

16/10/2012

दुय्यम निबंधक:

12:38:35 pm

वसई 2

दस्त गोषवारा भाग-1

वसई 2

दस्त क्र 9966/2012

दस्त क्रमांक : 9966/2012

दस्ताचा प्रकार : करारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: सुरज सुयेकांत भडवी -  
पत्ता: घर/फ्लॅट नं: बी/305  
गल्ली/रस्ता: मनवेलपाडा  
ईमारतीचे नाव: स्वराती अपार्ट  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: विरार पू  
तालुका: वसई  
पिन: -  
पॅन नम्बर: BFOP

लिहून देणार

वय 30

सही



2 नाव: मे.वि. एम. एस. एन्टरप्रायजेस तर्फे भागिदार  
आशुतोष एम जोशी तर्फे कु. मु. सुरज करकेरा -  
पत्ता: घर/फ्लॅट नं: 1  
गल्ली/रस्ता: मानवेलपाडा  
ईमारतीचे नाव: मोहक अपार्ट  
ईमारत नं: -  
पेठ/वसाहत:

लिहून देणार

वय 29

सही



सह दुय्यम निबंधक वर्ग 2  
वसई 2 (विरार)



दस्त गोषवारा भाग - 2

वसई 2

दस्त क्रमांक (9966/2012)

YE/YE

दस्त क्र. [वसई-9966-2012] चा गोषवारा  
बाजार मुल्य : 1789000 मोबदला 1800000 भरलेले मुद्रांक शुल्क : 108000

पावती क्र.: 10029 दिनांक: 16/10/2012  
पावतीचे वर्णन  
नांव: सुरज सुर्यकांत मढवी - -

18000 : नोंदणी फी  
1120 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

19120: एकूण

*Signature*

दु. निबंधकाची सही, वसई 2

दस्त हजर केल्याचा दिनांक : 16/10/2012 12:33 PM  
निष्पादनाचा दिनांक : 16/10/2012  
दस्त हजर करणा-याची सही :

*Signature*

दस्ताचा प्रकार : 25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 16/10/2012 12:33 PM  
शिवका क्र. 2 ची वेळ : (फ्री) 16/10/2012 12:36 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 16/10/2012 12:38 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 16/10/2012 12:38 PM

दस्त नोंद केल्याचा दिनांक : 16/10/2012 12:39 PM

ओळख :

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

1) हितेश सोनी - , घर/फ्लॅट नं: -

गल्ली/रस्ता. आचोळे

ईमारतीचे नाव: आकांक्षा टॉवर

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: नालासोपारा पू

तालुका: वसई

पिन: -

2) संकेत पाटील - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

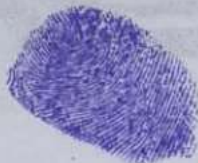
तालुका: -

पिन: -

*Signature*



*Signature*



दस्त ऐवज सोबत जोडलेले कागदपत्र कुळमुखत्यार  
पत्र व्यक्ती इत्यादी बनावट आढळून आल्यास  
त्याची संपूर्ण जबाबदारी पत्रवगाराची राहिले.

*Signature*  
दु. निबंधकाची सही  
वसई 2

*Signature*  
लिहून घेणार  
सही

*Signature*  
लिहून देणार  
सही

पावत करवावत वत श्री व  
दाख शकून YE...पाने आहेत.

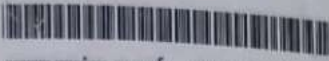
*Signature*  
पुण्या निबंधक, वर्ग-2  
वसई 2



लेख क्रमांक एक १.....  
eeee...क्रमांकावर नोंद

*Signature*  
पुण्या निबंधक, वर्ग-2  
वसई 2





दस्तक्रमांक व वर्ष: 9966/2012

Tuesday, October 16, 2012

12:39:25 PM

दुय्यम निबंधक: वसई 2

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म

Page: 63 m.6

गावाचे नाव : विरार (नगरपालिका हद्द)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा मोबदला रु. 1,800,000.00  
बा.भा. रु. 1,769,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 338/हि नं ए-2 वर्णन: मोजे विरार - उपविभाग क्र - 4, सदनिका क्र - डी/603, सहावा मजला, व्हिनस, मोहक सिटी, वि नं-60.
- (3) क्षेत्रफळ (1) 49.25 चौ मी कारेपट
- (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.व्ही एम एस एन्टरप्रायजेस तर्फे भागिदार आशुतोष एम जोशी तर्फे कु मु सुरज करकेरा -; घर/प्लॉट नं: 1; गल्ली/रस्ता: मानवेलपाडा; ईमारतीचे नाव: मोहक अपार्ट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: विरार पू; तालुका: वसई; पिन: -; पॅन नम्बर: AAHFV0478J.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुरज सुर्यकांत मढवी -; घर/प्लॉट नं: बी/305; गल्ली/रस्ता: मनवेलपाडा; ईमारतीचे नाव: स्वराली अपार्ट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: विरार पू; तालुका: वसई; पिन: -; पॅन नम्बर: BFOPM9564H.
- (7) दिनांक करून दिल्याचा 16/10/2012
- (8) नोंदणीचा 16/10/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 9966 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 108000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 18000.00
- (12) शेरा

खरी प्रत

सह दुय्यम निबंधक बर्ग 2  
वसई 2 (विरार)



# मूल्यांकन पत्रक बां

Monday, October 15, 2012  
9:13:05PM

मूल्यांकन 2012  
जिल् ठाणे  
मुख्य लिय  
मिळकतीच्या विभागाचे न  
ये इतर -

109-मौजे [गांव ] विरार क्रमांक 18 अ,ब,क,ड,ई,फ (वसई विरार शहर महानगरपालिका)  
4-विरार क्रमांक 1 मूल्यदर विभाग ड  
A Class Palika

वसई - २  
९ १५

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन 6900.00	निवासी सदन 28500.00	कार्य 36100.00	दुकान 42900.00	औद्योग 36100.00
मिळकतीचे क्ष 59.10	निवासी सदनिका बांधीव	बांधकामाचे व उद्वाहन सुव बांधकामाचा दर मजला	1-आर सी सी आहे 5th to 10th Floor	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ( वार्षिक मूल्यद = (28500.00 * 100 /100 )	* घसा-यानुसार ( )	* मजला निहाय घट/वाढ *( 105.00 /100)	
मुख्य मिळकतीचे मूल्य	= 29925.00	= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र = 29925.00 * 59.10		
	= 1768567.50			

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

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

= 1,768,567.50 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 1,768,567.50 /-



*[Handwritten Signature]*

*[Handwritten Signature]*  
सह दुय्यम निबंधक वर्ग २:  
वसई २ (विरार)



वमई - २
०००० / २०१२
३ १५६

(1) Unique No. of Franking... 97896  
 (2) Document Details... AGREEMENT FOR SALE  
 (3) Property Details... D/603, VENICE,  
 MOHAK CITY, BLDG. NO. 60  
 (4) Agreement Value... 18,00,000/-  
 (5) Name of Seller... VMS ENTERPRISES  
 (6) Name of Buyer... SURAJ S. MADHAVI  
 (7) Name of Person Paving Stamp... SURAJ S. MADHAVI  
 (8) Amount of Stamp Duty... 1,08,000/-  
 (9) Signature of Authorised Person



For DOI SHAREHOLDING LTD.  
 (SANDEEP RATHOD)  
 Authorised Signatory

उपर मुद्रांक फ्रॉकिंग अट्रू कायलेट सॅम्प खाली तपसले व एस.एम.एस. संबंधित प्राधिकृत अधिकार्यानी दुरुवनीवस्तु संघर्ष सायुन मेळ बरोबर जावदुन आता.  
 सह / दुसरेम निबंक्क

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Virar, this 16<sup>th</sup> day of Oct 2012 BETWEEN: M/S. **VMS ENTERPRISES**, a Partnership Firm carrying on business of property development and building constructions, etc. having its principal place of business at Mohak Apartment, Manvelpada Road, Virar-(E), Tal. Vasai, Dist. Thane, hereinafter referred to as **"THE DEVELOPERS"** (which expression shall unless it is repugnant to the context or meaning thereof is deemed to mean and for the time being of the said Firm M/S. **VMS ENTERPRISES**, include their survivors and heirs, executor administrators and permitted assigns of the last survivors of the **ONE PART**

BOI Shareholding Ltd.  
 Shop No. 3 & 4 Rampharukha CHS.  
 Shopping Building, Opp. M. A. High School,  
 S. V. Road, Andheri (West),  
 Mumbai - 400 055.  
 D-55/STP/VWC/R-1002020551094-96

INDIA  
 97896  
 149087  
 R 01080001-P85211  
 17-26  
 SPECIAL ADHESIVE  
 OCT 11 2012  
 MAHARASHTRA



*Signature*

MR. SURAJ SURYAKANT MADHAV

पत्रांक = ३
११११ १२०११
०६ १३६

residing at - C/D B-305, SWARALI APT. VAMAN  
NAGAR, MANYELPADA, VIRAR (E)

hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include them for the time being, the survivor or survivors of them and their respective heirs, executors administrators and assigns) of the **OTHER PART.**

**WHEREAS:**

- 1) Mr. Barkya Govind Patil was the owner of N.A. land bearing Survey No. 338, Hissa No. A/2, admeasuring H.R. 8-78-7, assessed at Rs. 5.44 Paise, lying being and situated at Village- VIRAR, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (VIRAR).
- 2) Mr. Barkya Govind Patil died intestate leaving behind him 1) Mr. Bistir Barkya Patil, 2) Mr. Dharma Barkya Patil, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The name of Mr. Bistir Barkya Patil was entered in the 7/12 extract as a Karta of H.U.F.
- 3) Mr. Bistir Barkya Patil died intestate leaving behind him Mr. Sudam Bistir Patil, being the legal heir according to the Hindu Succession Act, by which he was governed at the time of his death.
- 4) By development Agreement dated 31/12/2007, which is registered alongwith deed of confirmation dated 19/06/2010 with the Sub-Registrar at Vasai no-II (Virar) under Serial No. 9462/2010, dated 19/06/2010, the said Sudam Bistir Patil, 2) Yashoda Sudam Patil, 3) Mahesh Sudam Patil, 4) Vinod Sudam



Ashwini

S.M.



