



दस्तक्रमांक व वर्ष: 7064/2010

Saturday, July 24, 2010

1:12:44 PM

दुय्यम निबंधक: कल्याण 2

नोंदणी 63

Regn. 63 m.e.

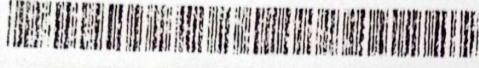
सूची क्र. दोन INDEX NO. II

गावाचे नाव : निळजे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,987,470.00
बा.भा. रू. 1,090,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मोजे.निळजे, येथील स.नं.4/3,7/1ए,8/7ए, यावरील सदनिका नं 0103 ,1 ला मजला इ -दिग,प्रोजेक्ट कासा बेला मधिल इलेगंटा बिल्डींग,क्षेत्र 575 चौ फुट कारपेट (1)
- (3)क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.लोदा डेवेलर्स प्रा.लि.तर्फे कु.मु.म्हणुन सुरेंद्रन नायर यांचे तर्फे कु.मु.म्हणुन पंढरी केसरकर 'AABCI-117D' - घर/फ्लॅट नं: 216.शहा अॅन्ड नाहर इंड.इस्टेट,डॉ.ई मोजेस रोड वरळी मुंबई-18; गल्ली/रस्ता: - ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
(2) मा.दे.से.लोदा डेवेलर्स प्रा.लि.तर्फे कु.मु.म्हणुन सुरेंद्रन नायर यांचे तर्फे कु.मु.म्हणुन पंढरी केसरकर - -; घर/फ्लॅट नं: व प्र; तर्फे कु.मु.म्हणुन सुरेंद्रन नायर यांचे तर्फे कु.मु.म्हणुन पंढरी केसरकर - -; घर/फ्लॅट नं: व प्र; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सदिप गायकवाड - -; घर/फ्लॅट नं. बिल्डींग नं 222 , सी बी आय वसाहत , पंतनगर , गणेश मंदिराजवळ , छोटकोपर पु. गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AHNPG6623M .
- (7) दिनांक करून दिल्याचा 13/07/2010
- (8) नोंदणीचा 24/07/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 7064/2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 101849.70
- (11) बाजारभावाप्रमाणे नोंदणी रू 19880.00
- (12) शेरा



सह. दुय्यम निबंधक, कल्याण-२
वर्ग-२



Saturday, July 24, 2010

1:11:57 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7334

दिनांक 24/07/2010

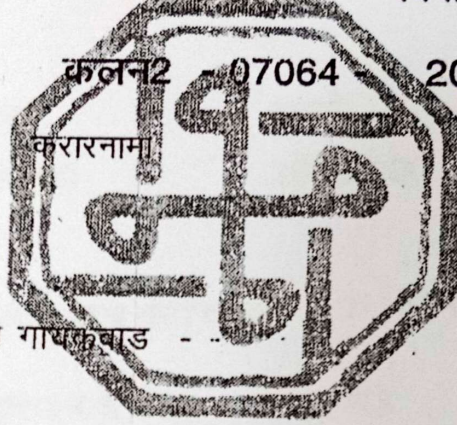
गावाचे नाव निळजे

दस्ताऐवजाचा अनुक्रमांक

कलन2 07064 2010

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: संदिप गाथाकवाड

नोंदणी फी

:-

19880.00

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

:-

4300.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (215)

एकूण

रु.

24180.00

आपणास हा दस्त अंदाजे 1:26PM ह्या वेळेस मिळेल

(Signature)

दुय्यम निबंधक

सह. दुय्यम निबंधक, कार्याण-२

वर्ग-२

बाजार मुल्य: 1090500 रु.

मोबदला: 1987470 रु.

