

Share Certificate

Authorised Capital Rs. 500/- divided into 10 shares of Rs. 50/- each.

Member Register No. : 68/B-604 Share Certificate No. : 068

This is to certify that Smt./Shri Trox Chemicals Pvt. Ltd
of Pune is/are the Registered Holder/s of (10) 671 TO 680 Share/s of
Rupees Fifty Only (Rs.50/-) in the **Paramount Madhuban Co-operative Housing Society Ltd.,**
at Kondhwa (BK), Pune - 411 048, subject to the By-laws of the said Society and that upon
each such shares of the sum Rupees Fifty Only (Rs.50/-) has been paid.

Given under the Common Seal of the said Society at Pune.

This 29th day of July 2013

Member - Managing Committee

Chairman

Secretary

सह मुख्य निपटण करणारी (प्रशासक)

हजेली क्र. ९ पुणे.

बाजार मूल्य: 1950000 रु. मोबदला: 2430279 रु.
भरलेले मुद्रांक शुल्क: 104150 रु.
देयकाचा प्रकार : डीडी/घनाकर्पाद्वारे;
बँकेचे नाव व पत्ता: रामराज्य सहकारी बँक लि धनकवडी पुणे;
डीडी/घनाकर्प क्रमांक: 0022013; रक्कम: 24320 रु.; दिनांक: 26/03/2012

डायरेक्टर रोहित वी जैन - -; घर/फ्लॉट
; पेठ/वसाहत: सदर; शहर/गाव: -;





सूची क्र. नोंद INDEX NO. II

गावाचे नाव : कोढवा मुमुक्त

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. २,४३०,२७०.००
बा.भा. रु. १,९५०,०००.००
- (2) भू-भाषण, फोटोहिस्ता व घरकर्मकांचे (असल्यास) (1) वर्णना (शोन नं ४७/१९२९ निवासी दर २४७५०/- प्रति चौ.मी.) कोढवा बु येथील स.नं ५०/२/२६, ५०/२/२८, ५०/२/२७, ५०/२/२९, ५०/२/१०/३, ५०/२/१०/१ व ५०/२/२३अ या जमीन मिळकतीवर बांधण्यात येत असलेल्या पॅरामाऊंट मधुबन बी विंग बिल्डींग मधील राहाव्या मजल्यावरील फ्लॅट नं १०४ याची क्षेत्र ४०.६९ चौ. मी. कारपेट व त्पतचे टेरस क्षेत्र २१.३८ चौ.मी. व कन्स्ट्रक्शन कारपाकिंग क्षेत्र ७.५चौ.मी.सह (1)
- (3) क्षेत्रफल (1)
- (4) आकारणी किंवा जुडी देण्यात आलेले तक्ते (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 पॅरामाऊंट प्रॉपर्टीज (AAIFP0550Q)तर्फे भागीदार श्री पराग विनायक देशपांडे तर्फे नोंदणीकरिता कु.मु मधुबन अविनाश बबनराव काळे - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: कात्रज पुणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) टाइटल केमिकल्स प्रा लि (AABGT4148G) तर्फे डायरेक्टर राजेश के पुनगीया - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: ३३९/४१ चौथा मजला रावळ चेंबर्स, सॅमुअल स्ट्रिट चळगाडी मुंबई. शत्रुंजय दर्शन बायखळा मुंबई; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (7) दिनांक करून दिल्याचा २७/०३/२०१२
- (8) नोंदणीचा २७/०३/२०१२
- (9) अनुक्रमक, खंड व पृष्ठ २६९९ /२०१२
- (१०) बाजारभावाप्रमाणे मुद्रांक शुल्क रु १०४१२५.००
- (११) बाजारभावाप्रमाणे नोंदणी रु २४३१०.००
- (१२) शंरा



हस्ताक्षर
 मुद्रांक वेळी
 त्पत हुकुम नसल्या
 कु. नि. (वर्ग-२) हवेली-१.

हस्ताक्षर
 बी/सी.....पुनगीया
 बांला हिस्से.
 दिनांक. / / २०१२
 कु. दु. नि. (वर्ग-२) हवेली-१.



THIS AGREEMENT OF SALE made at Pune on this 27th of day
 MARCH 2012.

(Handwritten signatures)

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Customer Copy	
Scroll No.	Date 26/03/2012
Franking Value	Rs. 1,04,150=00
Service Charges	Rs. 11=00
Total	Rs. 1,04,161=00
Name & Add. of the stamp duty paying party: Troix chemicals Pvt. Ltd. 239/41, 4th floor, Rajwal chambers Counter Party Name & Add. M/S. Paramount Properties shop. no 01, Paramount Garden Katorey, Pune-46.	
Cash/DD*/Pay Q Order* No.:	
(PAN No. If cash above 50,000/-)	
PAN No.: AABCT4148C	
Name of Document: Agreement	
Through: Ramrajya Sahakar Bank Kankwad Br., Kankwad, Prabhade,	
I confirm that I have checked the value franked and the Ramrajya Sah. Bank. Ltd., Pune 43 is not liable for anything related to the document.	
Signature	
(For R.S.B. Ltd. office Use only)	
Franking Sr. No.	
Tran ID	Authorised Signatory

RAMRAJYA SAH. BANK LTD. Dhankwadi, Pune 43.
Franking Deposit Slip

RECEIVED
26/3/12

दुय्यम निबंधक कार्यालयाचे नांव द.न. १ (Haveli No 09)
 ठशाचा शुनिक नंबर 40210 / 159016
 दस्तऐवजाचे वर्णन Agreement
 मिळकतीचे वर्णन SINO: 5912, Saingar, Kondhwa Bk, Pune-48.
 मोबदला रक्कम Rs. 24,30,279 = 00
 घेणाऱ्याचे नांव Troix chemicals Pvt. Ltd.
 देणाऱ्याचे नांव M/S. Paramount Properties, Pune-46.
 मुद्रांक शुल्क भरणाऱ्याचे नांव Troix chemicals Pvt. Ltd.
 मुद्रांक शुल्क रक्कम Rs. 1,04,150 = 00
 प्राधिकृत अधिकाऱ्याची स्वाक्षरी-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE made at Pune on this 27th of day
MARCH 2012.