संख्या - २
२२२२ २०१२
५ ५६

Patil, 5) Seema Haresh Patil, 6) Dinkar Dharma Patil,, 7) Jannabai Dinkar Patil, 8) Sulochana Ramesh Patil, 9) Suvarna Bhagvan Patil, 10) Geeta Dinkar Patil, 11) Kanchan Dinkar Patil, 12) Madavi Dinkar Patil, 13) Shantibai Govinda Patil, 14) Dayanand Govinda Patil, 15) Subha Kamlakar Mhatre, 16) Bharati Hemant Kudu, 17) Ranjana Prabhakar Kini, 18) Nayana Ganesh Patil, 19) Sharda Hira Patil, 20) Sunanda Kisan Patil, 21) Bhima Damodar Patil, 22) Bhalchandra Damodar Patil, 23) Alka Nandkumar Patil, 24) Chintaman Damodar Patil, 25) Vasant Damodar Patil, 26) Dattaram Dharma Patil, 27) Jaya Dattatraya Patil, 28) Prasanna Dattatraya Patil, 29) Jagdish Dattatraya Patil, 30) Sharmila Sudir Patil, (therein called "The Owner") of the first Part and M/s. V.M.S. Enterprises (therein called "The Developers") of the Second part, the said Mr. Sudam Bistir Patil and others have granted the developes the Development rights in respect of land admeasuring H.R. 6-89-2, out of Survey No. 338, Hissa no. A-2 to M/s. V.M.S. Enterprises, on the terms and conditions mentioned in the said agreement.

- 5) The said Mr. Sudam Bistir Patil and Ors. also executed an irrevocable Power of Attorney in favour of Mr. Ashutosh Madhukar Joshi, the partner of M/s. V.M.S. Enterprises dated 19/06/2010, which is registered on 19/06/2010 under document No. 9463/2010, with the office of sub-registrar of Vasai-II.
- 6) The land bearing Survey No. 338, Hissa No. A-2 alongwith land bearing Survey No. 180, Hissa No. 1A, 1B, 2B, 3,4,5,6,7,10,11,12,13, Survey No. 184, Hissa no. 2, Survey No. 187, Hissa no. 1,1, Survey No. 186, Hissa No. 1, 2A, 2B, 3,4,5,7, Survey No. 187, Hissa no. 1, 2, 3B, 3C, 5,6,7,10,12, Survey No. 188, Hissa No. 1A, 1B, Survey No. 194, Hissa No. 1,2,3/1,3/2,4, Survey No. 196, Survey No. 197, Hissa No. 1,2,3,4,5,6,7,8,9, Survey No. 214, Hissa No. 2,3,4,5 Survey No. 215, Hissa no. 1,2,3,4,5,6,7,8,9, Survey No. 216, Survey No. 217, Hissa No. 1,2,3,4,5,6,7,8,9, have been amalgamated and concerted into N.A. by the office of Collector, Thane vide its Order bearing No. REV/DESK-1/T-9/NAP/SR-1/2004, dated 01/06/2004.

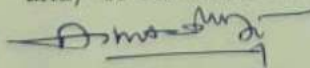
*[Handwritten signature]*



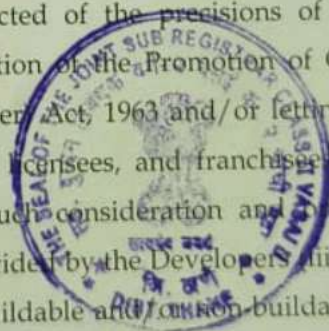
*[Handwritten signature]*

पत्रांक - २
२२६२ / २०१२
६ / १५६

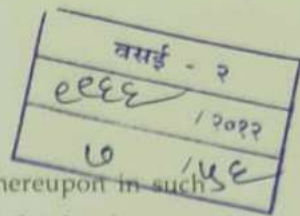
- 7) The City and Industrial Development Corporation of Maharashtra Ltd., have granted the Commencement Certificate for the proposed Residential / Residential with Shop line Building bearing Building No. 26, 57, 58, 59, 60, 61, 62, 63, 64 & CFC Building No. 2 & 3, vide its letter bearing No. CIDCO/VVSR/CC/BP-2853/E/1128, dated - 19/01/2005, And Revise Development Permission bearing No. CIDCO/VVSR/RDP/BP-2853/E/948, Dated-7/07/2010.
- 8) That Certain portions of the Total Land are reserved/earmarked under the approved Development Plan of the Vasai -Virar Sub-Region, ie., for D.P. Roads and D.P. Reservations for Play Ground, School, Recreation Ground, CFC, Market, Parking Areas, Channels, etc. as shown on the Plan hereto annexed. The aforesaid reserved Portion (excluding the D.P Roads) are (hereinafter collectively referred to as the "Amenity Plots");
- 9) The Developers have evolved a scheme for development of the Land and setting up and constructing a Residential-Commercial Complex thereon (hereinafter referred to as "the Project)tobe known as MOHAK CITY" tobe undertaken in a phase vise manner which involves (i) construction of residential Buildings (comprising of offices, shop, car parks) on the Land through utilization of the existing, new and additional F.S.I. and Compensatory F.S.I. and Transferable Development Rights (hereinafter referred collectively to as "FSI/TDR") which may be applicable/permissible/available in respect of the entire Land from time to time in accordance with the sanctioned Plan, as may be modifive from time to and the Commencement Certificates and further Commencement Certificates to be issued by VVCMC, from time to time (ii) sale of areas in the buildings to be constructed of the precisions of the Maharashtra Ownership Flat (Regulation of the Promotion of Constuction, Sale, Management and Transfer Act, 1963 and/or letting out the build-up areas to lessees and/or licensees, and franchisees to carry on any lawful businesses for such consideration and on such terms and conditions as may be decided by the Developers (iii) the development and/ or surrender of buildable and/or non-buildable reservation on











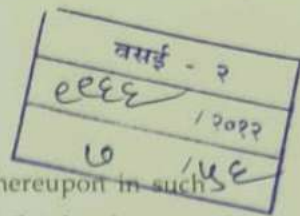
the said Land and to utilize the benefits arising thereupon in such manner as the Developers deems fit and proper; (iv) the development of the Infrastructure and Common Amenities and Facilities on the said Land including the construction of a club House on one of the Amenity Plots equipped with amenities and facilities; (v) other disposal and transfer of Portions of the said Land in such manner and on such terms and conditions as may be determined by the Developers and, (vi) undertaking all related and incidental activates the following :-

- a) Formation of a co-operative society of the purchasers of built-areas in such building under the provisions of the Maharashtra Co-operative Societies Act, 1960 of such other entity and organization (hereinafter collectively referred to as the "Societies and Organization" and individually referred to as the "Societies and organization") of area in such building as may be determined by the Developer and permissible in law;
- b) Execute in favor of the Society/ies and Organization, a lease in perpetuity in respect of the avenue and or the Avenue on which such building are constructed together with such building constructed thereon as hereinafter provided;
- c) Setting up of a Corpus Fund from the mandatory contributions to be made by all purchaser of areas of the Maintenance and Repair of the Infrastructure and Common Amenities and Facilities to be managed by the C-Owners pending formation of an Apex Body;
- d) Formation of a Federal Society (or other apex entity) of Societies and Organizations as may be determined by the Developer in accordance with applicable law (hereinafter referred to as the "Apex Body") inter alia for the purpose of Repair and Maintenance of the Infrastructure;
- e) Only upon the completion of the entire development of the said Land by utilization of the fullest present of future FSI and TDR thereof and upon completion of the entire scheme of development of the Land in accordance with the scheme introduced by the Government, VASAI VIRAR CITY MUNICIPAL CORPORATION (VVCMC)/(erstwhile CIDCO), MMRDA or any other statutory bodies/authorities and on receipt of the entire consideration from all the flat/shop purchasers in



*[Handwritten signature]*

*[Handwritten signature]*



the said Land and to utilize the benefits arising thereupon in such manner as the Developers deems fit and proper; (iv) the development of the Infrastructure and Common Amenities and Facilities on the said Land including the construction of a club House on one of the Amenity Plots equipped with amenities and facilities; (v) other disposal and transfer of Portions of the said Land in such manner and on such terms and conditions as may be determined by the Developers and, (vi) undertaking all related and incidental activates the following :-

- a) Formation of a co-operative society of the purchasers of built-areas in such building under the provisions of the Maharashtra Co-operative Societies Act, 1960 of such other entity and organization (hereinafter collectively referred to as the "Societies and Organization" and individually referred to as the "Societies and organization") of area in such building as may be determined by the Developer and permissible in law;
- b) Execute in favor of the Society/ies and Organization, a lease in perpetuity in respect of the avenue and or the Avenue on which such building are constructed together with such building constructed thereon as hereinafter provided;
- c) Setting up of a Corpus Fund from the mandatory contributions to be made by all purchaser of areas of the Maintenance and Repair of the Infrastructure and Common Amenities and Facilities to be managed by the C-Owners pending formation of an Apex Body;
- d) Formation of a Federal Society (or other apex entity) of Societies and Organizations as may be determined by the Developer in accordance with applicable law (hereinafter referred to as the "Apex Body") inter alia for the purpose of Repair and Maintenance of the Infrastructure;
- e) Only upon the completion of the entire development of the said Land by utilization of the fullest present of future FSI and TDR thereof and upon completion of the entire scheme of development of the Land in accordance with the scheme introduced by the Government, VASAI VIRAR CITY MUNICIPAL CORPORATION (VVCMC)/(erstwhile CIDCO), MMRDA or any other statutory bodies/authorities and on receipt of the entire consideration from all the flat/shop purchasers in