भरलेले मुद्रांक शुल्क: 102000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक ;

डीडी/धनाकर्ष क्रमांक: 162527; रक्कम: 19880 रु.; दिनांक: 11/06/2010

कनाचे वर्ष 2010
 ठाणे
 प्रमुख मूल्य विभाग 228-गावाचे नाव : निळजे (कल्याण डोंबिवली महानगरपालिका हद्दीतून वगळलेली गावे)
 उप मूल्य विभाग 9-विभाग23(अ) : निळजे गावातील कल्याण-नवी मुंबई रस्त्यावर दर्शनी असलेल्या मिल्कती
 नागरी क्षेत्राचे नांव Navi Mumbai/Thane/Kalyan/Dombivali/Ulhasnagari/Mira Bhaindar
 सर्व्हे नंबर सव्हे नंबर-4

क ल न र
 दस्त क्र. 6068 2010
 9 श्रीयोजक 295
 21500.00

बाजार मूल्य दर तक्त्यानुसार जमिनीचा दर

खली जमीन	निवासी सदनिका	कार्यालय	दुकाने
4250.00	17000.00	21500.00	26000.00

मिल्कतीचे क्षेत्र 64.12 बांधकामाचे वर्गीकरण 1-आर सी सी
 मिळतीचा वापर निवासी सदनिका उद्वाहन स्विकार आहे
 मिळतीचा प्रकार बांधीव बांधकामाचा दर
 मिळतीचे वय 0 TO 2 मजला Ground to 4th Floor

घसा-यानुसार मिळतीचा प्रति चौ. मीटर मूल्यदर = बाजार मूल्यदर + घसा-यानुसार नविन दर * मजला निहाय घट/वाढ

$$= 17000.00 + (100 / 100) * (100.00 / 100)$$

$$= 17000.00$$

A) मुख्य मिळतीचे मूल्य = घसा-यानुसार मिळतीचा प्रति चौ. मीटर मूल्यदर * मिळतीचे क्षेत्र

$$= 17000.00 * 64.12$$

$$= 1090040.00$$

एकत्रित अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

$$= A + B + C + D + E + F + G + H$$

$$= 1090040.00 + .00 + .00 + .00 + .00 + .00 + .00 + .00$$

$$= 1090040.00$$



भारतीय स्टाम्प कस्टमर कॉपी क्र. स. नं. नं. तिथि तिथि
 सां. अ. नं. 37200010056- तिथि तिथि 14/7/10
 सां. अ. नं. 37200010056- तिथि तिथि 14/7/10

कालिका का प्रकार	प्रकार का प्रकार	सं. रु.
फ्रान्किंग मूल्य	फ्रान्किंग मूल्य	₹. 1,000.00
सेवा परिवर्तन	सेवा परिवर्तन	₹. 30
कुल	कुल	₹. 1,000.00

सां. अ. नं. 37200010056- तिथि तिथि 14/7/10

भारतीय स्टाम्प कस्टमर कॉपी क्र. स. नं. नं. तिथि तिथि
 सां. अ. नं. 37200010056- तिथि तिथि 14/7/10

कालिका का प्रकार
 प्रकार का प्रकार
 फ्रान्किंग मूल्य
 सेवा परिवर्तन
 कुल

सां. अ. नं. 37200010056- तिथि तिथि 14/7/10



AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Mumbai this 15th day of July 2010 between LODHA DWELLERS PRIVATE LIMITED a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 hereinafter referred to as "THE BUILDER/PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the FIRST PART;

LODHA PINNACLE BUILD TECH PRIVATE LIMITED a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 hereinafter referred to as "THE CONFIRMING PARTY NO.1" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the SECOND PART;

LODHA ESTATE PRIVATE LIMITED a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 hereinafter referred to as "THE CONFIRMING PARTY NO. 2" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the THIRD PART;

G. Ganesh P.

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आईडीबीआई बैंक लि. / IDBI BANK LTD.
 प्राधिकृत दस्तावेज़ी/ Authorised Signatory

INDIA STAMP DUTY MAHARASHTRA
 R. 0102000/-PB5280
 105507
 JUL 15 2010
 13.56

D-5/STP(V)/C.R. 1007/03/05/1029-1032
 2nd Floor, Nariman Point, Mumbai-400021

GALAXY PREMISES PRIVATE LIMITED a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 hereinafter referred to as "THE CONFIRMING PARTY NO. 3" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the FOURTH PART;

MAHAVIR BUILD ESTATE PRIVATE LIMITED a private limited company registered under the Companies Act, 1956 having its registered address at 412, Vardhaman Chambers, Cawasji Patel Street, Fort, Mumbai - 400 001 (hereinafter referred to as THE CONFIRMING PARTY NO. 4") (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the FIFTH PART;