नांव/NOME...Trox chemicals Pvt. Ltd

INDIA STAMP DUTY MAHARASHTRA

पत्ता/ADDRESS...Vadgadi, Mumbai

For Ramrajya Sahakari Bank Ltd., Pune

हस्ते/BY...Kajil Prabhale

सही/SIGN.....

Authorised Signatory

पावती क्र./RECEIPT NO.....1179

BETWEEN:

M/S. PARAMOUNT PROPERTIES

A Partnership firm registered under the
Indian Partnership Act, 1932 having office
At: Shop No. 01, Paramount Gardens,
S/No. 20/04/01, Katraj Kondhwa Road,
Katraj, Pune 411 046.

[PAN No. AAIFP 0550G]

By its Partner -

MR. PARAG VINAYAK DESHPANDE

age about: 40 years, Occupation: Business
Residing at 585/1, Salisbury Park, Pune - 37.

Hereinafter referred to as THE PROMOTER

[Which expression unless repugnant to the context or meaning
thereof shall mean and include its partners for the time being
constituting the firm their respective heirs, executors, administrators
and assigns] of the FIRST PART.

AND:

TROIX CHEMICALS PVT. LTD.

339/41, 4th Floor, Rawal Chambers
Samuel Street, Vadgadi,
Mumbai - 400 003.

[PAN NO. AABCT4148G]

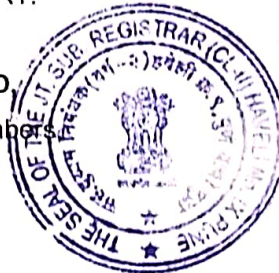
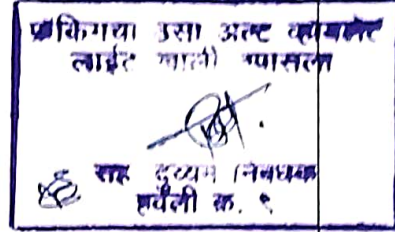
By its Directors -

1. MR. RAJESH K. PUNAMIYA

age about: 43 years, Occupation: Business
Residing at: C/312, Shatrunjay Darshan,
Motisha 'X' Lane, 3rd Floor, Byculla, Mumbai - 400 027.

2. MR. ROHIT B. JAIN

age about: 37 years, Occupation: Business
Residing at: C/210, Shatrunjay Darshan,
Motisha 'X' Lane, 2nd Floor, Byculla, Mumbai - 400 027.



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Hereinafter referred to as THE FLAT PURCHASER

[Which expression unless repugnant to the context or meaning thereof shall Mean and include his/her heirs, executors, administrators and assigns] of the SECOND PART

WHEREAS:

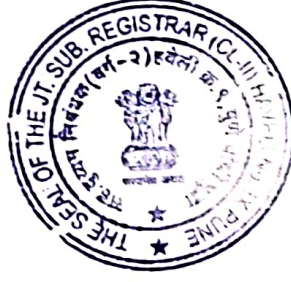
A] All that piece and parcel of land situated within the Registration, Sub-Dist., Taluka Haveli, Dist. Pune and within the limits of Pune Municipal Corporation bearing S.No.59/2/25, 59/2/26, 59/2/27, 59/2/28, 59/2/18/3, 59/2/19/1, 59/2/23A, Mouje Kondhwa Budruk, Pune admeasuring an area of 5210 Sq.mtrs. and more particularly described in First Schedule hereunder is owned by the Promoter herein.

B] i. The lands bearing S.Nos. 59/2/25, 59/2/26(pt), 59/2/27, 59/2/28, 59/2/18/3 Mouje Kondhwa Budruk Pune admeasuring 2438 Sq.mtrs formerly belonged to Shri Dhanchand Malchand Rathi, while the lands bearing S. Nos. 59/2/19/1, 59/2/23A and 59/2/26(pt), admeasuring 2772 Sq. mtrs belonged to Shri Ravindra Dhanraj Rathi.

ii. By a Sale Deed dt.25.11.2009 which is registered at the office of the Sub Registrar Haveli No.XII, at Serial No.8164/09, the said Shri Dhanraj Rathi and Shri Ravindra Rathi sold and conveyed the aforesaid lands to the Promoter herein.

C] By virtue of the said Sale Deed the Promoter alone has the sole and exclusive right to construct and allot/sell flats, units etc. in the said buildings to be constructed or being constructed on the said Land and to enter into agreements with the Purchasers of the flats and to receive the sale price thereof.

D] The Promoter decided to construct buildings on the said property and sell the flat, units therein on ownership basis. The Promoter thereafter prepared a layout or building plan to be constructed on the said property which was approved and sanctioned by the P.M.C. vide Commencement Certificate bearing No.CC/3600/10 dt.14/01/2011. The permission for the non agricultural use of the said land was obtained from



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Collector Office Pune vide Order bearing No PMH/NA/SR/273/10 dt 07/07/2010

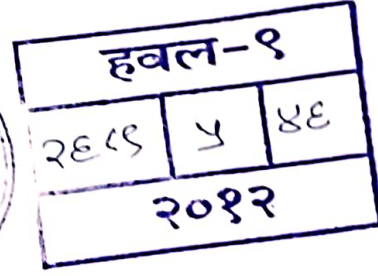
E] The Flat Purchaser demanded from the Promoter and the Promoter has given inspection to the Flat Purchaser of all the documents of title relating to the said land, the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion, construction, sale, management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and rules made thereunder.

F] The copy of the certificate of title issued by the Advocate of the Promoter, copies of extracts of Village Forms VII and XII showing the nature of the title of the Promoter to the said land on which the flats are constructed or are to be constructed and the copies of the plans and specifications of the flat agreed to be purchased by the Flat Purchaser approved by the concerned local authority have been annexed hereto and marked annexure "A" "B" "C" respectively.

G] As stated above the Promoter has got approved from the concerned local authority the plans, specifications, elevations, section and details of the said buildings.

H] While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter and the Flat/Unit Purchaser while developing and using the said land and the said buildings and upon due observance performance of which only the completion and occupation certificates in respect of the said buildings shall be granted by the concerned local authority.

I] The Flat Purchaser offered to the Promoter for allotment to the **Flat No. 604 on Sixth Floor** in the **Building/Wing No. B** to be constructed on the said plot which is more particularly described in Annexure D hereunder written and which for the sake of convenience is hereafter referred to as 'the said Flat'.