*[Handwritten signature]*

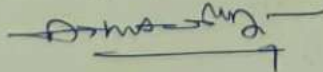
*[Handwritten signature]*



वेपद - २
२०१६ / २०१७
६ ५९

all the buildings to be constructed on the said Land in accordance with their respective agreements to jointly execute a single Deed of Conveyance in favor of the Apex Body of the reverisionary rights of the Developers in the Land ;

- 10) The Developers have entered into a Standard Agreement with M/s. J.P. MEHTA AND ASSOCIATES as a Architect and KRUPA MEHTA CONSULTING ENGINEERS as a Structural Engineer for preparation of the structural drawings of the Architect and Structural Engineer for the aforesaid building/s.
- 11) The subject matter of this Agreement is building bearing No. 60 building known as "VENICE" ("the said Building") of ground plus seven upper storey's to be constructed on the said Avenue and as highlighted on the plan annexed hereto as annexure "A1".
- 12) The said Development Agreement & Power of Attorney is legal, valid and subsisting.
- 13) In the premises aforesaid the builders absolutely seied and possessed of or otherwise well and sufficiently entitled to the said property and have power to develop the said land.
- 14) The Builder is now constructing Residential and Commercial complex on the said land with right to sell the Shops/flats/C.F.C. on what in khown as "Ownership Basis" as per the sanctioned plans stated hereinabove with such variations and modification which may be permitted and which the Builders may consider necessary and desirable hereinafter.
- 15) The purchaser has taken inspection of the Title Deeds, documents, papers, sanctioned plans & ~~the certificate~~ before recited & has acquainted & satisfied herself with all terms & conditions & covenants therein contained & also other documents such as lay out scheme referred to herein and the plans, designs, specifications of the said Building proposed to be constructed and/or under construction.







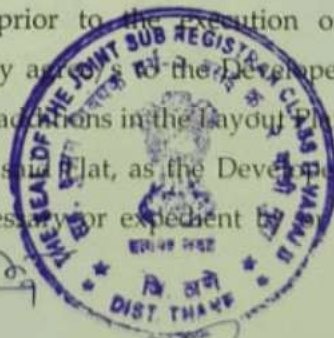
वाढी . २
२२६६ १२०१२
e १५६

- 16) The Builder has supplied to the purchaser such other documents mentioned in Rule of Maharashtra Flat Ownership Rules 1964 (hereinafter called ("The said Rules") as demanded by purchaser. The Builder is entering into separate Agreement similar to this Agreement with such modifications & variations as may be necessary with various persons in respect of other flats/shops & other rights in the said Building and the said land.
- 17) The purchaser has to acquire Flat /Shop No. 603 on the SIX Floor, in D wing area admeasuring 44.25 Sq.mt. carpet in the building proposed to be named as "VENICE", Bldg. no. 60, in the township known as "MOHAK CITY" being constructed on the said land (more particularly described in the schedule "B" hereinunder written & hereinafter referred to as said Flat/Shop for brevity's sake) with full notice and knowledge of the several facts covenants on the terms and condition hereinafter appearing.

NOW THESE PRESENTS WINTNESSTH AND IT IS HEREBY AGREES BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Recitals, Aneurism and Schedules in and to this Agreement form an integral part of this Agreement and in the interpretation of this agreement and in all matter relating to the development of the Land, this Agreement shall be read and construed in its entirety.
2. The Developer will under normal circumstances, construct or get constructed the said Building being ground plus several upper storey's on the Avenue in accordance with the sanctioned Building Plan vied the Commencement Certificates the original whereof have been inspected by the Purchaser/s prior to the execution of this Agreement. The Purchaser/s hereby agree to the Developers making such variations, modifications and additions in the layout Plan, Building Plans and in the said Building, the said Flat, as the Developers or the Project Architects may consider necessary or expedient as may be require by any

*[Handwritten signature]*



*[Handwritten signature]*

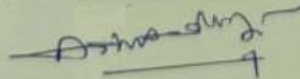


पार्क - २
२२२२ / २०१२
१० / १६

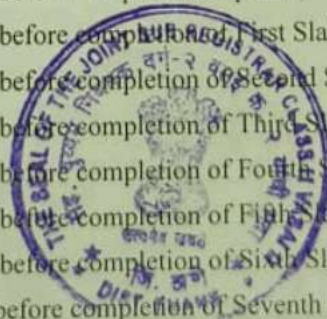
public or local body or authorities. This shall operate as an irrevocable consent of the Purchaser/s to the Developers under section 7 of the said Act for carrying out changes in the sanctioned Layout Plan and / or Building Plans. It is clarified that matter of this Agreement shall be always restricted to the said Flat to be constructed in the said Building.

3. The purchaser/ s shall purchase and require from the Developers the said Flat being Flat / Shop No. 603, on the SIX Floor, in D Wing area admeasuring 49.25 Sq. mt. carpet in the building proposed to be named as "VENICE", Bldg. No. 60, in the Complex Known as "MOHAK CITY" approximately, shown in the sanctioned Floor Plan here to annexed and marked Annexure "E" of the said Buildings to be constructed on the portion of the said Avenue, for the lump sum purchase price and consideration of Rs. 18,00,000 / (Rupees EIGHTEEN LAC ONLY Only) ("the Consideration"). The Developer shall provide in the said Flat, fixtures and fittings as per details in the Third Schedule here under written.
4. The Purchaser/s hereby agree/s and undertake/s to pay the Developer the Consideration being Rs. 18,00,000 (-) /- (Rupees EIGHTEEN LAC ONLY Only) in the following installments, time being of essence:-

- Rs. 180,000 /- (as a earnest money)
- Rs. 2,70,000 /- (on or before completion of plinth)
- Rs. 108,000 /- (on or before completion of First Slab)
- Rs. 108,000 /- (on or before completion of Second Slab)
- Rs. 108,000 /- (on or before completion of Third Slab)
- Rs. 108,000 /- (on or before completion of Fourth Slab)
- Rs. 108,000 /- (on or before completion of Fifth Slab)
- Rs. 108,000 /- (on or before completion of Sixth Slab)
- Rs. 108,000 /- (on or before completion of Seventh Slab)
- Rs. 108,000 /- (on or before completion of Eight Slab)
- Rs. 108,000 /- (on or before completion of Brick work)





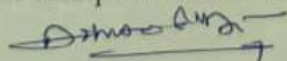


वर्ग - २
९९९९ १०९९
९९ ९९

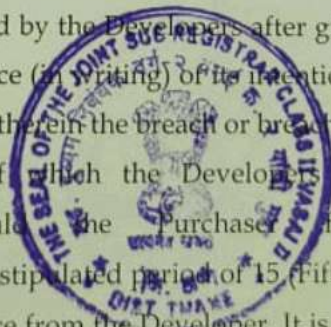
- l) Rs. 108,000 /- (on or before completion of External Plaster)
- m) Rs. 90,000 /- (on or before completion of Internal Plaster)
- n) Rs. 90,000 /- (on or before completion of Flooring, Doors, Windows & Sanitary work)
- o) Rs. 90,000 /- (on or before completion of building and before or immediately on offering of Possession of the said Flat)

The cheques for the purchase price installments payable under this clause shall be drawn by the Purchaser/s in favour of "M/S. VMS ENTERPRISES" and be delivered by the Purchaser to the Developer.

5. The Purchaser/s shall pay the amounts as aforesaid in the due dates without fail and without any delay or default, time for payment of each of the aforesaid installment being of the essence of the contract. The Developer will forward to the Purchaser/s intimation of the Developer having carried out the aforesaid work at the address recorded in this Agreement and the Purchaser will be bound to pay the amount of installments within eight days of the Developer dispatching such intimation under Certificate of Posting or by Courier. The Developer will keep the Certificate of Project Architects confirming that the Developer has completed item/s of work/s mentioned therein and the site office recorded in these presents. The Certificate shall be final and binding upon the Purchaser. It is further agreed that the pm the Purchaser committing default in payment of any of the installments of the purchase price or of any other amounts under these presents on their respective due dates (including his/her/their proportionate share of taxes, rates, cesses, other charges betterment charges, development chares and all other outgoings) the Developers shall be entitled at its option to terminate this Agreement PROVIDED AND ALWAYS THAT the power to terminate herein contained shall be exercised by the Developers after giving the Purchaser 15 (Fifteen) days prior notice (in writing) of its intention to terminate this Agreement and specifying therein the breach or breaches of the terms and conditions on account of which the Developers to terminate this Agreement, and should the Purchaser fail to rectify the default/breach/within the stipulated period of 15 (Fifteen) days from the date of receipt of such notice from the Developer. It is further agreed that









वर्ग - २
२०२२ / २०२२
३२ ५६

upon termination of this Agreement as stated herein Developers shall forfeit the earnest money deposit and thereupon these presents shall stand cancelled and terminated and the Purchaser shall have no claim, right over the earnest money or the Flat, the Developers shall refund the installments of the purchase price paid till then by the Purchaser to the Developers save and except the earnest money deposit. The Purchaser shall not claim any interest upon such amount/s so refunded upon such termination of this Agreement. The Developers shall be at liberty to dispose off and sell the Flat to such person or persons at such price and on such conditions as the Developers may deem and think fit in its absolute discretion. The purchaser also agrees that the payment and delivery of the said refund by Account Payee chequer to the Purchaser at the address at the address given by the Purchaser in these presents, (Whether the Purchaser encodes the Cheque/s or not), shall be deemed to be a refund the amounts so refunded by the Developers.