AND

Mr/Mrs/Miss/M/s Mr. SANDEEP GAIKWAD Residing / having its address at BLDG NO 222, CBI WASAHAT, PANTNAGAR, NR GANESH MANDIR, GHATKOPAR (E), MUMBAI-400075 and assessed to Income Tax under Permanent Account Number (PAN) AHNPG 6623 M, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/lits heirs, executors and administrators and assigns) of the OTHER PART;

WHEREAS:-



- A. The Builder/Promoter is solely entitled to all the rights related to the development in respect of the lands acquired under the documents referred to in recital (B) below.
B. By and pursuant to :-

a. Various Deeds of Conveyance and Agreements for Sale executed by and on behalf of the Original Vendors and registered with the Sub-Registrar of Assurances, Kalyan. LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL) the Purchasers therein inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the respective Original Vendors free from all encumbrances and granted sole exclusive and transferable rights in respect of and/or in connection with the lands lying, being and situate at Village Usarghar AND Nilje, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane admeasuring in aggregate 50110 sq. mts. or thereabouts. LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL) executed Assignment and Assumption Agreement dated 19th March 2009 and subject to the terms thereof,

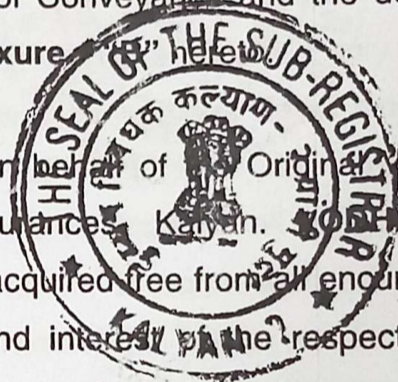
S. Sandeep

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दस्त क्र. ६०६४	२०१०
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LODHA DWELLERS PRIVATE LIMITED (LDPL) inter alia acquired from LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL) the sole and exclusive development rights in respect of and / or in connection These lands are more particularly described as **FIRSTLY in the FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FIRST LAND**). The particulars of each of the Deeds of Conveyance and/or Agreements for Sale and the details of the respective **FIRST LAND** referred to therein are given in **Annexure – “A”** hereto.

b. Various Agreements for Sale, Development Agreements and Deeds of Conveyance executed by and on behalf of the Original Vendors and registered with the Sub-Registrar of Assurances, Thane. **BUILDER/PROMOTER** inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the respective Original Vendors in respect of and/or in connection with the lands lying, being and situate at **Villages Katai, Usarghar and Nilje**, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane admeasuring in aggregate **325867 sq. mts.** or thereabouts. These lands are more particularly described as **SECONDLY in the FIRST SCHEDULE** hereunder written (hereinafter referred to as the **SECOND LAND**). The particulars of each of the Agreements for Sale, Development Agreements and Deeds of Conveyance and the details of the respective **SECOND LAND** are given in **Annexure** hereunder.

c. By a Deed of Exchange executed by and on behalf of Original Vendors and registered with the Sub-Registrar of Assurances, Kalyan. **LODHA ESTATE PRIVATE LIMITED** inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the respective Original Vendors in respect of and/or in connection with the lands lying, being and situate at **Village Nilje**, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane admeasuring in aggregate **1110 sq. mts** or thereabouts. By and pursuant to the Development Agreement dated **10th June 2009** AND Power of Attorney dated **10th June 2009** and subject to the terms thereof, executed by and on behalf of **LODHA ESTATE PRIVATE LIMITED. LODHA DWELLERS PRIVATE LIMITED (LDPL)**, inter alia acquired from **LODHA ESTATE PRIVATE LIMITED** the sole and exclusive development rights in respect of and / or in connection with the land lying, , being and situate at **Village Nilje**, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane admeasuring in aggregate **1110 sq. mts** or thereabouts. These lands are more particularly described as **THIRDLY in the FIRST SCHEDULE** hereunder written (hereinafter referred to as the **THIRD LAND**). The particulars of Deed of Exchange and the details of the respective **THIRD LAND** are given in **Annexure – “C”** hereto.



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d. By a Deed of Conveyance dated ~~11th September 2008~~ executed by and on behalf of the Original Vendors and registered with the Sub-Registrar of Assurances, Kalyan.