J] Relying upon the said offer, and subject to whatever stated herein below the Promoter agreed to sell to the Flat Purchaser the said Flat at the price and on the terms and conditions hereinafter appearing.

K] Under section 4 of the said Act, the Promoter is required to execute a written statement for sale of the said flat to the Flat Purchaser being in fact these presents and the parties are required to register the said agreement under Registration Act within four months from the date of execution thereof.

NOW THEREFORE, THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER -

1. The Promoter herein has obtained sanction of the building plans in respect of the buildings which are under construction on the said land and the Promoter herein shall continue to construct and complete the construction of the said buildings on the said land in accordance with the plans, designs and specifications approved by the concerned authority which have been seen and approved by the Flat Purchaser/s subject to such alterations and modifications as the Promoter in its sole discretion may think fit and necessary or may be required by the concerned local authority/Government to be made in them or any of them.

2. The Flat Purchaser/s hereby gives/give his/her/their irrevocable consent to the Promoter herein to carry out such alteration, modifications in the sanctioned plan/s of the said building/s as the Promoter in its sole discretion thinks fit and proper and/or such modifications and alterations which are necessary in pursuance of any law, rules, regulations, order or request made by the local authority, planning authority, or Government or any officer of any local authority.

Provided that the Promoter shall have to obtain prior consent in writing of the flat purchaser/s if such alterations and modifications adversely affect the construction of the said flat hereby agreed to be sold. The Flat Purchaser/s herein shall have no right to withhold such permission without any reasonable cause and shall give such permission as and when required by the Promoter herein.



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1. Relying on the Flat Purchaser's representation and the assurances, the Promoter herein agreed to sell and the Flat Purchaser/s has/have agreed to purchase Flat/Unit No. 604 admeasuring carpet area about 40.69 Sq.mtrs. along with terrace adjoining Flat No. 604 admeasuring 21.36 Sq.mtrs. (carpet) (i.e. saleable built-up area of 66.79 Sq.mtrs. which is inclusive of the proportionate share in the common passage, staircase, landing, lift etc.) (Subject to fluctuation of not more than 3%) on Sixth floor, in Wing No. B the said flat is more particularly shown delineated in red colour boundary line in Annexure C annexed hereto and hereinafter, the aforesaid premises are referred to or called as "THE SAID FLAT/ACCOMMODATION", at or for total consideration of **Rs.24,30,279.00 (Rupees. Twenty Four Lac Thirty Thousand Two Hundred Seventy Nine only)** excluding all expenses separately mentioned herein below and expenses for stamp duty and registration fees, which shall be paid by Flat Purchaser separately. The carpet area of the flat is taken as the total covered area of the flooring measured between wall to wall before plaster and shall include all rooms, toilets, passages, balconies of the flat, areas of structural projections, cupboards etc. The built-up / saleable built up area is mentioned only for the purpose of understanding in common parlance and includes carpet area and area of the walls of the flat and the proportionate area of staircase/s, passage/s, lift/s, elevations, projections (if any) etc. which for convenience sake is taken as carpet area plus 30% of the carpet area. The nature, extent and description of the common areas and facilities are more particularly described in the Second Schedule written hereunder and the Promoter has agreed to provide the amenities in the said flat/accommodation which are more particularly described in the annexure "E" written hereto. The Promoter and the Flat Purchaser agree not to question or challenge the said consideration the same having been settled on the basis of the carpet area and on lumpsum basis after considering all aspects and other terms of the agreement. If after completion of the construction work area of the flat/unit hereby agreed to be sold is found more or less (exceeding 3%) than the above mentioned agreed area then parties shall pay to each other (as the case may be)



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consideration for such entire additional or reduction in area as agreed herein.

The Flat Purchaser/s herein shall pay the aforesaid agreed consideration to the Promoter herein in the following manner –

<u>Amount</u>	<u>Particulars</u>
i] 15 %	As earnest money on or before execution of these presents,
ii] 10 %	On commencement of the plinth or casting of the parking slab,
iii] 20 %	On commencement of casting of floor slab of said flat
iv] 20 %	On commencement of casting of roof slab of said flat
v] 10 %	On commencement of brick/block work of the flat
vi] 10 %	On commencement of internal plaster of said flat
vii] 10 %	On commencement of flooring of said flat
vii] 5 %	and other dues when the Promoter herein obtains the completion certificate in respect of the said flat from the local authority or said flat is ready for occupation. Whichever is earlier.

100 %

TOTAL

The Flat Purchaser herein shall pay the aforesaid amount on due date or within seven days from the Promoter giving the written intimation to the Flat Purchaser calling upon the Flat Purchaser to make the payment. Payment in time is the essence of the contract.

4. It is hereby agreed that subject to the terms of this Agreement the Promoter and the Flat Purchaser/s shall observe and perform and comply



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with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by local authority at the time of sanctioning of the plans or any time thereafter or at the time of granting Completion Certificate. The Flat Purchaser/s shall not be entitled to claim possession of the said flat until the Flat Purchaser pays all dues payable under this agreement in respect of the said flat to the Promoter and has paid the necessary deposits and signed the possession documents, bonds, receipts etc. After receipt of the completion certificate from the Pune Municipal Corporation, the Certificate issued by the structural consultant shall cease to be valid and shall become ineffective in case of any addition and/or alteration to the building, any damage caused to the building by accident, any tampering with the geometrical section/s of all the buildings for any purpose whatsoever, any overloading of the building, lack of maintenance by the purchaser/s, association, any event of force majeure, act of God, any natural calamity or manmade occurrences which could not have been envisaged while designing the building for which the building is not designed, any act that is detrimental to the building as a whole, failure to communicate to the concerned authorities about deformities in time.

5. It is hereby declared that sanctioned plans have been shown to the Flat Purchaser/s and the Floor Space Index (FSI) available is shown in the said plan/s. Similarly, the Floor Space Index, if any, utilised as floating floor space index or in any manner, i.e. to say transfer from the said land or floor space index of any other property used on the said land is also shown in the plan/s. In this Agreement, the word FSI or Floor Area Ratio shall have the same meaning as understood by the Planning Authority under its relevant building regulations or bye-laws. The Promoter shall be entitled to float F.S.I. of the Property in the present scheme to any other property and vice-versa if so permitted by the concerned authority. The Promoter shall also be entitled to use the FSI of the internal roads, road widening FSI, TDR, etc. on the said building and or other buildings in the layout of the said project.