6. Without prejudice to the Developers other rights under this Agreement and/or law, in the event the Developers their sole discretion opt to grant grace period to the extent of the period mentioned above in clause 4 or beyond the period mentioned above in clause 4 as they may deem fit to the Purchaser for payment of the unpaid installment, the Purchaser shall be liable. And hereby agree to pay interest at the rate of 16% (Sixteen per cent) per annum on all amount remain unpaid for seven days or more after becoming due. Payable by the Purchaser under the Agreement.
7. The Purchaser hereby expressly consents to the redesigning or relocation or shifting of any flat/shop, parking space, building/s or the recreation area or internal roads. Path-ways and passages and such other area or areas which the Developers may desire to realign and redesign or shift in the Layout.
8. The Purchaser has agreed to acquire the said Flat after thorough enquiries and inspection of the said Avenue. The Purchaser has inspected the original Title Certificate dated 8<sup>th</sup> Jan, 2011 issued by MR. R.T. PATHAK, Advocate and is satisfied with the same. The Purchaser hereby



D. M. Singh

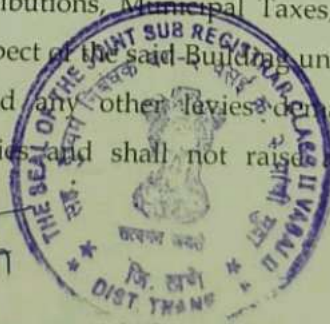
[Signature]

बसई - २	
९९९९/२०१२	
९३	५९

undertakes not to raise any objection and/or requisitions to the right and title of the said Avenue or the Land and to develop thereof.

9. (a) The possession of the said Flat shall be delivered by the Developer to the Purchaser on or before December Two Thousand Thirteen to provision of sub-clause (b), (c), (d) and (e), (f) hereto.
- (b) The purchaser shall be entitled to possession on the said Flat only if the Purchaser duly observes and of forms all the obligations and stipulation conation this Agreement and shall have duly paid all the installment of the installment of the consideration and other charges payable by Purchaser under this Agreement.
- (c) Before taking possession of the said flat and thereafter whenever required by the Developers, the purchaser/s shall sign and deliver to the Developers (i) all Writings and papers as may be necessary including letters of possession and for electric meter, transfer forms, affidavits and other papers for formation and registration of the proposed society, (ii) a specific Undertaking that the Purchaser will not obstruct, hinder or interfere with the continuance or resumption of development of the remaining portions of the said Avenue or with the development of the remaining Land, the Infrastructure and the Amenity Plots as envisaged under the Scheme of Development, (iii) the Purchaser/s shall pay to the Developers all the charges and/or deposits payable to the concerned authorities or deposits for water connection and electricity charges which become payable in respect of the said Flat or the same shall be reimbursed to the Developers by the Purchaser/s and (iv) the Purchaser shall also pay proportionate share in respect of all payments made/or required to be made, by way of betterment charges, contributions, Municipal Taxes, Property Taxes and any other taxes in respect of the said Building under construction, rates, cesses, charges and any other levies demanded by other statutory bodies/authorities and shall not raise any objection in respect thereof;

*[Handwritten signature]*

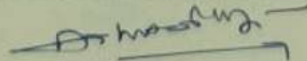


*[Handwritten signature]*



पसई - २
९९९९ / २०१२
१४ १४९

- (d) Notwithstanding anything contained in this Agreement, the Developers shall not incur any liability if they are unable to complete the Building and to deliver possession of the said Flat by the aforesaid date, owing to events of force majeure and act beyond the reasonable control of the Developer including non-availability of steel and/or cement or other building materials or water supply or electric power or by reason of war, civil commotion or any notice order, rule or notification of the Government and/or any other public or competent authority or financial condition of the Developers, any strike, lock-out, band or other like cause or any force majeure or vis majeure of procedural delay in obtaining the Amended Plan/Further CC/Occupation Certificate /the Building Completion Certificate/s from VVCMS or any other authorities or for any other reason beyond the control of the Developers. It is agreed that in any other reason beyond the control of the Developers. It is agreed that in any of the aforesaid events the Developers shall be entitled to appropriate extension of the aforesaid events the Developers shall be entitled to appropriate extension of time for delivery of possession of the said Flat.
- (e) Upon taking possession of the said Flat and thereafter, the Purchaser/s shall be entitled to use and occupy the said Flat for the purpose for which it was barged to be purchase, but without having claim against the Developers as to specification, amenities or any defect in the building material used in construction of the said Flat. The Purchaser shall not be entitled to and shall not change the user of the Flat;
- (f) The consideration amount of the said flat has been agreed to by and between the parties hereto on the basis of the present cost of the building materials, services and labor charges as on June 2010. The Purchaser hereby expressly agrees that in the event of the cost of building material and/or services and/or labor charges hereafter increased by more than 5% from the present rates. The Purchaser shall pay to the Developers a further amount of the purchase price equal to the increased cost of building material and/or labor charges above 5%





पगडा - २
२२२२ १२०१२
१५ १५६

from the present rates as may be certified by the Architects and such escalated price shall be paid by the Purchaser to the Developers divided equally along with the unpaid balance of the installments of the consideration amount payable as aforesaid. The expression "consideration amount" or "purchase price" or "balance of purchase price" or "all the amounts" or "final dues" wherever appearing in these presents shall deem to include such escalated price if any and till the Purchaser pays to the Developers the entire consideration amount inclusive of escalated price if any together with any other payments and deposits, the Purchaser shall not be entitled to the possession of the said Flat.

10. If for any reason the Developer is unable or fails to give possession of the said flat to the Purchaser by the date specified in clause 9 (a) above, or within any further date or dates as may be mutually agreed to by and between the parties hereto, then in such case, the Purchaser shall be entitled to give notice to the Developers terminating the Agreement, in which event the Developers shall refund to the Purchaser the aforesaid amount of deposit and the further amount, if any, that may have been received by the Developers from the Purchaser as installments in towards the consideration save and except the Earnest Money in respect of the said Flat as well as simple interest on such amounts at the rate of 9% (nine percent) per annum from the date of receipt till repayment. The Developers shall also pay to the Purchaser a sum of Rs. 500/- (Rupees Five Hundred only) as quantified liquidated damages in respect of such termination. On termination of this Agreement by the Purchaser, neither party shall have any other claim against the other in respect of the said flat or arising out of this agreement and the by the Purchaser, neither party shall be at liberty to sell and dispose off the said Flat to my other person at such price and upon such terms and conditions as the Developers may deem fit and without any reference or recourse or notice whatsoever to the Purchaser.



11. Commencing a week after notice is given to the Developer to the purchaser that the said Flat is ready for possession, the Purchaser shall be liable to bear and pay all applicable taxes (including but not limited to service

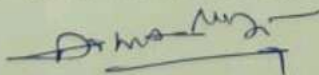
*[Handwritten signature]*

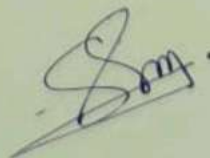
*[Handwritten signature]*



tax, VAT, any other future levies/taxes) and charges for electricity and other service charges and the outgoings payable in respect of the said Flat (including the property taxes assessed or non-assessed) mentioned in clause 12 hereof. The Purchaser agrees and binds themselves/himself/herself to pay regularly every month, by the 5<sup>th</sup> of each month to the Developer until the Lease of the Avenue and or portion of Avenue and the said Building thereon is executed in favor of the Co-operative Society/ies and or Organizations by the Developers the proportionate share that may be decided by the Developers for (a) Insurance Premium, (b) all taxes due to statutory bodies/authorities that may from time to time be levee against the Avenue of Portion of the Avenue and/or the said Building including water taxes and water charges and (c) outgoings for the provisional maintenance and management of the said Building including the said Flat and the amenities, common lights and other outgoings and maintenance charges for watchman, sweeper and maintenance charges such as collection charges, charges for watchman, sweeper and maintenance of accounts, incurred in connection with the said Avenue or portion of the Avenue and the said Building.

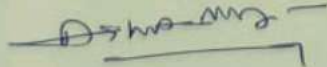
12. The Developer may complete any one building or any wing and part portion of the floor of building and obtain part occupation certificate thereof and give possession of Flat and/or shop therein to the purchasers of such flats /shop and the Purchaser/s hereby give his/her/their specific consent to the same. Even after the Purchaser takes possession of the said consent to the same. Even after the Purchaser takes possession to the said Flat in such part completed wing, part portion or floor or otherwise, the Developer and/or its Agents or contractors shall be entitled to continue the remaining work including further and additional construction work of building/s wing or any part thereof on the said Building and/or the said Avenue or the portion of the Avenue. The Purchaser, shall to Protest, object to or obstruct the Execution of such work or to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused to him /her/them/it or any other person.