G. Dandekar

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दस्त क्र. ७०६४	२०१०
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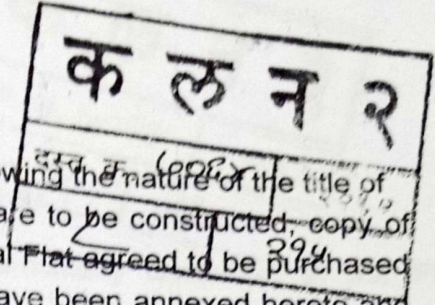
MAHAVIR BUILD ESTATE PRIVATE LIMITED inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the Original Vendors in respect of and/or in connection the land lying, being and situated at **Village Katai**, Taluka and District Thane in the Registration Sub-District of Thane the land admeasuring in aggregate **2900 sq. mts** or thereabouts more particularly described as **FOURTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FOURTH LAND**). By and pursuant to the Development Agreement dated **19th March 2009** AND **Power of Attorney dated 19th March 2009** and subject to the terms thereof, executed by and on behalf of **MAHAVIR BUILD ESTATE PRIVATE LIMITED. LODHA DWELLERS PRIVATE LIMITED (LDPL)**, inter alia acquired from **MAHAVIR BUILD ESTATE PRIVATE LIMITED** the sole and exclusive development rights in respect of and / or in connection with the land lying, being and situated at **Village Katai**, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate **2900 sq. mts** or thereabouts more particularly described as **FOURTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FOURTH LAND**). The particulars of Deed of Conveyance and the details of the respective **FOURTH LAND** are given in **Annexure – "D"** hereto.



- e. Various Deeds of Conveyance executed with the Original Owners duly registered before the Sub-Registrar of Assurances, Kalyan under various Serial Nos, **LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL)** inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the Original Vendors in respect of and/or in connection the land lying, being and situated at **Villages Katai, Usarghar and Nilje**, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate **36730 sq. mts** or thereabouts more particularly described as **FIFTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FIFTH LAND**). By and pursuant to the Development Agreement dated **19th March 2009** AND **Power of Attorney dated 19th March 2009** and subject to the terms thereof, executed by or on behalf of **LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL). LODHA DWELLERS PRIVATE LIMITED (LDPL)** inter alia acquired from **LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL)** the sole and exclusive development rights in respect of and / or in connection with the lands lying, being and situated at **Villages Katai, Usarghar and Nilje**, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate **36730 sq. mts** or thereabouts more particularly described as **FIFTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FIFTH LAND**). The particulars of Deeds of Conveyance and the details of the respective **FIFTH LAND** are given in **Annexure – "E"** hereto.

G. S. Sander

m. The copies of Certificate of Title issued by Advocates showing the nature of the title of the Owners to the said property on which the said Buildings are to be constructed, copy of 7/12 Extract and the Plans and Specifications of the Residential Flat agreed to be purchased by the Purchaser approved by the concerned local authority have been annexed hereto and marked ANNEXURE "B", "C" and "D" respectively.



n. The Purchaser has approached the Builder/Promoter and applied for allotment of a Residential Flat in the Building Eleganta E. The Purchaser has also demanded from the Builder/Promoter and the Builder/Promoter has furnished to the Purchaser inspection and when applicable copies of documents relating to the title, the tentative location and building plans, the approved plans and the Purchaser has confirmed that the Purchaser is satisfied in all respects with regard to the title of the Builder/Promoter in respect of the said property and the limitations associated therewith. The Purchaser confirms that there shall be no further investigation or objection by the Purchaser in that regard and is fully satisfied of the competency of the Builder/Promoter to enter into this Agreement.

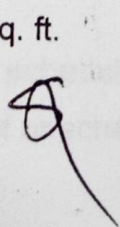
o. Relying upon the said application and the representations and declarations made by the Purchaser, the Builder/Promoter have agreed to sell to the Purchaser and the Purchaser had have agreed to purchase from the Builder/Promoter the Residential Flat at the price an on the terms and conditions hereinafter appearing.

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



Definition and Interpretation

- (A) "Agreement" means this Agreement together with Schedules and Annexures hereto and any other deed and document executed in pursuance hereof.
- (B) "Buildings" shall mean the buildings by name "MAGNIFICA, EXCELLENCIA, VENECIA, SUPREMA, REGALIA, ELEGANTA" with several wings and/or any other name and any other or further Buildings to be constructed on the property.
- (C) "Casa Bella" means a Project undertaken by Builder/Promoter to develop/construct on the property multi-storied commercial and residential complex.
- (D) "Building:" shall mean Eleganta E.
- (E) "Residential Flat" means a Residential Flat in the Building as per details given below :
- i) Residential Flat No : E-0103
- ii) Floor : 1ST FLOOR
- iii) Building : Eleganta E
- iv) Carpet Area : 575 sq. ft.

