



Sameer Khopade
(Manager)

State Bank of India Employees' (M. S. Patel)
Co-operative Credit Society Limited, Mumbai

Office : State Bank of India, Mumbai Main Branch Building,
3rd Floor, Mumbai Samachar Marg, Fort, Mumbai - 400 023.
Tel.: (022) 22664360, 22661780 Mob. : 9594452266
E-mail : info@sbimspatel.com Website : www.sbimspatel.com



गावाचे नाव : कोंढवा बुद्रुक

(1) विलेखाचा प्रकार, भौवदल्याचे स्वरूप करारनामा
न बाजारभावा (भाडेपटल्याचा
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार से मगूद करतो) मोगपला रु. 2,433,991.00
श्री.भा. क्र. 1,950,000.00

(2) भू-भाषण, घोटेहिरसा व परक्रमांक
(असल्यास)

(1) वर्णना (फोन नं. 47/02B पिवासी घर 28750/- प्रति श्री.श्री.) कोंढवा बु शैलीत नं.नं 59/2/25,
59/2/20, 59/2/27, 59/2/28, 59/2/18/3, 59/2/19/1 व 59/2/23अ या अर्गीत निळकोशीर
बापण्यात येत असलेल्या परक्रमांक मगूदन की विषय विलीन भविल साहाय्या मजल्यावरील वर्गट नं
605 यासी क्षेत्र 45.89 श्री. श्री. कारपेट व जगातये टेरस क्षेत्र 15.00 श्री.श्री. कारपेट

(3) क्षेत्रकळ
(4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

(1) से परामाकट्ट प्रॉपर्टीज (AAIFPO550G)तर्फे भागीदार श्री पराग विनायक देवाफंडे तर्फे
नोटणीकरिता कु.मु म्हणून अविनाश धनराज काळे
घर/प्लॉट नं. -:- गल्ली/रस्ता: -:- ईमारतीचे नाव: -:- ईमारत नं. -:- पेट/वसाहत: कात्रज
पुणे; शहर/गाव: -:- तालुका: -:- पिन: -:- पिन नम्बर: -:-

(5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवानी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(1) द्राइवस केमिकल्स प्रा लि (AABCT4148G) तर्फे डायरेक्टर राजेश के पुनमीया -:-
घर/प्लॉट नं. -:- गल्ली/रस्ता: -:- ईमारतीचे नाव: -:- ईमारत नं. -:- पेट/वसाहत: भायवळा मुंबई,
शहर/गाव: -:- तालुका: -:- पिन: -:- पिन नम्बर: -:-

(6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवानी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(2) द्राइवस केमिकल्स प्रा लि (AABCT4148G) तर्फे डायरेक्टर रोहित श्री जैन -:- घर/प्लॉट
नं. -:- गल्ली/रस्ता: -:- ईमारतीचे नाव: -:- ईमारत नं. -:- पेट/वसाहत: सदर; शहर/गाव: -:-
तालुका: -:- पिन: -:- पिन नम्बर: -:-

(7) दिनांक	करून दिल्याचा	27/03/2012
(8)	नोटणीचा	27/03/2012
(9) अनुक्रमांक, खंड व पृष्ठ		2690 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क		रु. 104300.00
(11) बाजारभावाप्रमाणे नोटणी		रु. 24340.00
(12) शेरा		



पुनर्काय वादही
कमुबात खेवली

सहाय्यारोवणी नवकाळ
श्री/श्री.....
यांना दिली.
दिनांक. 20/2/2012

श. सु. नि. (वर्ग-२) पृथ्वी-९.

श. सु. नि. (वर्ग-२) पृथ्वी-९.



Ramravya Sahakari Bank
Ltd., Tapkar Road, East Bus
Stop, Chhatkewadi - 411067.
D-S/STP(V)/C.R.1005/01/
09/014 - 17/09

शहर 40211
162014
R.01043001-PB6825
INDIA
STAMP DUTY
14.57
MAR 26 2019

For Ramravya Sahakari Bank Ltd, Pune

Authorized Signatory

नाम / NAME: T. P. X. Chemicals, P. Ltd
पता / ADDRESS: Vadgadi, Mumbai
द्वारा / BY: Karil, P. Deshpande
हस्ताक्षर / SIGN: [Signature]
प्राप्ती क्र./RECEIPT NO: 411067

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.