वाढी - २
९९९९ / २०१२
१० १९९

13. The Purchaser shall not use the said Flat for any other purposes other than as private residence and the said car-parking space/garage of parking a motor vehicle and the Purchaser shall not use or cause to be used the said Flat or any part thereof for any immoral or illegal purpose or in a manner which may be or is likely to cause nuisance or annoyance to the occupiers of other Flats and other building or to the Developers or Occupiers of the neighboring buildings on the Land. The Purchaser shall not undertake any structural changes in the said Flat and shall be entitled to only do the necessary interior work and repairs. The elevation of the said Flat and the said Building shall not be changed and/or disturbed by the Purchaser;
14. As aforesaid the Developer have commenced construction of the Infrastructure and the Common Amenities and Facilities in a phased manner. A corpus fund will be set-up for the Repair and Maintenance of the Infrastructure and Common Amenities and Facilities. Such corpus fund will be called "MOHAK CITY" Infrastructure and Common Amenities Repair and Maintenance Fund ("Corpus Found"). As stated above an Apex Body of all Societies and Organizations will be formed to which the Developers will transfer their reversionary rights in the Land. The Purchaser hereby covenants with the Developers that:-
- (a) The Purchaser shall pay the Decided Amount to the Developers within 8 (eight) days of demand letter by the Developer or at the time of delivery of possession of the Flat, whichever is earlier, towards his/her/their/its non-refundable contributions to the Corpus Fund. It is hereby agreed that the Developers shall be entitled to use the Corpus Fund for payments towards the maintenance and or upkeep of the Repair and Maintenance of the Infrastructure and Common Amenities and Facilities and Formation of the Apex Body and transfer of the Corpus Fund by the Developers to such Apex Body;
- (b) The Apex Body shall be formed of the Societies and Organization as its Member and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, inter alia, for the purpose of Repair and Manteca of the Infrastructure and Common Amenities and





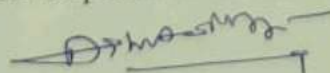


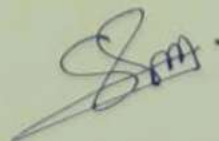


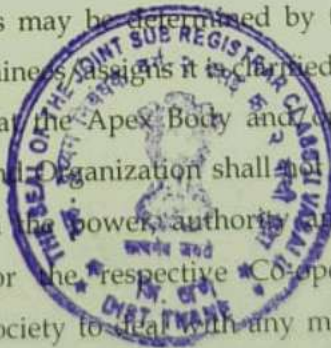
पान - २
२२२२ १२०१२
१८ १५२

Facilities and for the Management of the Corpus Fund. Accordingly, it is agreed and recorded as follows:-

- (i) the Developers shall open a Bank Account in the name of the Corpus Fund for the limited purpose of depositing therein contributions towards the Corpus Fund and making disbursements towards such repair and maintenance of the infrastructure and common amenities and facilities;
- (ii) the Developers/Apex Body (as the case may be) shall be entitled to appoint a Property Management Company/ Agency having know how and experience in maintenance of Infrastructure and Common Amenities and Facilities and shall have the authority and discretion to negotiate with such Property Management Company/Agency and to enter unto and execute a formal Agreement/s for Maintenance and Management of Infrastructure with it/them. The Developers/Apex Body may enter into other related Agreements with any other company or organization as may be necessary for effective, full and efficient management of (hereinafter referred to as the "Infrastructure Maintenance Agreements")
- (iii) the Developers/Apex Body (as the case may be) shall be entitled to invest the Corpus Fund less the aggregate of the payments to be made to the Property Management Company/Agency any other Organizations towards the Repair and Maintenance of Infrastructure in accordance with the Infrastructure Agreements made with them, in Fixed Deposit/s and/or any other investment schemes with Bank/s for an appropriate term as may be determined by the Owners Apex Body and or its nominees, provided that it is clarified that the;
- (iv) it is clarified that the Apex Body and/or the respective Co-operative Society and Organization shall not be competent and it shall not be within the powers, authority and/or jurisdiction of Apex Body and/or the respective Co-operative Society and Organization the Society to deal with any matters relating to the development of the Land or any part thereof or the transfer or the



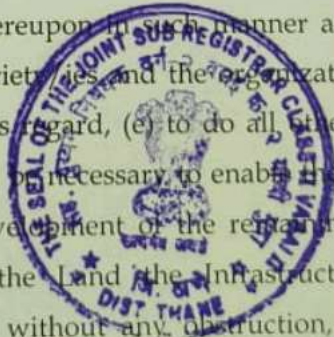




#113 - 2
२२२२ / २०२२
१२ १३२

sale or utilization of any permissible FSI/TDR in accordance with the Scheme of Development. The Apex Body and/or the respective Co-operative Society and Organization shall strictly function within the frame work of its constitution as framed by the Developers. All the development potential of the said Land including in the form of the existing and future FSI (whether by change of low or otherwise) and/or TDR to arise in any manner whatsoever shall always stand vested in the Developers and the Developers shall always be entitled to utilize and exploit the same on the same on the said Land or any part there of and/or upon the buildings constructed there upon the buildings constructed thereupon in such manner as it deems fit;

- (v) the Lease in perpetuity to be executed by the Developers in favor of Co-operative Society/ies and or Organizations in respect of the said Avenue or the portion of the said Avenue the buildings thereon at a nominal lease rent shall, inter alia contain covenants to be observed and performed by the Co-operative Societies and Organizations viz (a) to pay the share of taxes in respect of all taxes assessment, dues, cusses and outgoings in respect of the said building and/or the said Avenue and/or any portion thereof, (b) to bear and pay the nominal lease rent as stipulated in the Lease, (c) to bear and pay any contribution of costs, charges and expenses as may be levied by the Developers or the Apex body, (d) not be entitled to the existing and future FSI (whether by change of law or otherwise and or TDR to arise in any manner whatsoever and the same shall always stand vested in the Co-Openers and the Developers shall always entitled utilize and exploit the same on the said Avenues and/or said Land or any part thereof upon the buildings constructed thereupon in such manner as it deems fit and the Co-operative Societies and the Organizations shall not have any objection in this regard, (e) to do all other acts, deeds, matter and things as may be necessary to enable the Developer to continue/resume the development of the remaining portions of the said Avenue and the Land the Infrastructure, common Amenities and Facilities without any obstruction, hindrance or interference from Society or any of its members it being agreed



*[Handwritten signature]*

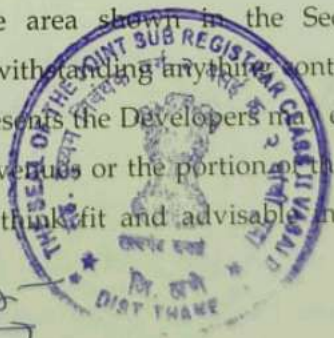
*[Handwritten signature]*



वसई - २
२०२२
२० १९६

that breach of any of these covenants will entitle the Developers to terminate the Lease and to re-enter the Avenue or the portion of the said Avenue including the said Building in accordance with the provisions of the law, (f) to become a Member of the Apex Body as and when formed along with other Societies and Organizations for the purpose of Repair and Maintenance of the Infrastructure, Common Amenities and Facilities and for acceptance of the Deed of Conveyance of the reversionary rights of the Developers in the Land upon completion of the project. The Project shall deemed to be completed upon the development of the entire Land by utilization of the fullest present or future FSI and TDR thereof and upon completion of the entire scheme of development of the Land in accordance with any scheme introduced by the Government, VVCMC, MMRDA or any other statutory bodies/authorities and on completion of the Infrastructure and Common Areas and Facilities including Amenity Plots and buildable reservations by construction of all Buildings thereon and completion of the Infrastructure and Common Amenities and Facilities an the sale of Buildings or built-up areas therein and receipt of all sale and other proceeds and deposits and amounts payable under these presents and the agreements to sell and/or let-out made with purchaser/s and/or lessens, licensees etc. and formation of all Co-operative Societies and Organizations and execution of Leases in favor of the Societies and Organizations and execution of Leases in favor of the Societies and the other Organization and the Apex Body. The Purchaser shall not raise any objection and/or claim any compensation of the area of the Avenue or the portion of the said avenue to be leased is less or more than the area shown in the Second Schedule hereunder written. Notwithstanding anything contained herein to the contrary in these presents the Developers may execute a single Lease of one or more Avenues or the portion of the said Avenues as the Developer may think fit and advisable in their absolute discretion;

*[Handwritten signature]*



*[Handwritten signature]*

vi) each Society and Organization shall immediately on the formation of the Society and Organization provide a Specific Written Undertaking to the Developers in terms of a format prepared by the Developers advocates and Solicitors that each Society and Organizations join the Apex Body as Members thereof for the purpose of the acceptance form the Developers of tended of Conveyance of the Developers reversionary interest in the Lamed and subject to the Apex Body's Undertaking to the Developers that the Apex Body shall take over the balance Corpus Fund and utilize the same and/or the interest thereon towards the Repair and Manteca of the Infrastructure and shall not hold the Developers or any of the and or its nominees/assigns responsible or liable in anyway;

Developers or 2
2022/2022
29 19E

(vii) The Apex Body shall be formed by the Developer after the formation of all Societies and Organizations in respect of all the Avenue of the Land and execution of all Leases in their favour to look after the repair and Maintenance of the Infrastructure and Common Amenities and Facilities and the Management of the Corpus Found; the co owner shall look Infrastructure and Common Amenities and Facilities for the said purpose the Developers shall be entitled to utilize the contributions to the Corpus Fund towards such Repair and Maintenance till the time the Apex Body is formed and constituted; and

(viii) The Apex body shall nor admit any outside Societies, Organisations, Bodies as its members, save and except, those formed in respect of the buildings constructed on the Land;

(c) The Developers shall be at liberty and be entitled to amend the Layout Plan of the Land the Building Plans, other approvals for including but not limited to

(i) Additional of excess land in the Layout plan, loading TDR from the Land and or other land of property, increasing the height, floors in the