 G. Sander

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- (v) Car Parking Space : 1 (4 wheeler)
- (F) "Said Property" means the lands more particularly described in the **FIRST SCHEDULE** hereunder written.
- (G) "Carpet Area" means the carpet area of the Residential Flat including all passages, decks, balconies, service slabs, cupboards, niches and/or any other area which the Purchaser is exclusively entitled to use. Such carpet area is calculated on bare shell basis, prior to application of any finishes / finishing material and is subject to tolerance of +/- 2% on account of structural, design and construction variances.

Rules of Interpretation

In this Agreement where the context admits:

1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
 - a) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - b) All statutory instruments or orders made pursuant to a statutory provision; and
 - c) Any statutory provisions of which these statutory provisions are a consolidation, re-enactment or modification.

Words denoting the singular shall include the plural and words denoting any gender shall include all genders.

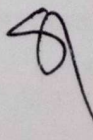
Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.

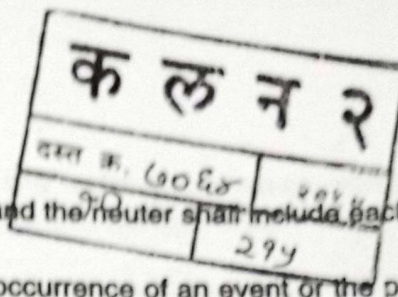
References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.

Reference to days, months and years are to Gregorian days, months and calendar years respectively.

Any reference to the words "hereof," "herein," "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.

The words "include" and "including" are to be construed without limitation.


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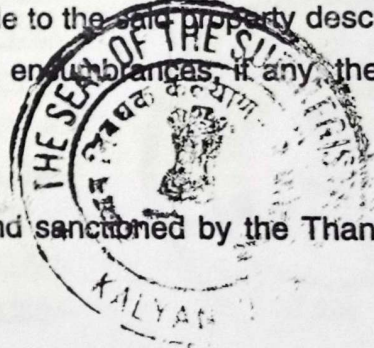


- 2.8 Any references to the masculine, the feminine and the neuter shall include each other.
- 2.9 In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day;
- 2.10 The Builder/Promoter and the Purchaser are referred to herein individually as a "Party" and collectively as the "Parties"
- 2.11. The recitals above shall form part and parcel of this Agreement.

The Builder/Promoter shall, subject to the terms hereof, construct on a portion of the said property Multi-Storied Buildings to be known as "MAGNIFICA, EXCELLENCIA, VENECIA, SUPREMA, REGALIA, ELEGANTA", consisting of several upper floors in accordance with the plans, designs, specifications approved by the concerned local authority. The Purchaser has seen and approved the said plans, specifications and design in respect of the Buildings and the Residential Flat.

The Purchaser hereby declares and confirms that before execution of this Agreement, the Builder/Promoter have made full and complete disclosure of the said property and the Purchaser has taken full, free & complete inspection of particulars and disclosure of the following:-

- a) Nature of Builder/Promoter and the Owners title to the said property described in the **FIRST SCHEDULE** hereunder written and all encumbrances if any thereto, along with all the relevant documents.
- b) All plans and specifications duly approved and sanctioned by the Thane Municipal Corporation of the City of Thane (TMC).
- c) Nature and particulars of fixtures, fittings and amenities to be provided in the Buildings to be constructed of the said property.
- d) All particulars of design and materials to be used in construction of the Buildings on the said property.
- e) The nature of organization of persons to be constituted and to which the title is to be passed being either a Co-operative Housing Society governed by the provisions of the Maharashtra Co-operative Societies Act, 1960, or a Private Limited Company to be governed by the provisions of the Companies Act, 1956 and /or an Apartment Owner's Association to be governed by the Maharashtra Apartments Ownership Act, 1970, or any other organizations the various amounts that are to be paid interalia towards the development charges, betterment charges, application charges, ground



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rent, revenue assessment, municipal and other taxes and water and electricity charges, including water deposit and electricity deposits as are for the time being in force.