दस्तावेज-१		
२६२०	२	४६
२०१२		



Typical Floor Plan

5th Floor Plan

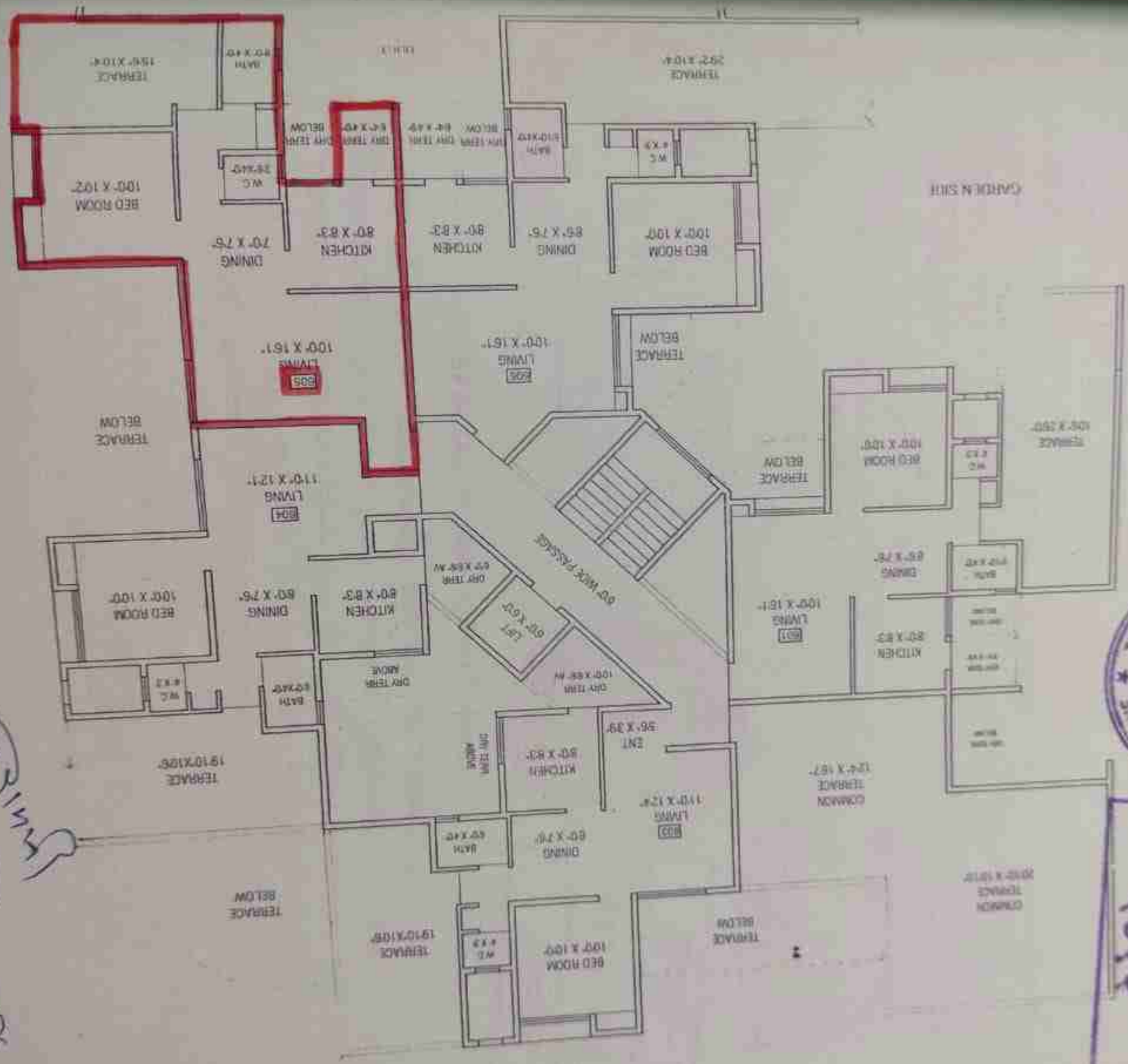
WING B



1 & 2 Bedroom Apartments

2400	20	28
2082		

Magnum
Paramount



Handwritten notes:
 2400
 20
 28
 2082





दस्ता-१		
२६६०	३	४६
२०१२		

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



हवल-९		
२६६०	३४	४६
२०१२		

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