any next stage.

Encl: a/a.

Yours faithfully,


ASSOCIATE PLANNER/ADDL.TPO (W)

c.c. to :

1. M/s. Ajay Wade & Associates,
A/S, Sai Tower, Ambadi Road,
Ambadi Road, Vasai(W), Tal. Vasai,
Dist. Thane.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai.
4. The Chief Officer,
Nallasopara Municipal Council, Nallasopara.
5. CUC (VV) For information please.





P. Hari

B.Com.,(HONS),LL.B.,PGD.,HRD.,BM.,IMP-EX
ADVOCATE, HIGH COURT

वसई-३
दस्ता क्र. ६७७/१२३६
३६/४३

LEGAL POINT

OFFICE : FLAT NO. A/2, KOMAL, PATEL NAGAR,
STATION ROAD, BHAYANDAR (W),
DIST. THANE - 401 101.
TEL. : (O) 2814 3472
(R) 3095 6747
CELL : 93237 99112

CERTIFICATE OF TITLE

I have been instructed by one M/S. BHAKTI ENTERPRISES, partnership firm, constituted under the provisions of the Indian Partnership Act 1932, having its place of business at Shop No. 1, Kedarnath Building, 60, Feet Road, Bhayander (West), Taluka & District Thane 401 101, in respect of properties bearing details as under:-

1) Originally, one (1) Shri. Pandharinath Rambhau Fendhari & Others, were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all the pieces and parcels of lands or ground bearing Old Survey No. 122/1 & 124, both situate, lying and being at Village, Nilemore, Taluka Vasai, District Thane, hereinafter referred to as "The Said Entire Property".

2) The District Collector, Thane by and vide his order has sanctioned lay-out (hereinafter referred to as "The Said Layout") of the said Entire Land and the same consist of several sub-divided plots of diverse sizes.

3) As per the said Sanctioned Layout, 6 (six) nos. sub-divided plots are having details as under:-

SR. NO.	PLOT NO.	AREA (SQ. MTRS.)
1)	1	1.159
2)	2	480
3)	3	1.081
4)	4	1.193



वसई-3
दस्ता क्र. १००८
३७/४३

5)	5	1.128
6)	5	600
Total Area		5.549

and the same are hereinafter collectively referred to as "The Said Land/Property".

4) By and vide an agreement dated 14th April, 2004, the said Shri. Pandharinath Rambhau Pendhari & Others, have sold, transferred and assigned the Said Property in favour of Shri. Viral Dinesh Vora, at and on the terms, and conditions and for considerations which are more particularly described in the said agreement.

5) On account of various reasons, the transactions as contemplated under the said agreement dated 14th April, 2004, could not be completed.

6) By and vide a tri-partite agreement dated 17th August, 2004, the said Shri. Pandharinath Rambhau Pendhari & Others, with the due consent of Shri. Viral Dinesh Vora, have appointed the abovesaid M/s. Bhakti Enterprises, to develop the Said Property, at and on the terms and conditions and for considerations which are more particularly described in the said agreement.

7) In pursuant thereto, the said Shri. Pandharinath Rambhau Pendhari & Others, have also made and executed an General Power of Attorney, in favour of the partners of the said M/s. Bhakti Enterprises, vide a seperate writing, inter-alia, conferring upon various rights, powers and privileges, which are more particularly described in the said writing.

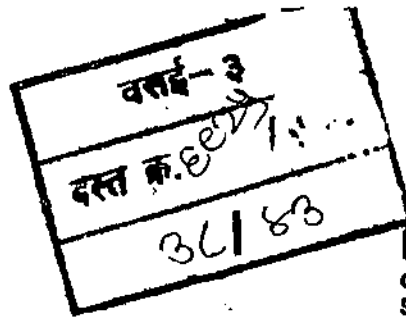
[Handwritten signature]





P. Hari

B.Com., (HONS), L.L.B., PGD., HRD., BM., IMP-EX
ADVOCATE, HIGH COURT



LEGAL POINT

OFFICE : FLAT NO. A/2, KOMAL, PATEL NAGAR,
STATION ROAD, BHAYANDAR (W).
DIST. THANE - 401 101.
TEL. : (O) 2814 3472
(R) 3095 6747
CELL : 93237 99112

- 3 -

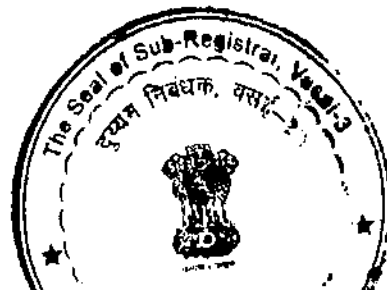
8) A search of the Said Property. is being carried out for 30 years and during the search no transactions in respect of the Said Property is revealed.