6. The Promoter has made full and true disclosure of the title of the said land as well as the encumbrances, if any, known to the Promoter.



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departments then in that case the Promoter may provide electrical connections/water supply through any other temporary arrangement due to which if there is improper supply of water/electricity the Promoter shall not be held responsible for the same and the Purchaser hereby consents for any temporary arrangement that may be made in the said interim period. The Purchaser shall pay for the proportionate charges as demanded, determined and decided by the Promoter. The Promoter shall be entitled to deduct any dues of such proportion or entire charges payable by the Purchaser for the above from the maintenance deposit agrees for which the Purchaser hereby gives his consents.

62. It is hereby made clear that the organisation of all the Flat Purchaser/Unit holders for the said scheme shall be an Association of Apartment Owners to be formed and registered under the provisions of the Maharashtra Apartment Ownership Act, 1970 .

63. The consideration of the said flat/accommodation as agreed between the Promoter and the Purchaser herein is as per the prevailing market rate in the subject locality, which is the true and fair market value of the said flat/accommodation. This agreement is executed by the parties hereto under the Maharashtra Ownership Flats Act, 1963 and stamp duty for this transaction is payable as per the Bombay Stamp Act, 1958, Schedule - 1, Article 25 (d). The Flat Purchaser/s herein has paid stamp duty of **Rs.1,04,150.00 (Rupees. One Lac Four Thousand One Hundred Fifty Only)** along with appropriate registration fees herewith. The parties hereto shall be entitled to get the aforesaid stamp duty adjusted, livable on the conveyance, which is to be executed by the Promoter herein in favour of the Flat Purchaser herein in respect of the said flat/accommodation. If additional stamp duty is required to be paid at the time of conveyance the same shall be paid by the Flat Purchaser.

FIRST SCHEDULE

All that piece and parcel of land situated within the Registration, Sub-Dist., Taluka Haveli, Dist. Pune and within the limits of Pune Municipal Corporation bearing S.No.59/2/25, 59/2/26, 59/2/27, 59/2/28, 59/2/18/3,



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59/2/19/1, 59/2/23A, Mouje Kondhwa Budruk, Pune totally admeasuring an area of 5210 Sq.mtrs. and bounded as follows -

- On or towards the East : By S.No.59 (pt) and Internal Road
On or towards the South : By S.No.59 (pt)
On or towards the West : By S.No.59 (pt)
On or towards the North : By Road & S.No.59 (pt)

SECOND SCHEDULE

A] COMMON AREAS AND FACILITIES:

1. The land described in the First Schedule above (subject to the right of exclusive use of covered/open car parks allotted or that will be allotted to various units).
2. The footings, RCC structures and main walls of the building.
3. Staircase column and lift in the building/s.
4. Common drainage, water and electrical lines.
5. Common ground water storage tanks and overhead water reservoirs and plumbing machinery, pumps etc.
6. Compound walls, fencing and gates.

B] LIMITED COMMON AREAS AND FACILITIES:

1. Partition walls between the two units shall be limited common property of the said two units.
2. Covered/Open scooter parks and car parks and terrace on top of building and portions thereof will be allotted to specific unit purchaser/s by the Promoter as per their discretion or retained by the Promoter.
3. Terraces adjacent to the terrace flats and above the building shall exclusively belong to such respective flats if so specifically allotted by the Promoter.
4. Other exclusive and limited common areas and facilities as mentioned in body of this agreement.
5. Passages and toilets/W.C.s which are not the part of specified units may be exclusively allotted to those units who have access through such passages or adjacent to such toilets/W.C. s for their exclusive or limited common use only as per the discretion and option of Promoter.



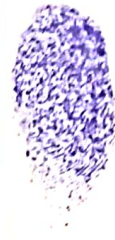
हवल-९		
२६८९	३५	४६
२०१२		

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT AT PUNE ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

SIGNED AND DELIVERED

By the within-named

M/S. PARAMOUNT PROPERTIES



THE PROMOTER

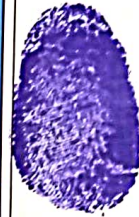
SIGNED AND DELIVERED

By the within-named

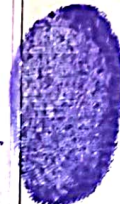
TROIX CHEMICALS PVT. LTD.

Directors -

MR. RAJESH K. PUNAMIYA



MR. ROHIT B. JAIN

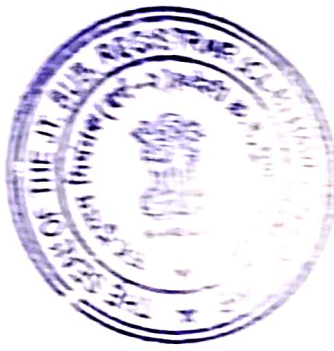


THE FLAT PURCHASER

In the presence of:

1. Sign:
Name: Vinod D. Bhojekar
Address: mukund Nagar Pune-37

2. Sign:
Name: Chetrapan
Address: Dr. akurwachi Pune 43



हवल-९		
२६९	३६	४६
२०१२		

ANNEXURE - D

Flat No.604 admeasuring carpet area of about 40.69 Sq.mtrs. along with terrace adjoining Flat No. 604 admeasuring 21.36 Sq.mtrs. (carpet) (i.e. saleable built-up area of 66.79 Sq.mtrs. which is inclusive of the proportionate share in the common passage, staircase, landing, lift etc.) (Subject to fluctuation of not more than 3%) on Sixth Floor, in Wing No. 6 of the building styled as "PARAMOUNT MADHUSAN" being constructed upon the plot described in First Schedule above along with exclusive use of covered Car Park admeasuring 7.5 Sq.mtrs. The said Flat/Terrace is more particularly shown in the plan hereto annexed in Red colour boundary line. The areas mentioned above are approximate.