*[Handwritten signature]*

*[Handwritten signature]*



vi) each Society and Organization shall immediately on the formation of the Society and Organization provide a Specific Written Undertaking to the Developers in terms of a format prepared by the Developers advocates and Solicitors that each Society and Organizations join the Apex Body as Members thereof for the purpose of the acceptance form the Developers of tended of Conveyance of the Developers reversionary interest in the Lamed and subject to the Apex Body's Undertaking to the Developers that the Apex Body shall take over the balance Corpus Fund and utilize the same and/or the interest thereon towards the Repair and Manteca of the Infrastructure and shall not hold the Developers or any of the and or its nominees/assigns responsible or liable in anyway;

Developers or 2
2022/2022
29 19E

(vii) The Apex Body shall be formed by the Developer after the formation of all Societies and Organizations in respect of all the Avenue of the Land and execution of all Leases in their favour to look after the repair and Maintenance of the Infrastructure and Common Amenities and Facilities and the Management of the Corpus Found; the co owner shall look Infrastructure and Common Amenities and Facilities for the said purpose the Developers shall be entitled to utilize the contributions to the Corpus Fund towards such Repair and Maintenance till the time the Apex Body is formed and constituted; and

(viii) The Apex body shall nor admit any outside Societies, Organisations, Bodies as its members, save and except, those formed in respect of the buildings constructed on the Land;

(c) The Developers shall be at liberty and be entitled to amend the Layout Plan of the Land the Building Plans, other approvals for including but not limited to

(i) Additional of excess land in the Layout plan, loading TDR from the Land and or other land of property, increasing the height, floors in the



*[Handwritten signature]*

*[Handwritten signature]*

बसई - २	
२२२	/ २०१२
०२	५६

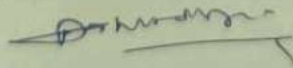
said Building whether construction of the said Building is completed or not.

- (ii) De-reservation of the areas earmarked for reservation by the VVCMC and carrying out incidental acts, deeds, matters, things thereto;
- (iii) Obtaining development permission for the Land or any part thereof which may be earmarked for buildable of non-boilable reservation by way of increasing or decreasing open spaces;
- (iv) Implementing any scheme including for township other scheme as may be initiated by the Government VVCMC, MMRDA or any other statutory/planning body.
- (v) All other acts, deeds, thing permissible under the D. C. Regulations and development plan of VVCMC and other statutory bodies/authorities and the Purchaser, each Society and Organisation and the Apex Body shall not have any objection to the aforesaid and do hereby grant their irrevocable consent to the Developers to carry out necessary acts, deeds, matters and things.

15. The Purchaser hereby further covenants with the Developers that:-

i) The purchase shall within 8 (eight) days of the receipt of the demand letter from the Developer maintain the said Flat at his/her/their own cost in a good condition and shall not do f suffer to be done anything in or to the said Flat and/or common passages, or the compound which may be against the Rules or Bye-Laws of the Municipality or VVCMC or any other Government Body and shall also comply with the orders passed by the Government of Maharashtra and other authorities under the provisions of Law.

ii) The Purchaser shall maintain the said Flat, in the same form as the Developer constructs it and shall not at any time affect/alter the elevations in any manner whatsoever or alter the size and position of any of the windows of the said Flat without the prior









consent in writing from the Developer and or authorities;

the concerned	2
००००	12022
०३	14E

iii) The Purchase shall, if required, at his/her/their/its own costs for the external grills to the windows of the design, size, material and color as stipulated by the Developer and which shall be uniform for all other purchasers and shall fit it them at position and location as stipulate by the Developer;

iv) The Developers shall be at liberty to sell assign, transfer or otherwise deal with the right, title and interest in the said Land and/or in the building/s to be constructed thereon and also the flats/shop/parking entirely at their own discretion and upon such terms and conditions that the Developers shall deem fit and proper and the Purchase will not be entitled to object to the same;

v) Not store in the said Flat any goods which are hazardous, combustibile or of dangerous nature or are so heavy as to damage any part of the Building of storing of which goods is object to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage of likely to damage the stair-cases, common passages or any other structure of the Building and in case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchase shall be liable for the consequences of the breach and damages;

vi) Not to do or suffer to be done anything in or to the Building in which the said Flat is situated or in the said Flat which may be against the Rules and Regulations and Bye-Laws of the concerned local authority or other public authority and in the event of the Purchase committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;



*[Handwritten signature]*

*[Handwritten signature]*

consent in writing from the Developer and or authorities;

the concerned	2
००००	12022
०३	14E

iii) The Purchase shall, if required, at his/her/their fir the external grills to the windows of the design, size, material and color as stipulated by the Developer and which shall be uniform for all other purchasers and shall fit it them at position and location as stipulate by the Developer;

iv) The Developers shall be at liberty to sell assign, transfer or otherwise deal with the right, title and interest in the said Land and/or in the building/s to be constructed thereon and also the flats/shop/parking entirely at their own discretion and upon such terms and conditions that the Developers shall deem fit and proper and the Purchase will not be entitled to object to the same;

v) Not store in the said Flat any goods which are hazardous, combustibile or of dangerous nature or are so heavy as to damage any part of the Building of storing of which goods is object to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage of likely to damage the stair-cases, common passages or any other structure of the Building and in case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchase shall be liable for the consequences of the breach and damages;

vi) Not to do or suffer to be done anything in or to the Building in which the said Flat is situated or in the said Flat which may be against the Rules and Regulations and Bye-Laws of the concerned local authority or other public authority and in the event of the Purchase committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;



*[Handwritten signature]*

*[Handwritten signature]*



जसई - २
२२२२ / २०२२
२२ १४२

vii) Not to demolish or cause to be demolished the said Flat or any part thereof nor time make or causer to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof nor any alteration in which the elevation and outside colour scheme of the Building is affected and keep the portion, sewers, drains, pipes in the said Flat and appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the Building in which the said Flat are situate and not to chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural chambers in the said Flat without the prior written permission of the Developer and the Society or any other Organization or the concerned local authorities and/or any other public bodies;

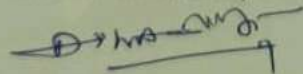
viii) Not to do or permit to be done any thing which may render void or voidable any isocratic of the Building in which the said Flat are situated or any part thereof on whereby any increase in the premium shall become payable in respect of the insurance;

ix. Not to throw dirt, rubbish rags garbage or other refuse or permit the same to be thrown from the said flat into the compound or the said avenue and/or the land or the adjacent Building or open spaces and the Building;

x) Pay within 8 (eight) days of demand, his/her/their/its share of security deposit/maintenance or any other charges as denuded by the Developer;

xi) The purchaser shall observe and perform all the Rules and Regulations and Bye-Laws for the time being of the concerned local authority and of the Government and other public borsht in matter of use and enjoyment of the Flat; and

xii) The purchaser shall not at any time cause or permit public or private nuisance in or upon the said Flat or the said Building of the said Avenue, and/or any portion thereof, open spaces and/or the





वसई - २
२२६६ / २०१२
२५ / ५६

Land or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the Developers or to the occupants of the neighboring Building;

16. Nothing contained in these presents is intended to be nor shall be construed to be grant, desire or assignment in law of the said Flat or the Avenue of the said Land, hereditaments and premises or any part thereof the said Buildings thereon or any part thereof. The purchaser shall have no claim whatsoever except in respect of the said Flat hereby agreed to be acquired. All other open spaces, unclothed flats, shops and parking spaces etc. in the said Building or in any other buildings/structures (if any), and the said Avenue, shall remain the property of the Developers until the said Avenue and the said Building and other buildings upon the said Avenue are demised under a Lease in perpetuity to the Societies and Organisations as herein mentioned, and entirely subject to the rights of the Developers under such Lease;
17. The Purchaser shall not let, sub-let, sell, transfer, assign or part with his/her/their/its interest under or benefit of this Agreement or part with possession of the said Flat until the Lease in perpetuity of the Avenue and or the prior of the said Avenue is executed and until all the dues payable by him/her/them/it under this agreement are fully paid up, and only if the Purchaser has not in breach and/or non-observation of any of the terms and/or conditions of this Agreement. The Purchaser shall always obtain the previous consent of Developer in writing;
18. The purchaser and the persons to whom the said Flat (with the prior written permission of the Developer) are let, sub-let, transferred, assigned, given possession of, shall observe and perform all the Bye-Laws and/or the Rules and Regulations which the Co-operative Society or any other Organization and from time to time sign all applications, papers and documents and do all acts, deeds and things as the Developer and/or the Co-operative Society may require for safeguarding the interests of the Developers and/or of the other purchasers of flats or shops in the said Building and any other buildings/structures (if any) upon the said Avenue;



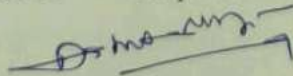
*[Handwritten signature]*

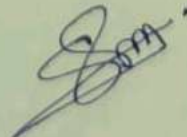
*[Handwritten signature]*



वसई - २
२२/२/२०१२
२२ १३९

19. The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society or any other Organization to be formed in the manner herein appearing and execute all applications for formation and the registration of the Co-operative Society or any other Papers and documents necessary for becoming a member including the Bye-Laws of the proposed Society or any other Organization to be duly filled in, sing and return the same to the Developer to the Purchaser and to do all acts, deeds, matters and things as may be necessary for safeguarding the interest of the Developers and of the other purchasers of the other flats, shops, parking and other spaces in the Building and/or the said Avenue or any portion thereof. No objection shall be taken 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.
20. It is expressly agreed that the Developers shall always have a right and be entitled, even after the execution of the Lease in perpetuity in respect of the said Avenue and or the portion of the said Avenue and the building is constructed thereon in favor of the Co-operative Society, to put hoardings on the said Avenue or any parts thereon including on the terrace and on the parapet wall of the said Building and the said hoardings may be illuminated or comprising of neon sign and for that purpose Developers are fully entitled to and authorized to construct or allow temporary or permanent construction or erection for installation either on the exterior of the said buildings or on the said Avenue as the case may be. It is expressly agreed that Developers shall be entitled to sell to any person/s hording rights (including rights to put-up hoarding in the compound and on the Terraces of buildings within the said Avenue as the case may be. It is expressly agreed that Developers well be entitled to use and allow third parties to use any part of the Building and to said Avenue for installation of cables, satellite, communication equipment, cellular telephone equipment, radio, turnkey, equipment, wireless equipment etc. The Purchaser and/or the Co-operative Society agree not to object or dispute the same. It is expressly agreed between the