9) From the perusal of the aforesaid writings and based on the search carried out of the Said Property. in my opinion. the title. of the Said Property. is clear and marketable and free from any encumbrances.

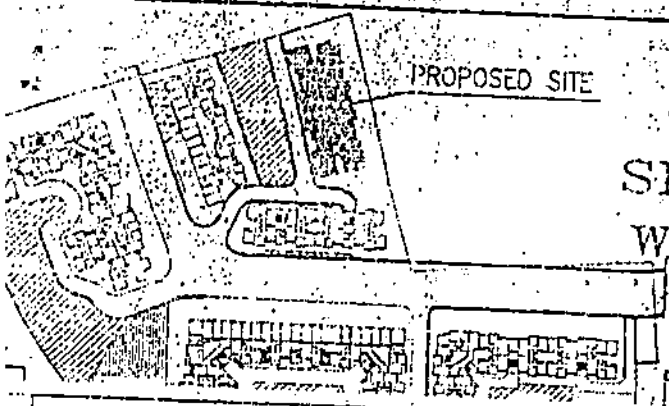
(P. Hari)
Advocate, High Court.

Bhayandar.

19th September, 2005.



बतई-३
 प्लान नं. १०७
 ३८/४०



BP. NO. - 3497 /
 SECTOR - II BLDG NO - 3
 WING - A & B

THIS PLAN SHALL NOT BE **PROFORMA - II**

CONSIDERED AS A PROOF OF SHEET

GROUND OF OWNERSHIP, FOR ANY CONTENTS OF SHEET
 DISPUTES IN ANY COURT OF LAW
 FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, BUILT UP AREA DIAGRAM &
 CALCULATION, BUILT UP AREA & CONSTRUCTION AREA STATEMENT, PARKING AREA STATEMENT
 TERRACE FLOOR PLAN, ELEVATION, SECTION, LIGHT & VENTILATION AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS
 Approved as amended in
 Subject to the Conditions mentioned in this
 Office letter No. CIDCO/VCSR/CCLBP-3497/W/1568
 Dated: 15.11.07
 Associate Planner
 CIDCO LIMITED
 AMBIKA COMMERCIAL COMPLEX,
 SECOND FLOOR, VASAI (EAST),
 MIDC, THANE.

STAMP OF APPROVAL OF PLANS
 The amended Plan duly
 approved here with
 super sedes all the orders
 approved plans.

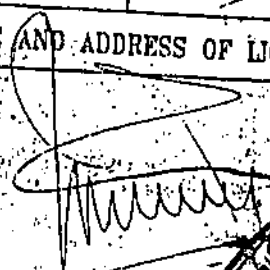
DESCRIPTION OF PROPOSAL AND PROPERTY

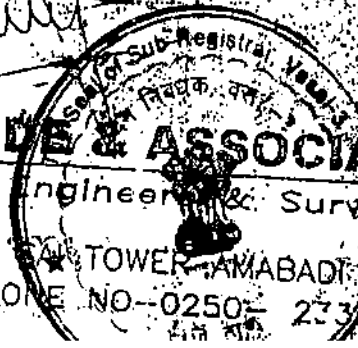
PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S.NO.122 & 124, PLOT NO. 1 to 7
 VILLAGE NILEMORE, TALUKA VASAI, DIST THANE.

NAME OF OWNER/APPLICANT
 BHARAT P. PENDHARI (P.A. HOLDER)

SIGNATURE OF OWNER

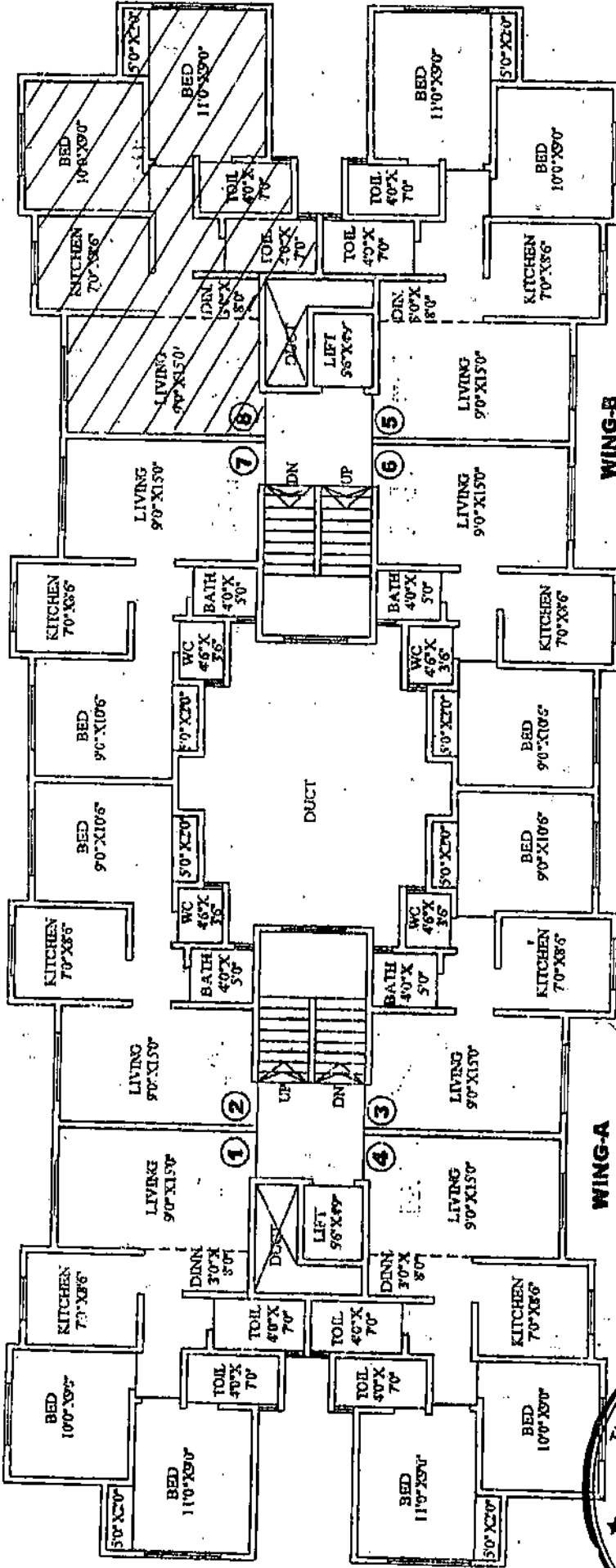
DATE	DRN BY
28-09-2006	RAMLAL
SCALE	CHKD BY
AS SHOWN	V.M
NORTH LINE	DRG. NO
	1 OF 1
	JOB NO
	BP-
	OFF. FILE - 189

SIGNATURE/ NAME AND ADDRESS OF LICENSED SURVEYOR / ARCHITECT

AJAY WADE & ASSOCIATES
 Architects, Engineers & Surveyors
 A/6, 1ST FLOOR, TOWER AMABADI ROAD
 VASAI (West), PHONE NO - 0250- 233504



SECTOR-II (B.I.D.S.NO-3)

वसई
गन क. १२५
१२००८
८०/८३



Flat No + 308
Wing :- B

K. Shaliker

Handwritten initials/signature

ARCHITECTS:-
Ajay Wade & Associates
Architects, Engineers & Surveyors.
A/6, 1ST FLOOR, 'SA TOWER'
Opp. ROYAL SHOPPING CENTRE
AMABADI ROAD, VASAI (West)
PHONE NO-0250-2335504



PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S.NO.122 & 124,
PLOT NO 1 to 7VILL:- NILEMORE, TALUKA VASAI, DIST THANE.



SHAKTI ENTERPRISES
VANGAN

FLOOR
FLAT NO.:-

वर्ग-3
 दस्त क.९ 1.०००
 ४३ / ४३

भारत सरकार
 GOVT. OF INDIA
 MALPEKAR



भारत सरकार
 GOVT. OF INDIA

MALPEKAR

19/1969

Account Holder
 (VPM27251)

[Signature]



13092007

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAUT



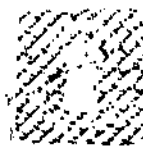
भारत सरकार
 GOVT. OF INDIA

RAUT

18/10/1983

Account Holder
 ALOPR41B1P

[Signature]



13092007



वसई 3

दस्त क्र 6925/2008

82/83

दस्त गोषवारा भाग-1

25/06/2008

दुय्यम निबंधक:

:01:46 pm

वसई 3

दस्त क्रमांक : 6925/2008

दस्ताचा प्रकार : करारनामा

1. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1] नाव: श्रीधर एच कटकधोड - -

पत्ता: घर/फ्लॅट नं: सी/109

गल्ली/रस्ता: -

ईमारतीचे नाव: वल्लभ अपार्ट

इमारत नं: -

पेट/वसाहत: -

शहर/गाव: नालासोपारा प

तालुका: वसई

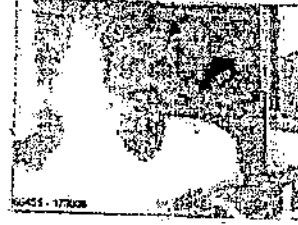
पिन: -

पॅन नम्बर:

लिहून घेणार

वय 31

सही

K. Shinde

नांव: मे भक्ती एंटरप्रायझेस तर्फे भागीदार मेहुल सी

सिसोया - -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता:

ईमारतीचे नाव: कैदारनाथ

इमारत नं: -

पेट/वसाहत: -

शहर/गाव: भाईंदर

तालुका: ठाणे

पिन: -

लिहून घेणार

वय 30

सही

Me. Bhakti

दस्त गोषवारा भाग- 2

वसई 3

दस्त क्रमांक (6925/2008)

83/83

दस्त क्र. [वसई 3-6925-2008] चा गोषवारा
वाजार मुल्य : 927641 मोबदला 1700000 भरलेले मुद्रांक शुल्क : 84600

पावती क्र.: 6938 दिनांक: 25/06/2008
पावतीचे वर्णन
नाव: श्रीधर एच कटकधोंड --

दस्त हजर केल्याचा दिनांक : 25/06/2008 12:56 PM
निष्पादनाचा दिनांक : 24/06/2008
दस्त हजर करणाऱ्याची सही :

K. Shrikhar

17000 : नोंदणी फी
860 : नक्कल (अ 11(1)), पृष्ठांकनांची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

17860: एकूण

दस्ताचा प्रकार : 25) कशरनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 25/06/2008 12:56 PM
शिवका क्र. 2 ची वेळ : (फी) 25/06/2008 01:00 PM
शिवका क्र. 3 ची वेळ : (कबुली) 25/06/2008 01:01 PM
शिवका क्र. 4 ची वेळ : (ओळख) 25/06/2008 01:01 PM

Amf
दु. निबंधकाची सही, वसई 3

दस्त नोंद केल्याचा दिनांक : 25/06/2008 01:01 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्त एवज करून देणाऱ्या व्यक्तीस ओळखतात
व त्यांची ओळख पटवितात.

1) हितेंद्र एस मालपेकर - - घर/फ्लॅट नं -

गल्ली/रस्ता: सेजीवनी चाळ, कमीटी हनुमान नगर, कांदीवली पु

ईमारतीचे नाव: अमेय अपार्ट

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: नालासोपारा

तालुका: वसई

पिन: -

2) सचिन द राऊत - - घर/फ्लॅट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: जय पॅलेस

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: विसर प

तालुका: वसई

पिन: -

Amf

दु. निबंधकाची सही
वसई 3

प्रमाणित करण्यात येते की, या दस्तामध्ये

एकूण ... 83 ... पाने आहेत

Amf

दुय्यम निबंधक, वसई-३

तारीख 24 माहे 06 सन 2006

पुस्तक क्रमांक ९२५
६९२५ क्रमांकावर नोंदले

Amf

दुय्यम निबंधक, वसई-३

तारीख 24 माहे 06 सन 2006



AGREEMENT FOR SALE

DATED THIS _____ DAY OF _____ 200_____

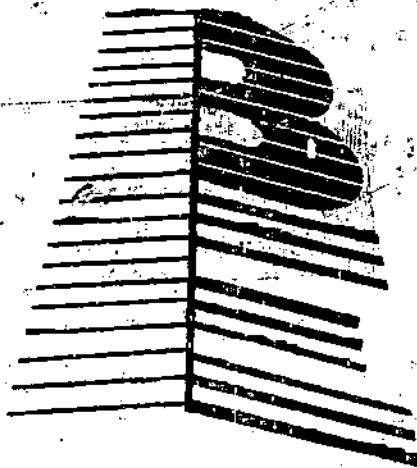
BHAKTI ENTERPRISE

BUILDERS & DEVELOPERS

Name _____

_____ Purchasers

BHAKTI RESIDENCY



FLAT NO. _____ ON _____ FLOOR IN _____ BUILDING.

_____ ADVOCATE _____

P. HARI

A/2, Komal, Patel Nagar, Station Road, Bhayandar (W),
Dist. Thane - 401 101.

_____ ARCHITECTS _____

AJAY WADE & ASSOCIATES

A-6, Sai Tower, Arnabadi Road,