(Handwritten signature)
(Handwritten signature)
(Handwritten signature)

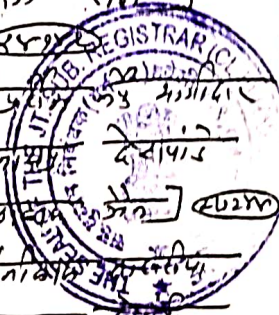
गा. न. क्र. ७, ७ अ, व १२

शिका (१५)

गा. न. क्र. ७	ता. हजेरी जि. पुणे	गा. न. क्र. ७
धारणा प्रकार	मालकाचे नांव	६००६ (७३६)
१७३	० अवजोडिता अलापें माने - १०६८	
४५५	० उमेवता मदन दिगंबरी	
४५६	० बदामबाई पुर्वंद बेसुमा	
४२८		६०९
मुळे		
आर		
६०-२०	० सौ. मंगी रोलर (२०५७७०)	
५२-१०		१६५५ (१६५५) २३०५०
		रविंद्र धरणा री
		२५५५
		पॅरामांडल
		० परागा विनास देसाय
०-५२-१०		० कांतीबाब मीर
[०-२०]		१ दिपेदा कांतीबाब
रुपये		० राडिया बाबुबाब
२३०		० मरबाबा दिपुनपंद काडपिया
		२५६५
		विशाळ कांतीबाब
		२०२५

खाते क्र.
 युळाचे नांव
 इतर अधिकार / द्या / राबिस्तर
 रविंद्र धरणा री
 पिंडा ३११०००
 २२५५

हवल-१
 २६६ ३६ ४६
 २०१२



गा. न. क्र. १२		पीकाखाली क्षेत्र			अमिश्र पीकाचे क्षेत्र			पडीक व पीकरस निरुपयोगी अशा जमिनीचा तपशील		शेरा			
क्र. ७ अ	न. क्र. ७ अ	सि. क्र.	मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			प्रकार	क्षेत्र	१६	१७	
			मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन					पीकाचे नांव
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
						५							

प्रमाणित: ११ ऑक्टोबर
 वर्ष २०१२
 शा. हजेरी, जि. पुणे

पुणे महानगरपालिका

१६२
२०११/११

(यापुढील पर्यवेक्षणाला खालील इतरक व दिनांक यांचा उल्लेख करावा)
(जगतीच्या वा इमारतीच्या कायद्यांमधील मानकी हक्कांचे मर्याद नकार व पुढील अर्जातून हे समतोल देण्यात येत आहे.)

वांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका,
प्रशासनालय, पुणे - ४.

वांधकाम चालू ठेवण्याबाबतची प्रतीज्ञा

(कमिशनर ऑफ इन्फ्रस्ट्रक्चर)



वांधकाम चालू ठेवण्याबाबतची प्रतीज्ञा आणि वांधकामाचे समतोल नगर रचना अधिनियम, १९६६ च्या कलमे ४४/४५/५४/६१ यातील आणि पुढील नगर रचना अधिनियम, १९४९ च्या कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेंटाल. सेठ Kondhwa-Budruk चाक नव्हे. (जगतीच्या वा इमारतीच्या कायद्यांमधील मानकी हक्कांचे मर्याद नकार व पुढील अर्जातून हे समतोल देण्यात येत आहे.)

क्रमांक : KDB/0084/09 REVISED 1

Project Type : Residential

Project Type : (Amalgamation + Land Division + Proposed Building)

हवल-१

क्रमांक : 003800MD

दिनांक : १४/११/२०११

२६० ३१ ४६

२०१२

प्राप्तकर्ता, PARAG+dhere+rajput ब्यार ला. स. श्री, VIKAS M. DHERE

पुणे, PUNE, 411037 घाक सधे नं. महाराष्ट्र नगर रचना अधिनियम, सन १९४९ च्या कलमे ४४/४५/५४/६१ व मुम्बई प्रतिक

महानगरपालिका अधिनियम, सन १९४९ च्या कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेंटाल. सेठ Kondhwa-Budruk चाक नव्हे.

Survey No: 59, Hissa No: 2/25, 59/2/26, 59/2/27, 59/2/28, 59/2/13/3, 59/2/13/1, 59/2/28, 59/2/23/4 DTS No: 0

प्लॉट क्र. 0 प्लॉट क्र. 0 येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक : 28/11/2010 रोजी प्रस्ताव दाखल केला

सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामाला काही उमर्यादी मर्यादा अस्तित्वात नाहीत. अस्तित्वात असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरवाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

नवीन /दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

सर्वत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी वांधकाम नियंत्रण कार्यालयाकडून तयार करून घ्याव्यात. त्याशिवाय बांधकामाला काम सुरु करू नये.

इयक अभियंता (भूमीप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आढळू घेणार व न्याय वांधकाम सुरु करणार या अटीवरच हे समतोल देण्यात येत

त्या नकाशावर मागे लिहिलेल्या /चिकटवलेल्या अटीवर हे समतोल देण्यात येत आहे.

प्रॉटेक्शन नवीन इमारत वांधण्यात आली आहे त्या इमारतीचे भोगवटानुसार मागण्यापूर्वी प्रत्येक मालकाने इमारतीमधील कॉन्क्रीट बॅलान्सा आत व बाहेर किमान चार झाडे (ती व्यवस्थित वाढविण्याच्या दृष्टीने) योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टीफिकेट (भोगवटा पत्र) मिळवणार नाही. नव्यावरून झाडेना संरक्षण कुंपण अर्जदाराने करावयाचे आहे.

जे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राडारोडा उचलून बागा साफ केल्याशिवाय अर्जाचा विषय केला जाई. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागातून मार्गदर्शन केले जाई.

सुरु करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पुढीलप्रमाणे घेतल्याशिवाय कामे करावयाची कोणतीही सुरु करू नये.

शाधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अर्थॉरटीची पुर्वनवलनी घेतल्याशिवाय तोडू नयेत ; अन्यथा कायदेशीर कामे करावयात येत. याची पूर्वा.

म नियंत्रण खात्याने जरी सेप्टीक टँकसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा. नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची घेतल्याशिवाय सेप्टीक टँक अगर ड्रेनेजसंबंधी वांधकाम सुरु करू नये व ऑक्युपन्सी सर्टीफिकेट नसण्यापूर्वी ड्रेनेज कामाचा मुण्ठ्याचा दाखला हक्क करण्यात यावा.

काम नकाशात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.

हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.

यांच्या सोयीसाठी जागेवर किमान एक सडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. कुने सडास व मुतारी अस्तित्वात येण्याची सडास, मुतारी बांधण्याची

हो.

नगर मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

०५ चे मनपाची मालकी ०१३२ दाखल करणेपूर्वी तसेच येथे वांधकाम करणार नाही.