5. The Purchaser hereby agrees to purchase from the Builder/Promoter and the Builder/Promoter hereby agrees to sell to the Purchaser the Residential Flat to be constructed on a portion of the said property together with the right to use, along with the Purchaser of the Residential Flat of the Building to be developed on the said property, the common areas and facilities and limited common areas and facilities more specifically described in the SECOND SCHEDULE hereunder written and LIST OF AMENITIES more particularly described in the THIRD SCHEDULE hereunder written for an aggregate lump sum consideration of Rs.1987470/- (RUPEES NINETEEN LAKH EIGHTY SEVEN THOUSAND FOUR HUNDRED SEVENTY ONLY) on and subject to terms and conditions hereinafter mentioned. The said consideration is exclusive of any levies of taxes and charges of any nature whatsoever as are or may be applicable and/or payable hereunder in respect in respect of the said Residential Flat or otherwise, now or in future. The Purchaser confirms and agrees that all sums, taxes, and levies shall be solely borne and paid by the Purchaser. The said total consideration of Rs.1987470/- (RUPEES NINETEEN LAKH EIGHTY SEVEN THOUSAND FOUR HUNDRED SEVENTY ONLY) shall be paid in Installments hereinafter specified:-

A) <u>Earnest money</u>	Rs.27000/-
B) <u>Within 21 days</u>	Rs.169760/-
C) <u>WITHIN 42 DAYS</u>	Rs.198747/-
D) <u>On initiation of Plinth</u>	Rs.397494/-
E) <u>On initiation of Slab 1</u>	Rs.101361/-
F) <u>On initiation of Slab 2</u>	Rs.99374/-
G) <u>On initiation of Slab 3</u>	Rs.99374/-
H) <u>On initiation of Slab 4</u>	Rs.99374/-
I) <u>On initiation of Slab 5</u>	Rs.99374/-
J) <u>On initiation of Slab 6</u>	Rs.99374/-
K) <u>On initiation of Slab 7</u>	Rs.99374/-
L) <u>On initiation of Slab 8</u>	Rs.99374/-
M) <u>On initiation of Slab 9</u>	Rs.99374/-
N) <u>On initiation of Brick Work</u>	Rs.99374/-
O) <u>On initiation of Plaster</u>	Rs.99374/-
P) <u>On initiation of Possession</u>	Rs.99368/-

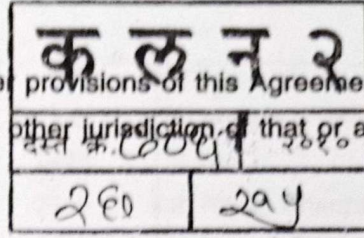
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The Builder/Promoter reserves to itself and the Purchaser hereby grants his consent to the Builder/Promoter the right to lay out further additional constructions to the maximum level/extent permissible by vertical extensions of the Buildings constructed on the said property as also construction of additional Buildings thereon and agrees and undertakes not to raise any objections / claims if any in this regard shall be deemed to have been waived. The Builder/Promoter shall

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validity or enforceability in that jurisdiction of any other provisions of this Agreement or the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this Agreement.



- b) In the event any one or more of the provisions of this Agreement is held to be unenforceable under applicable law:
- Such enforceability shall not affect any other provision of this Agreement,
 - This Agreement shall be construed as if said unenforceable provision had not been contained therein and
 - The Parties shall negotiate in good faith to replace such unenforceable provision by such as gives effect nearest to that of the provision being replaced, and preserves the party's commercial interests under this Agreement.

46. ENTIRE AGREEMENT

The Parties agree that the Agreement, Schedules, Annexures and Exhibits and Amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement shall supersede any prior oral or written understanding between the Parties with respect to the subject matter of the Agreement. This Agreement shall not be amended or modified except by a writing signed by both Parties.