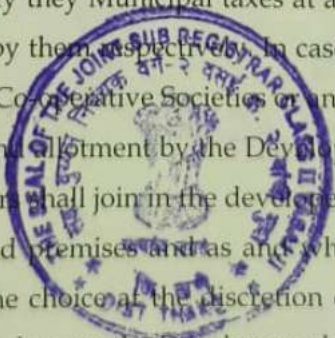


वसई - २
०००० / २०१२
२००० / ००

parties hereto that the Developers are entitled to transfer, assign and/or deal with or dispose off its rights under this clause any person or persons;

21. The Purchaser along with other who take or have taken the other flats or shops in the said building shall form themselves into a Co-operative Society under the Maharashtra Co-operative Societies Act, 1960 and the right of the purchasers as the purchaser of the flat or shop will be recognized and regulated by the provisions of the said Co-operative Society and the Rules and Regulations framed by the Co-operative Society but subject to the terms of this Agreement notwithstanding the formation of the Co-operative Society or the execution of the Lease in perpetuity in favor of Co-operative Societies and organizations including such operative Society.

22. In the event of the Co-operative Society being formed and registered before the sale and disposal by the Developers, of all the flats and shops respective built-up areas in the areas in the said Building and any other buildings/structures (if any) contracted/to be constructed upon the said Avenue, the power and authority of the Co-operative Society or any other Organization so formed or of the purchasers of the other flats and shops in the said Building and any other building structures constructed/to be constructed upon the said Avenue shall be subject to the overall authority and control of the Developers in respect of matters concerning the said Building and any other buildings/structures constructed/to be constructed upon the said Avenue the construction and completion thereof and all amenities preening to the same, and in particular the Developer, shall have the absolute arthritis and control as regard theist respective unsold premises and the disposal thereof. The Developers shall be liable to pay only they Municipal taxes at actual in respect of the unsold Flats, then held by them respectively. In case the Deed of Lease is executed in favor of the Co-operative Societies or any other Organizations before the disposal and allotment by the Developers of its unsold flats and shops, the Developer shall join in the developer/members in respect of their respective unsold premises and as and when such premises are sold to the persons of the choice at the discretion of the Developers the entire realizations shall belong to the Developers alone in respect of these



*[Handwritten signature]*

*[Handwritten signature]*

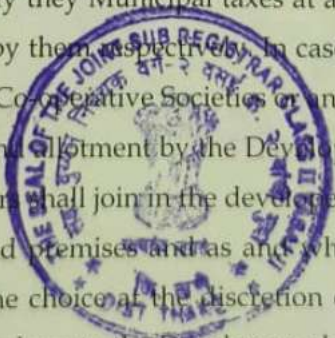


वसई - २
०००० / २०१२
२००० / ००

parties hereto that the Developers are entitled to transfer, assign and/or deal with or dispose off its rights under this clause any person or persons;

21. The Purchaser along with other who take or have taken the other flats or shops in the said building shall form themselves into a Co-operative Society under the Maharashtra Co-operative Societies Act, 1960 and the right of the purchasers as the purchaser of the flat or shop will be recognized and regulated by the provisions of the said Co-operative Society and the Rules and Regulations framed by the Co-operative Society but subject to the terms of this Agreement notwithstanding the formation of the Co-operative Society or the execution of the Lease in perpetuity in favor of Co-operative Societies and organizations including such operative Society.

22. In the event of the Co-operative Society being formed and registered before the sale and disposal by the Developers, of all the flats and shops respective built-up areas in the areas in the said Building and any other buildings/structures (if any) contracted/to be constructed upon the said Avenue, the power and authority of the Co-operative Society or any other Organization so formed or of the purchasers of the other flats and shops in the said Building and any other building structures constructed/to be constructed upon the said Avenue shall be subject to the overall authority and control of the Developers in respect of matters concerning the said Building and any other buildings/structures constructed/to be constructed upon the said Avenue the construction and completion thereof and all amenities preening to the same, and in particular the Developer, shall have the absolute arthritis and control as regard theist respective unsold premises and the disposal thereof. The Developers shall be liable to pay only they Municipal taxes at actual in respect of the unsold Flats, then held by them respectively. In case the Deed of Lease is executed in favor of the Co-operative Societies or any other Organizations before the disposal and allotment by the Developers of its unsold flats and shops, the Developer shall join in the developer/members in respect of their respective unsold premises and as and when such premises are sold to the persons of the choice at the discretion of the Developers the entire realizations shall belong to the Developers alone in respect of these



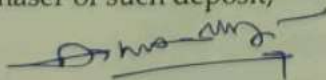
*[Handwritten signature]*

*[Handwritten signature]*

वर्ग - २
०२२२ / २०२२
Organizations/ ५६

unsold premises. The Co-operative Society or an other shall admit as its members, all such purchasers of such premises, without charging any premium and/or transfer fees or any other amounts;

23. The Developers advocates shall prepare all documents to be executed in pursuance of this Agreement as also the Bye-laws in connection with the formation, registration and/or incorporation of the Co-operative Society or any other Organization. All costs, charges and other expenses in connection with the preparation and execution of the Lease and other documents and formation and registration of the Co-operative Society or any other Organization shall be borne, shared and paid by all the purchasers of flats and shops in the buildings in proportion to the respective carpet area of their respective flat and shop and/or paid by such Co-operative Society or any other Organization;
24. The full ad-valorem stamp duty in accordance with the Bombay Stamp Act, 1958 and the full registration charges in accordance with the Indian Registration Act, 1908, of and incidental to this Agreement shall be borne and paid by the Purchaser alone. The Purchaser will lodge this Agreement for registration with the concerned Office of the Sub-Registrar of Assurances latest within 4 (four) months from the date of its execution and the Developers or their agents will attend the Sub-Registry and admit execution thereof, upon and after the purchaser informs the Developers of the number under which it has been lodged for registration;
25. The Non-refundable deposits that may be demanded by or paid to VVCMC and/or concerned authorities for the purposes of sanctioning the Plans and/or issuing the Commencement certificate and for giving water connection and for any other purpose to the said building shall be payable by all the purchasers of the said Building in proportion to the respective carpet area of their respective flats area, shops, the amount of the same to be determined by Developer. The Purchaser agree to pay to Developer within eight days of demand, such proportionate share of the Purchaser of such deposit;

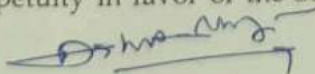






वसई - २
२२२ / २०२२
५६

26. If at any time any further tax and/or charges, and/or betterment charges, or other levy are charged, levied or sought to be recovered by VVCMC, Government and/or any other public authority in respect of the avenue or any portion thereof and/or the Building and/or the approval of construction or occupation thereof the same shall be borne and paid by all the purchasers in proportion to the respective carpet area of their respective flats and shops;
27. The Purchaser shall permit the Developers and its surveyors and agents, with or without workmen and other at all reasonable times to enter into and upon condition thereof (and the Purchaser shall make good, within three months of the Developer giving a notice, all defects, decays and worked of repairs of which such notice in writing shall be given by the Developer to the Purchaser) and also for the purpose of repairing any part of the building and for the purpose of making, repainting, maintaining, rebuilding, cleaning, lighting and keeping in order and condition all service, drains, pipes, cables, water courses, gutters, wires, partition, walls or structure or other convenience belonging to serving or used for the said building, or the said Avenue, and also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric wires and cables within the said avenue and for similar other purposes and for all other purposes contemplated by this agreement;
28. All amount and/or deposits payable by the Purchaser under these presents shall be by claques drawn by the Purchaser in favor of "M/S. VMS ENTERPRISES" and be delivered to the Developer at the appropriate time stipulated in these presents;
29. The Purchaser has been informed in course of the negotiations for purchase of the said Flat that the Developers shall in accordance with the Scheme for Development as may be modified from time to time develop the Land in Phases including constructing and setting up of the Infrastructure and Common Amenities and facilities. The Agreement to purchase the said Flat or the delivery of the said Flat to the Purchaser or the formation of the Co-operative Society or execution of the Lease in perpetuity in favor of the Societies and Organizations shall not in any



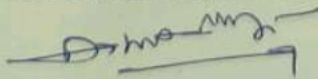


समय - २
२२२२ / २०२२
३०

event prevent the Developers, from continuing the development of the Land and to construct buildings thereon and the Infrastructure and Common Amenities and Facilities in accordance with the approvals obtained and to be obtained from VVCMC and all the other concerned authorities and that further the Leas in perpetuity shall specifically contain the appropriate rights, powers, authorities I favor of the Developer in this behalf. The Co-operative Societies or Organizations when formed and registered shall fully co-operative eighth Organizations when formed and registered shall fully co-operate eighth the Developers in the matter of implementation of the Scheme for Development and the development of the Land and Infrastructure and Common Amenities and Facilities without creating any obstruction, hindrance or interfere. It is anticipated that during the course of the said development their may be a temporary suspension/cessation of water, electricity or other Common Amenities and Facilities or the Societies and Organization. The Developers shall not be liable for any loss or damage or be subjected to any civil or criminal proceedings in this behalf.

30. The Purchaser shall not be entitled to the Club House or its user or any of the Common Amenities and Facilities in common with all purchasers of the flat and shop in buildings to be constructed on the Land until the Club House is construe and equipped as aforesaid and the Common Amenities and Facilities are constructed which the Purchaser is aware will be constructed in Phases. The Purchaser shall not hold the Developers liable or responsible for any delay in this behalf.

31. It is clearly understood and agreed by and between the parties hereto that the Developers shall have the unqualified and unfettered right to sell, or transfer, lease or give on license basis, assign or otherwise deal with or dispose of to anyone of their choice, the Terrace above the top floor of the said Building subject to necessary means of access to e permitted for the repair and maintenance of the Water Tanks and the Lift Machine. The purchaser/s of such Terrace shall be entitled to make use of the same for all purpose whatsoever as permissible by law. However, the purchaser shall not enclose or cover the said terrace without the Written permission of the Co-Owner and/or the Society, as the case may be VVCMC.





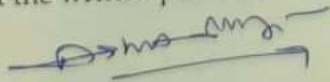


वसई - २
२२२२ १२०१२
३७ १५६

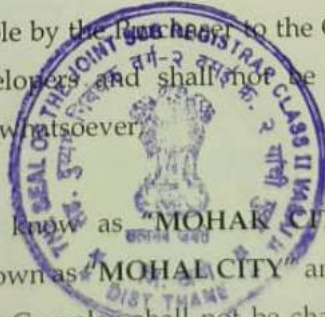
32. It is Also Understood And Agreed By Between The Parties Hereto:-

- a) that the terrace space in front of or adjacent to the flats or shops in the said Building, if any, shall belong exclusively to the respective purchasers of the said flat or shop if allotted by the Co-Owner and such Terrace spaces are intended for the exclusive use of the respective terrace flat or shop purchaser. The terrace shall not be enclosed by such purchaser till the permission in writing is obtained from the Co-Owner and the concerned local authority and the Society as the case may be;
- b) that the Consideration purchase price mentioned hereinabove is purely on lump sum basis whatsoever shall be entertained at any time relating to the Consideration/ purchase price. The aggregate of the carpet area mentioned herein for flats and shops shall be used for determining the proportionate distribution amongst the various purchaser/s of any common expenses incurred or to be incurred on the Buildings and the said Avenue or any portion thereof;
- c) The contribution by the Purchaser towards the Corpus Fund and provisional maintenance charges will be determined proportionally on the saleable area acquired by the Purchaser.
- d) That irrespective of disputes if any, which arise between the Purchaser and the Developers and/or the said Co-operative Society or any other Organization all amounts, contributions and deposits including amounts payable by the Purchaser to the Co-Owners under this Agreement to Developers and shall not be withheld by the Purchaser for any reason whatsoever.

33. That the Society shall be known as "MOHAK CITY" Co-operative Housing, in the Complex known as "MOHAL CITY" and the name of the Society and the name of the Complex shall not be changed at any time without the written permission of the Developers;







वर्ग - २
२२२२ / २०१२
३२ ५६

34. So long as the area of the said Flat (agreed to be acquired by the Purchaser from the Developer) is not altered, the Developers shall be at liberty and are hereby expressly permitted to make variations in the Layout of the said Avenue or elevation of the Building, garden space and/or varying the location of the access of the building/s of the said Avenue as the Developers may consider feasible, convenient or advisable. The Purchaser expressly hereby consents to all such variations and changes;

35. Notwithstanding anything contained to the contrary or the execution of the Ownership Agreement in favor of the Purchaser or the Purchaser or the formation of a Co-operative Society or other Organization of the Purchaser of and other Premises in the Building or the execution and registration of the Indenter of Lease in perpetuity as envisaged under these presenting favor of the Co-operative Societies or the Organizations and management and maintenance of the Buildings being delivered to the society/ies or the Organization or the ad-hoc Body pending formation of the Society, the purchasers or the Society/ies or the Organization of the Ad-hoc Body shall not acquire or deemed to acquire any right, title or interest of claim or demand in or to the FSI or TDR as may be permissible or available as a result of change in government policy or D.C. Regulations or other applicable laws effected or made prior to the execution of the execution of the Deed of Conveyance of the reversionary rights of the Developers in the Land and the right to such FSI/balance FSI or additional or new FSI or TDR shall always belong to the Developers to the exclusion of any Society/ies or Organization and the Developers alone shall be entitled to such FSI /balance FSI or additional or new FSI or TDR and to exploit the same in the reconstruction of Buildings on any undermined Portion of the Land or in the construction of additional floors or buildings already constructed or under construction and to continue or commence the construction of the buildings through utilization of such FSI/TDR even after the formation of the Apex Body and execution and registration of Deed of Conveyance in favour of the Apex Body.



*[Handwritten signature]*

*[Handwritten signature]*



3. **THIS** Power of Attorney is revocable and can be revoke at any time given notice to the attorney.

बसई - २  
२२२२ / २०१२  
५९ ५९

4. That any one person can use the said Power Of Attorney.

IN WITNESS WHEREOF I, HAVE HEREONTO SET AND SUBSCRIBED MY RESPECTIVE HANDS AND SIGNATURE ON THIS 25<sup>th</sup> DAY OF MAY, 2011.

SIGNED, SEALED AND DELIVERED  
By the withinnamed Executant  
**M/S. VMS ENTERPRISES**  
a Partnership firm, through its Partner )  
**MR. AASHUTOSH MADHUKAR JOSHI,** )  
In the presence of )



*Aashutosh Joshi*

1. *[Signature]*

2. *[Signature]*

Accepted

1) **MR. SURAJ P. KARKERA,**  
2) **MRS. MAITHILI M. JOIL,**  
In the presence of



*[Signature]*



*Maithili*

1. *[Signature]*

2. *[Signature]*



आयकर विभाग

INCOME TAX DEPARTMENT

SURAJ SURYAKANT MADHAVI

SURYAKANT PANDURANG MADHAVI



भारत सरकार  
GOVT. OF INDIA

15/10/1982

Permanent Account Number  
BFOPM95564H

*[Signature]*

Signature



वर्ष - २
२२२ / २०२२
५३ १९६

इस कार्ड को खोने / खोने पर कृपया सूचित करें। लोहरा  
आयकर से-न सेवा इकाई, एन एस डी एस  
मिंसरी - ४०१००१, सफायर चेंबर,  
बानेर टेलिफोन एक्चेंज के नजदीक,  
बानेर, पुणे - ४११ ०४५

*If this card is lost / someone's lost card is found,  
please inform / return to:*  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91 - 0-2721 3030 Fax: 91 - 20-2721 8081  
e-mail: [paninfo@nsdl.co.in](mailto:paninfo@nsdl.co.in)





execution of the Deed of Conveyance of the Developer's  
rights in favor of the Apex Body.

बसंड - २
०९९२ / २०१२
३०१ १५९

41. All letter, intimation and communications sent by the Purchaser in all matters concerning these presents shall be addressed and mailed to the Developer at the address recorded in these presents and all notices to be served upon the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser by prepaid post, under Certificate of Posting or by Courier or e-mail at his/her/their/its address specified on the first page of this Agreement/as specified below;

B-305, SWARALI APT. VAMAN  
NAGAR, MANYELPADA ROAD,  
VIRAR (E)

Any change in address shall be forthwith notified by the Purchaser to the Developer by registered A.D. in the event that the Purchaser fails and/or defaults in notifying to the Developer the changed address, service of notices, letter, communications, the last notified address shall deem to be good service to the Purchaser by the Developers.

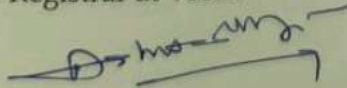
45. The PAN No. of Developer is : \_\_\_\_\_  
The PAN No. of the Purchaser is : \_\_\_\_\_

46. Purchaser has paid the Stamp duty of Rs. \_\_\_\_\_/-

#### SCHEDULE "A"

#### THE FIRST SCHEDULE ABOVE REFERENCE TO:

ALL THOSE pieces and parcels of land bearing Survey No. 338, Hissa No. A/2, admeasuring H.R. 8-78-7, assessed at Rs. 5.44 Paise, lying, being and situated at Village - Virar, Tal.-Vasai, Dist.-Thane, within the area of Sub-Registrar at Vasai.







वसई - २
२९६६ / २०१२
३५ १५६

SCHEDULE "B"  
THE SCHEDULE ABOVE REFERRED TO FLAT/SHOP

Flat / Shop No. 603, on the SIX Floor, in D Wing, area admeasuring 49.25 Sq.mtr. carpet in the building proposed to be named as "VENICE" Bldg., No. 60, in the township known as "MOHAK CITY" constructed on land bearing Survey No. 338, Hissa No. A/2, admeasuring H.R. 8-78-7, assessed at Rs. 5.44 Piase, lying, being and situate at Village - Virar, Tal.-Vasai, Dist.-Thane, within the area of Sub-Registrar at Vasi.

SCHEDULE "C"  
THE SCHEDULE ABOVE REFERRED TO FIXTURES & FITTINGS

Vitrified tile formatting in the entire flat.  
Inverter for each flat.  
Granite Kitchen Platform with S.S. Sink.  
Kitchen Trolley  
POP false ceiling in living room.  
Full Tiles in bathroom, toilets and passage.  
Powder Coated aluminum sliding windows.  
Premium quality Sanitary ware.  
Concealed Copper wiring for all essential point.  
Generator back up for lift & common area.  
Well maintained, well illuminated roads.  
Landscaped Garden & children Play area.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

*[Handwritten Signature]*



*[Handwritten Signature]*