०५ मालकी एकाच ०१३२ च भोजणी व मरिह्यांसाठी इतर वरिष्ठ करणार

सर्वत प्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पॉटनियम यांचा भंग होऊ नये.

सर्वत प्रमाणे काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे काळवून नोंदीकरण करून घ्यावे.

(Signature)
इमारत निरीक्षक

(Signature)
सहाय्यक अभियंता (वांधकाम नियंत्रण)
पुणे महानगरपालिका.

मध्य लेखाउत्तरणी अटी वांधकाम चालू ठेवण्याबाबतची प्रतीज्ञा

Paramount
MacArthur

1 & 2 Bedroom Apartment

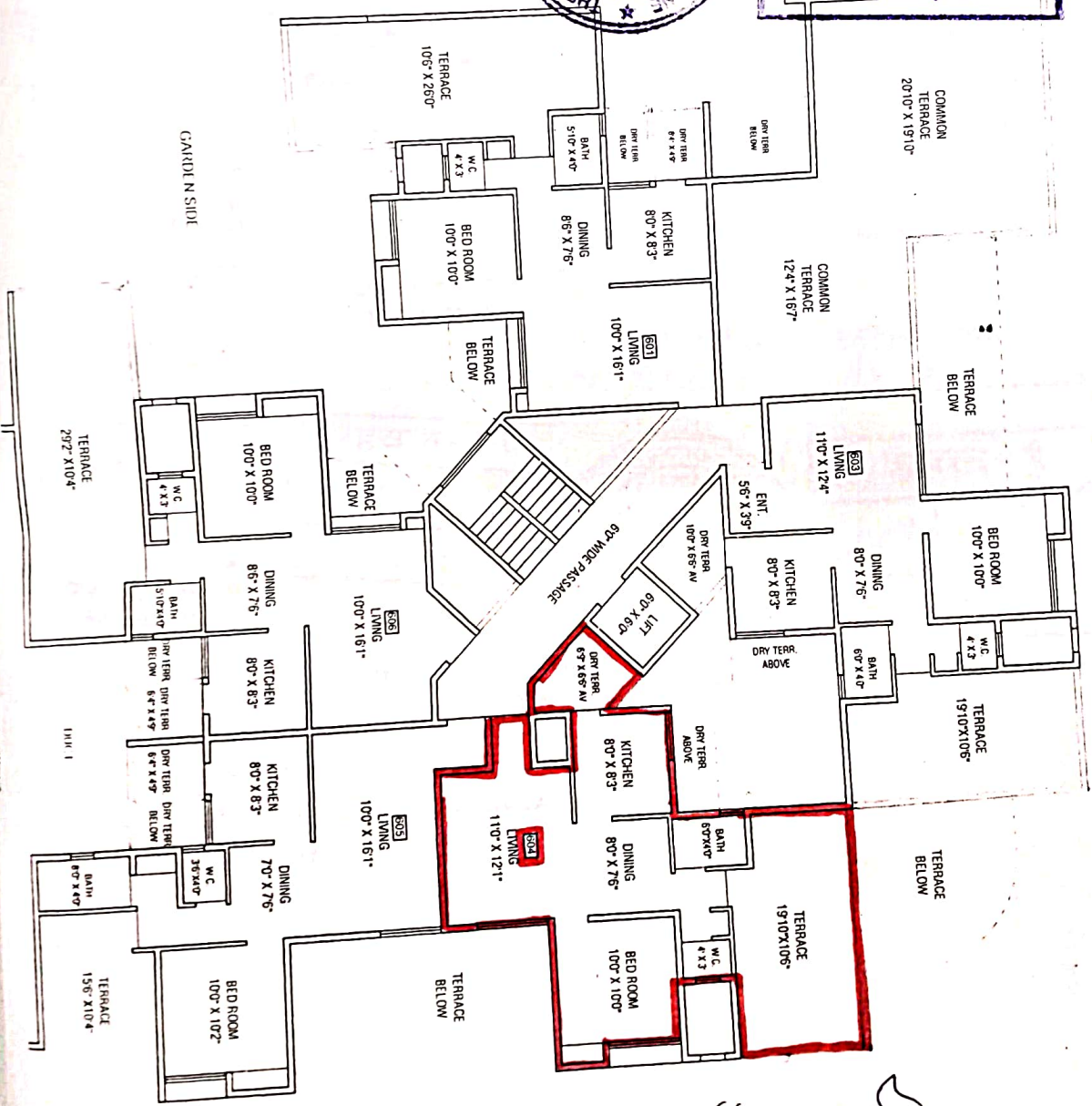
WING B

6th Floor Plan

Typical Floor Plan

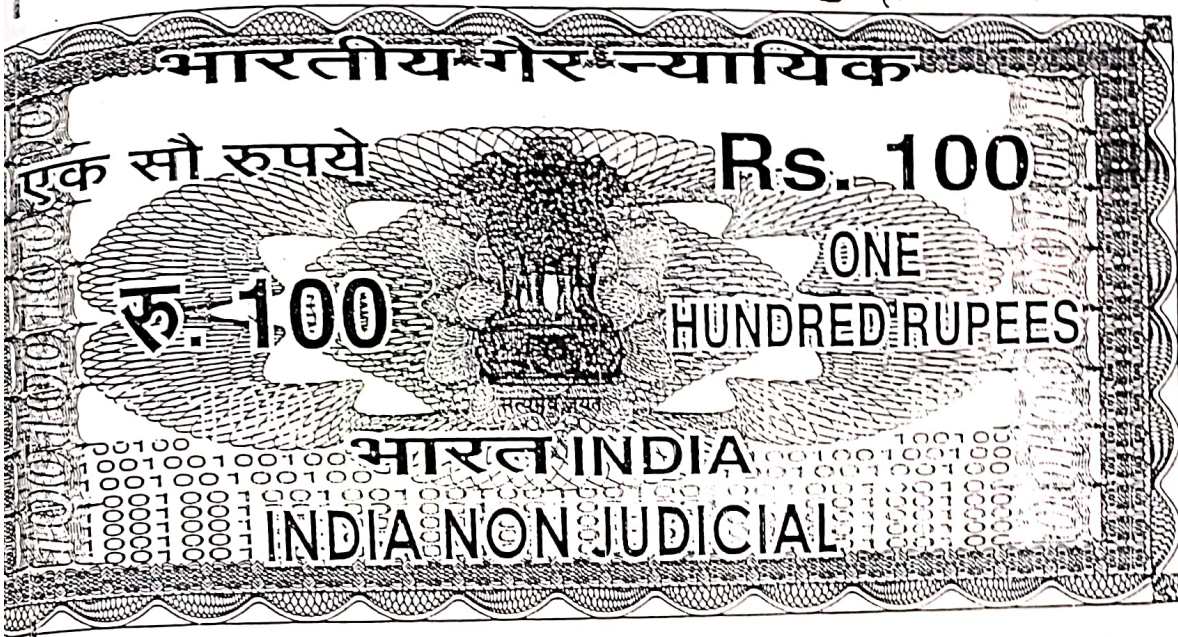


हवल-१
 2ECS 80 KE
 2092



Handwritten signatures and initials:
 [Signature]
 [Signature]
 Ban

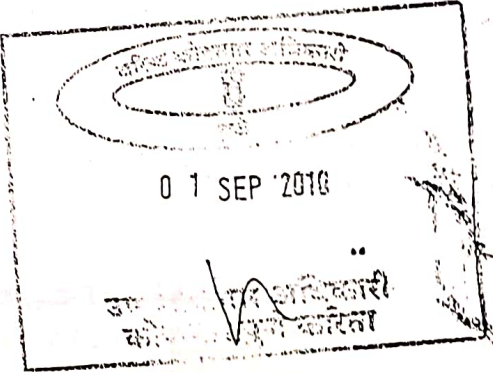
5-48



राज्य MAHARASHTRA

DL 333073

23/9 16 SEP 2010
अनुक्रमांक..... दिनांक..... रुपये.....
नाम.....
पता.....
पुस्तक.....



अनिल ज. बडदे
संयंत्रक ता. नं. HVL-1.148/98
शिववेङ्कटी, अंता ३ एच. प्ले. - ३७



हवल-२०		
२१७७१	१	२
२०१०		



हवल-१		
२६९	४९	४६
२०१२		

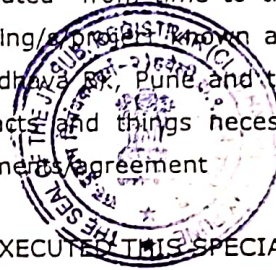
SPECIAL POWER OF ATTORNEY

Know all men by these presents that We MR. PARAG VINAYAK DESPANDE, Age about 40 years, Occupation - Business, And MR. DIPESH KANTILAL SAKARIA, Age about 28 years, Occupation - Business having office at G-140, Adlnath Society, Pune Satara Road, Pune 411037 do hereby appoint our Employees



हवल-२०		
२१७७०१	२	२
२०१०		

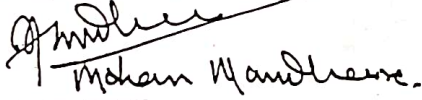
- 1) **MR. AVINASH BABAN KALE**, Age 29 years, Occupation - Service R/at - S.No.36/2, Shivshambhonagar Katraj, Pune 46
- 2) **MR. MAHESH LIMBRAJ MOZE** Age 28 years, Occupation - Service R/at S.No.17/1, Sukhasagarnagar, Katraj Pune 46
- 3) **MR. DNYANESHWAR SHANKAR SOLASKAR** Age 38 years, Occupation - Service , R/at B/4, Ravi Terrace, Ambegaon Bk, Pune 46 as our lawful attorneys to act on our behalf and/or any one of us behalf /in our names jointly or severally being partner of M/S PARAMOUNT PROPERTIES and/or being owners of S.No 59 H.No. 2/25, 2/26, 2/27, 2/28, 2/18/3, 2/19/1 & 2/23A of Village Kondhava Bk, Pune to appear before any Sub Registrar to present agreements or any other instruments which may executed from time to time by us in respect the tenements in the building/a premises known as Paramount Madhuban at S.No 59, Village Kondhava Bk, Pune and to admit the execution thereof and to do all acts and things necessary for the registration of the aforesaid instruments/agreement



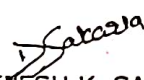
हवल-९		
२६९	४२	४६
२०१२		

IN WITNESS WHEREOF WE HAVE EXECUTED THIS SPECIAL POWER OF ATTORNEY AT PUNE BEFORE SUB REGISTRAR HAVEL NO 9 ON THIS DAY OF SEPTEMBER 2010.

I KNOW THE EXECUTANT


Mohan Mandhane
ADVOCATE


1) MR. PARAG V. DESHPANDE


2) DIPESH K. SAKARIA

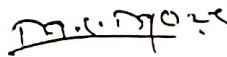
EXECUTANT

We stat that we have read the Contents of power of attorney And agreed to act accordingly


1) MR. AVINASH B. KALE



2) MR. MAHESH L. MOZE



3) DNYANESHWAR S. SOLASKAR



दस्तावेज गोपयारा भाग - 2

हवल-20

दस्तावेज क्रमांक (7781/2010)

२१२१२

दस्तावेज क्र. (हवल-20-7781-2010) का गोपयारा
मूल्य रु. 10 साबुदला 0 बराले मुद्रांक शुल्क : 100

माहिती क्र. 18/18 दिनांक 18/09/2010
माहितीचे वर्ग
यात अतिरिक्त दस्तऐवज - -

दस्तऐवज कल्याण दिनांक : 18/09/2010 11:53 AM
निवडणुका दिनांक : 18/09/2010
दस्तऐवज करणा-याची सही : *[Signature]*

100 सादरी करी
80 सादरी कर (अ. 11(1)) मुद्रावनाची नोंदना
(अ. 11(2))
सादरी कर (अ. 12) व छायाचित्रण (अ. 13) ->
सादरी कर

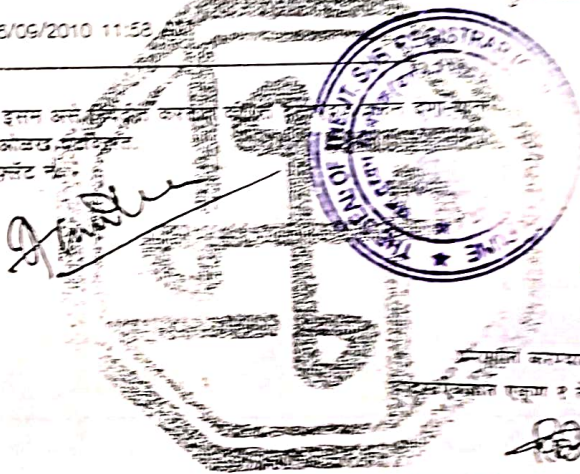
130 रु. 100

दस्तावेज प्रकार : (48) मुद्रावनादना
निवडणुका क्र. 1 ची वेळ : (सादरीकरण) 18/09/2010 11:54 AM
निवडणुका क्र. 2 ची वेळ : (क्री) 18/09/2010 11:56 AM
निवडणुका क्र. 3 ची वेळ : (कबुली) 18/09/2010 11:58 AM
निवडणुका क्र. 4 ची वेळ : (अंतिम) 18/09/2010 11:58 AM

[Signature]
दु. निवडणुकाची सही, दु. नि. हवेली 20

दस्तावेज कल्याण दिनांक : 18/09/2010 11:58 AM

आदेश :
दुय्यम निवडणुका याच्या आदेशाचे इतम असे...
याच्या आदेशाना, द त्याची आदेश...
1) अंतिम नोंदना - - , घर/कॉल्ट...
गल्ली/रस्ता -
इमारतीचे नाव -
इमारत नं. -
पेट/पसाहत: विवेकवाडी
राहा/गाव: पुणे
तालुका: -
जिल्हा: -



हवल-९
२६८९ ४४ ४६
२०१२

[Signature]
दु. निवडणुकाची सही
दु. नि. हवेली 20

दुय्यम निवडणुका (वर्ग-२) इवेली क्र.-२२
दुय्यम निवडणुका (वर्ग-२) इवेली क्र.-२२
दुय्यम निवडणुका (वर्ग-२) इवेली क्र.-२२









23/2012
0:37 pm

दुय्यम निबंधकः
हवेली 9 (कात्रज)

दस्त गोषवारा भाग-1

हवल9
दस्त क्र 2689/2012
४५१४६

क्रमांक : 2689/2012
वाचा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाम: ट्राइक्स केमिकल्स प्रा लि (AABCT4148G) तर्फे डायरेक्टर राजेश के पुनमीया - - पत्ता: घर/फ्लॅट नं: - एल्ली/रस्ता: - भारतीय नाव: - भारत नं: - पेठ/वसाहत: 339/41 चौथा मजला रावळ चेंवर्स, सॅम्पुअल स्टि	लिहून घेणार वय 43 सही		
नाम: ट्राइक्स केमिकल्स प्रा लि (AABCT4148G) तर्फे डायरेक्टर रोहित बी जैन - - पत्ता: घर/फ्लॅट नं: - एल्ली/रस्ता: - भारतीय नाव: - भारत नं: - पेठ/वसाहत: सदर शहर/गाव:- जिल्हा: - पिन: - न नम्वर:	लिहून घेणार वय 37 सही		
नाम: मे पॅरामाऊन्ट प्रॉपर्टीज (AAIFP0550G)तर्फे मालीदार श्री पराग विनायक देशपांडे तर्फे नोंदणीकरिता स.मु म्हणून अविनाश बयनराव काळे पत्ता: घर/फ्लॅट नं: - एल्ली/रस्ता: - भारतीय नाव: - भारत नं: -	लिहून देणार वय 30 सही		



दस्त गोषवारा भाग - 2

हवेली 9

दस्त क्रमांक (2689/2012)

४६४६

दस्त क्र. [हवेली 9-2689-2012] चा गोषवारा
बाजार मुल्य : 1950000 मोबदला 2430279 भरलेले मुद्रांक शुल्क : 104150

दस्त हजर केल्याचा दिनांक : 27/03/2012 01:20 PM
निष्पादनाचा दिनांक : 27/03/2012
दस्त हजर करणा-याची सही :

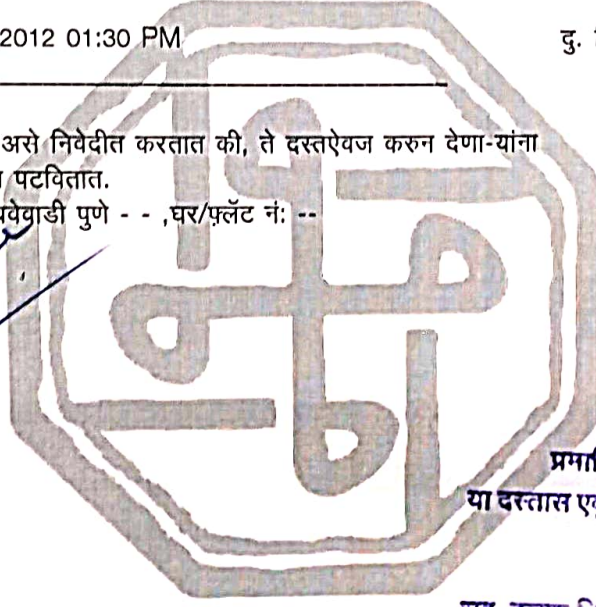
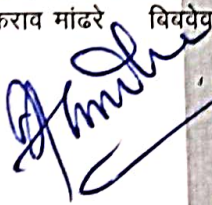


दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 27/03/2012 01:20 PM
शिकका क्र. 2 ची वेळ : (फ्री) 27/03/2012 01:25 PM
शिकका क्र. 3 ची वेळ : (कबुली) 27/03/2012 01:29 PM
शिकका क्र. 4 ची वेळ : (ओळख) 27/03/2012 01:29 PM

दस्त नोंद केल्याचा दिनांक : 27/03/2012 01:30 PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अंड मोहन त्रिवकराव मांडरे विववेयाडी पुणे - - , घर/फ्लॅट नं: --
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -



प्रमाणित करण्यात येते की,
या दस्तास एकूण.....४६.....पृष्ठे आहेत.

राह. दुय्यम निबंधक (कार्ग-२) हवेली क्र.-९.
पाहिले संवरने पुस्तकता
.....२६८९.....नंबरी नोंदला.

राह. दुय्यम निबंधक हवेली क्र. ९.
दिनांक- २७ / ३ / २०१२

दु. निबंधकाची सही
हवेली ९ (कात्रज)