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

THE FIRST SCHEDULE ABOVE REFERRED TO



ALL THAT pieces and parcels of land lying, being and situate at Village Nilje, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane bearing following Survey Nos and Hissa Nos admeasuring 203817 sq mtrs is as below:-

FIRSTLY OF THE FIRST SCHEDULE

USARGHAR AND NILJE

Sr. No	Name of Developer / Owner	Name of Agreement	Survey No. (New)	Hissa No.	Area In Sq. Mtrs	Name of the Land Owners
1.	Lodha Pinnacle Build Tech Pvt Ltd	Development Agreement Dated 06-08-07	72 18 90 69 68	5A 2 3 3 12	3070 630 1260 1420 1160	Ganpat Narayan Sante (Deceased), Shankar Vithu Sante (Deceased), Dharma Shankar Sante

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THE THIRD SCHEDULE ABOVE REFERRED TO

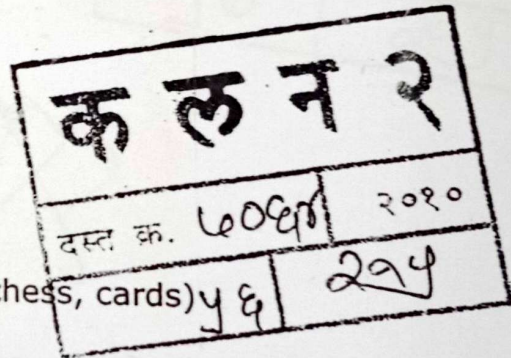
LIST OF AMENITIES

Amenities For 1 BHK And 2 BHK Optima: Stilt + 8

- o **Amenities for each building:**
 - Lifts from leading manufacturer.
 - Power backup for lifts and common area lighting
- o **Amenities inside each apartment:**
 - Vitrified Tile flooring in all the rooms.
 - Separate wardrobe area in bedroom.
 - Toilets finish would be Ceramic tiles for dado and flooring.
 - Kitchen finished with granite platform and vitrified tile flooring.
 - Jaguar fittings and Parry ware sanitary ware in toilets (or equivalent as per discretion of the designers)

Common facilities for the Clusters:

1. Club House with
 - a) Gymnasium
 - b) Indoor games room. (Carom, chess, cards)
2. Swimming pool Adults & Kids.
3. Children play area.
4. Tennis Court
5. Gated Entry.



G. Samdeed



Name SPANDEEP BALIRAM GAIKWAD

Gender M F T*
 *Transgender

Date of Birth 27/12/1980

Name of Spouse SWIGDHA GAIKWAD

No. of Children 2 Name of Father BALIRAM GAIKWAD

Name of Mother's Maiden Name KUNDA GAIKWAD

Nationality INDIAN Residential Status Resident NRI / PIO Religion BUDDHIST

Photo Identification (ID) : Type MOLE ON CHEEK

Photo Identification (ID) : Number 465084673513

Driving Licence No. [] Photo ID: Valid Upto []

Driving Licence Valid Upto []

No./GIR No. AHMPG8823M Passport No. []

Passport Valid Upto []

Best Qualification Attained [] Qualifying Year []

Present Address: Staying at the present address for the past 12 Years and 0 Months. Type of Residence Owned Rented Allotted by employer

Flat / Apartment No. or Name ELEGANTA E-103 CASA BELLA KALYAN SH

Street Name & No. and Area/Location ROAD PALAVA CITY DOMBIWALI (EAST)

Locality LODHA

KALYAN District THANE Pin Code 4

MANARASHTRA Country INDIA

Telephone (Landline) [] Mobile (Primary) 9769012065 Mobile (Secondary) []

Email (Personal) sg600531@gmail.com

Permanent Address: Is permanent address same as present address Yes No (To be filled if permanent address is different from present address)

Flat / Apartment No. or Name []

Street Name & No. and Area/Location []

Locality []

[]

[] District [] Pin Code []

[] Country []

Telephone (Landline 1) [] Telephone (Landline 2) []

Office / Business Address: []

Office / Business Address []



LOS ID : / HL / CAR / ED / 20 -20

Applicant Name : Sandeep Gaikwad

Co-Applicant Name: -

Contact Numbers (R) 9769012065 (O)

Applicant CIF : 31102110600 - 85749536957

Co-Applicant CIF:

Loan Account No.: 4 Lth Top-4P (31429442477)

Collateral: Flat

Loan Amount : 3 Lth	Tenure : 3 Yers.
Interest Rate :	EMI :
Loan Type : H.L Top 4P	SBI Life: YES / NO
Individual Housing Loan _____ Maxgain _____ Flexi _____	
Realty _____ Optima _____ Others _____	

Property Location: Dombivali	Resi. Verification
Property Cost : 50 Lth	Off. Verification
Name of Developer/Vendor: LODHA	Processing Fee
Offier:	NACH / SI

Name of Sourcing Person:

Mobile / Email: