

# PARAMOUNT MADHUBAN CO-OPERATIVE HOUSING SOCIETY LTD.

PNA/PNA(4)/HSG(TC)12437/YEAR 2012-13 Reg. Date: 25.09.2012  
S/No. 59/2, Sai Nagar, Lane No. 1, Kondhwa (BK), Pune - 411 048.



## Share Certificate

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

Member Register No. : 69/B-605 Share Certificate No. : 069

This is to certify that Smt./Shri Troix Chemicals Pvt Ltd  
of Pune is/are the Registered Holder/s of (10) 681 To 690 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



G-140, Adinath Society, Pune 411 037. Tel.: (020) 2696 3500 (site)

Date: 06/08/2012

**POSSESSION LETTER**

We hereby give M/S.TROIX CHEMICALS PVT. LTD residing at 339/41, 4th Floor, Rawal Chambers, Samuel Street, Vadgadi Mumbai – 400 003.

The possession of **Flat No. 605, Wing No. B**, Sixth floor at "PARAMOUNT MADHUBAN" at 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 – 411 048.

For Paramount Properties



Authorized Signature

**PARAMOUNT MADHUBAN CO-OPERATIVE HOUSING SOCIETY LTD.**

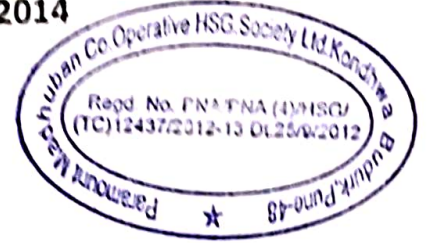
S.No. 59/2/25, 59/2/26, 59/2/27, 59/2/28, 59/2/18/3, 59/2/19/1, 59/2/26, 59/2/23A Sainagar,  
Kondhwa(Bk), Tal. Haveli Dist. Pune-411048

FNA / PNA(4) / HSG(TC) / 12437/YEAR 2012-13 Reg. Date 25-9-2012.

**Ref. No- NOC/009**

**Date 03-1-2014**

To,  
The Branch Manager,  
Union Bank of India, Mazgaon Branch  
Frem Sagar Nesbit Road, Mazgaon  
Mumbai- 400010



Sub:- Registering your lies of Flat No 604 & 605, B-wing

Ref:- Your branch office letter No MAZ/ADV/HSG/2013.

Dear Sirs,

This is certify that Flat No 604 & 605 B-wing in our society (PARAMOUNT MADHUBAN CO-OPERATIVE HOUSING SOCIETY LTD. S.No. 59/2, Sainagar, Kondhwa(Bk), Tal. Haveli Dist. Pune-411048 ) are in the name of Triox Chemicals P. Ltd.

As per reference letter it is seen that our society is issued NOC dtd. NIL. As promoter's handing over record no such document is handed over to society by the promoter. However considering your request we are making this confirmation to attach the same in books of record of society. Hence forth we will not issue any NOC to M/s Triox Chemicals P Ltd. Ltd unless your consent. Please note that M/s Triox Chemicals P Ltd. OR your branch is liable to pay any dues of society. Right to withdraw this consent is reserved.

To,  
M/s Triox Chemicals P Ltd.  
Flat No B-604 & B-605  
PARAMOUNT MADHUBAN CHSL.  
PARAMOUNT MADHUBAN CHS. Ltd.

**For Paramount Madhuban Co-op. Hsg. Soc. Ltd.**

  
Chairman



Tuesday, March 27, 2012

1:35:34 PM

Original

नोंदणी 39 म.

Regn. 39 M

ली 9 (कात्रज)

नोंदणी 63 म.

Regn. 63 m.e.

पावती

पावती क्र. : 2726

गावाचे नाव कोढवा बुद्रुक

दिनांक 27/03/2012

दस्तऐवजाचा अनुक्रमांक

हवेली 9 - 02690 - 2012

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: ट्राइक्स केमिकल्स प्रा लि (AABCT4148G) तर्फे डायरेक्टर राजेश के पुनमीया - -

नोंदणी फी

:-

24340.00

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

:-

920.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (46)

एकूण

रु.

25260.00

आपणास हा दस्त अंदाजे 1:50PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक हवेली 9 (कात्रज) पुणे.

बाजार मुल्य: 1950000 रु. मोबदला: 2433991 रु.

भरलेले मुद्रांक शुल्क: 104300 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: रामराज्य सहकारी बँक लि घनकयडी पुणे;

डीडी/घनाकर्ष क्रमांक: 022012; रक्कम: 24350 रु.; दिनांक: 26/03/2012

चौ.मी.) कोढवा बु येथील स.नं 59/2/25, 3/1 व 59/2/23अ या जमीन निळकतीवर डींग मधील सहाय्या मजल्यावरील फ्लॅट नं 3 क्षेत्र 15.60 चौ.मी. कारपेट

दार श्री पराग विनायक देशपांडे तर्फे

-; ईमारत नं: -; पेठ/वसाहत: कात्रज

: डायरेक्टर राजेश के पुनमीया - -;

ईमारत नं: -; पेठ/वसाहत: भायखळा मुंबई;

डायरेक्टर रोहित बी जैन - -; घर/फ्लॅट

-; पेठ/वसाहत: सदर; शहर/गाव: -;



नक्कल वाचली  
जुवात घेतली

सादर हुकूम नयकम

दु. नि. (वर्ग-2) हवेली-9.

दस्तावेजाची नक्कल

श्री/सौ..... पुनमीया

यांना दिली.

दिनांक. 26/3/2012

सह. दु.नि. (वर्ग-2) हवेली-9.



MARCH 2012.

1  
[Handwritten signatures]



दस्तावेजांक व वर्ष: 2690/2012

Tuesday, March 27, 2012

1:27:09 PM

दुय्यम निबंधक: हवेली 9 (कात्रज)

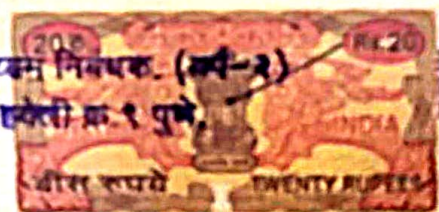
पृष्ठ सं. 3

Page: 03 of 6

### सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोंढवा बुद्रुक

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप कारारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,433,991.00  
बा.भा. रु. 1,950,000.00
- (2) भू-साधन, फोटोहिसा व घरक्रमांक (असल्यास) (1) वल्लभ (झोन नं 47/628 निवासी दर 28750/- प्रति चौ.मी.) कोंढवा बु व्हील स.नं 59/2/25, 59/2/26, 59/2/27, 59/2/28, 59/2/18/3, 59/2/19/1 व 59/2/23अ या जमीन मिळकतीवर बांधण्यात येत असलेल्या पॅरामाऊंट मधुवन की विंग विल्डींग मधील सहाय्या मजल्यावरील फ्लॅट नं 605 चांगी क्षेत्र 45.89 चौ. मी. कारपेट व तगताचे टेरस क्षेत्र 15.60 चौ.मी. कारपेट (1)
- (3) शेवकड (1)
- (4) आकारणी किंवा जुडी देण्यात आलेले लेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पहाकाराचे व संपूर्ण पत्ता नाव किंवा टिकाणी न्यायालययाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकाटीचे नाव व संपूर्ण पत्ता (1) ये पॅरामाऊंट प्रॉपर्टीज (A/FFP0560G)तर्फे भागीदार श्री पराग विनायक देशपांडे तर्फे नोंदणीकरिता कु.भु.मधुवन अधिनाम बबनराव काळे - - - घर/फ्लॅट नं. - - - मालकी/रस्ता - - - ईमारतीचे नाव - - - ईमारत नं. - - - पेट/वसाहत. कात्रज पुणे, शहर/गाव - - - तालुका - - - जिल्हा - - - पिन नम्बर - - -
- (6) दस्तऐवज करून घेण्या-या पहाकाराचे नाव व संपूर्ण पत्ता किंवा टिकाणी न्यायालययाचा हुकुमनामा किंवा आदेश असल्यास, काटीचे नाव व संपूर्ण पत्ता (1) ट्राइक्स केमिकल्स प्रा लि (AABCT4148G) तर्फे डॉक्टोर राजेश के पुनमीया - - - घर/फ्लॅट नं. - - - मालकी/रस्ता - - - ईमारतीचे नाव - - - ईमारत नं. - - - पेट/वसाहत. भायखळा मुंबई, शहर/गाव - - - तालुका - - - जिल्हा - - - पिन नम्बर - - -  
(2) ट्राइक्स केमिकल्स प्रा लि (AABOT4148G) तर्फे डॉक्टोर रोहित बी जैन - - - घर/फ्लॅट नं. - - - मालकी/रस्ता - - - ईमारतीचे नाव - - - ईमारत नं. - - - पेट/वसाहत. सदर, शहर/गाव - - - तालुका - - - जिल्हा - - - पिन नम्बर - - -
- (7) दिनांक करून दिल्याचा 27/03/2012
- (8) नोंदणीचा 27/03/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 2690/2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 104300.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 24340.00
- (12) शेष



नवल काचरी  
पुण्यात घेतली

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पत्तासोपट्टी नमूद  
की/सो..... पुनमीया  
बांजा थिली.  
दिनांक. 20/2/2012

नवल हुकुम नमूद  
*[Handwritten signature]*  
दु. नि. (वर्ग-२) हवेली-१.

*[Handwritten signature]*  
सह. दु. नि. (वर्ग-२) हवेली-१.



2.16  
2009

REGISTRAR OF COMPANIES  
PUNE

480

Serial No.		104/311/000
Franking Value	Rs.	1,04,300/-
Service Charges	Rs.	11,000/-
Total	Rs.	1,15,300/-

Name & Addr. of the stamp duty paying party  
Tadix Chemicals Pvt. Ltd.  
11/3, Shivajinagar, Pune-46

Name & Addr. of the counter party  
Kopardevi, Pune-46

Cash/Dr. / Pay Order No.  
(PAN No. if cash above Rs. 1000/-)  
PAN No. MAJEP4148G

Name of Depositor  
Kopardevi

Signature

RECEIVED LAC

Checked (For R.S.H. Ltd. office Use Only)

Franking St. No.

Tran ID

Authorized Signatory

दस्तावेज - ५  
१००९ / १०४  
२०१२

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

दुर्याग प्रिंथक कार्यालयाचे नांव न. न. १ (Haveli No 09)  
 ठरणाचा मुद्रिक नं. 10211 / 102014  
 दस्तऐवजाचे वर्ग: Agreement  
 मिश्रकृतीचे वर्ग: GA NO 5012 Gairangas, Kordevi BK Pune-46.  
 मोबदला रक्कम Rs. 20, 35, 991 = 00  
 घेणाऱ्याचे नांव Tadix Chemicals Pvt. Ltd.  
 देणाऱ्याचे नांव 11/3, Shivajinagar, Pune-46.  
 मुद्रिक शुल्क भरणाऱ्याचे नांव Tadix Chemicals Pvt. Ltd.  
 मुद्रिक शुल्क रक्कम Rs. 1,04,300 = 00  
 प्राधिकृत अधिकाऱ्याची स्वाक्षरी- [Signature]

**AGREEMENT OF SALE**

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

[Signature]  
[Signature]



नांव / NAME Trox chemicals Pvt Ltd  
पत्ता / ADDRESS vadgadi mumbai  
हस्ता / BY Karil Prabhale  
सही / SIGN [Signature]  
प्राप्ती क्र. / RECEIPT NO. 482

**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 525/1, 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, 4<sup>th</sup> Floor, Rawal Chambers  
Samuel Street, Vadgadi,  
Mumbai - 400 003.

[PAN NO. AABCT4142G]

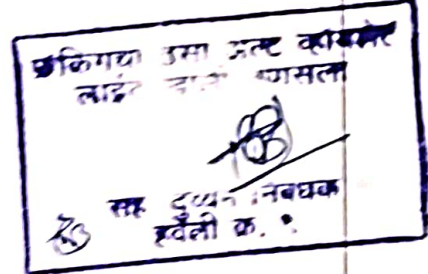
By its Directors -

**1. MR. RAJESH K. PUNAMIYA**

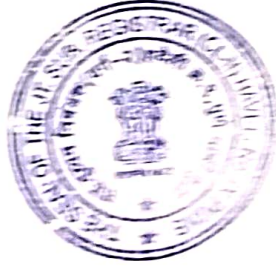
age about: 43 years, Occupation: Business  
Residing at: C/312, Shatrunjay Darshan,  
Motisha 'X' Lane, 3<sup>rd</sup> Floor, Byculla, Mumbai - 400 027.

**2. MR. ROHIT B. JAIN**

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



हवल-९		
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२०१२		



हवल-९		
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. Pure and within the limits of Pure 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 Kordhwa Budruk, Pure admeasuring an area of 5210 Sq.mtrs. and more particularly described in First Schedule hereunder is owned by the Promoter herein.

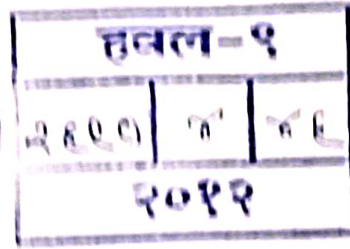
B] i. The lands bearing S.Nos. 59/2/25, 59/2/25(pt), 59/2/27, 59/2/28, 59/2/18/3 Mouje Kordhwa Budruk Pure admeasuring 2438 Sq.mtrs formerly belonged to Shri Dhanchand Malchand Rathni, while the lands bearing S. Nos. 59/2/19/1, 59/2/23A and 59/2/25(pt), admeasuring 2772 Sq. mtrs belonged to Shri Ravindra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

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.816409, the said Shri Dhanraj Rathni and Shri Ravindra Rathni 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.CC3500/10 dt.14/01/2011. The permission for the non agricultural use of the said land was obtained from





Collector Office Pune vide Order bearing No PMH/NA/BR/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. 605 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'.



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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. 605** admeasuring carpet area about **45.89 Sq.mtrs.** along with terrace adjoining **Flat No. 605** admeasuring **15.60 Sq.mtrs.** (carpet) (i.e. saleable built-up area of **69.76 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.24,33,991.00 (Rupees. Twenty Four Lac Thirty Three Thousand Nine Hundred Ninety One 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 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 casing of the parking slab.
iii] 20 %	On commencement of casing of floor slab of said flat.
iv] 20 %	On commencement of casing 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.
viii] 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.
<hr/> 100 %	<hr/> <u>TOTAL</u>

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 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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purchaser. In case of termination of the agreement the said damages shall not be less than Rs 1, 00,000.00

The Promoter at its option and discretion, without terminating the agreement, shall be entitled for specific performance thereof and to recover the amount due with interest thereon and in addition the Promoter shall also be entitled to damages and losses suffered because of the delay in payment of the balance consideration. In the above event as Promoter has opted not to terminate the agreement, the Promoter shall not be liable to refund the amount. Also the Promoter may exercise the option either to terminate or not terminate the agreement at any time after default and especially when the Promoter receives concrete offer for re-sale of the flat so that after termination Promoter will be able to execute the agreement with the new purchaser.

10. The Purchaser is aware that depending upon various promises and assurances given by the Flat Purchaser, the Promoter has incurred and shall incur the expenditure and will make commitments to third parties and therefore in the event of cancellation of the Agreement by the Purchaser for any reason whatsoever, the Promoter in addition and without prejudice to other remedies and rights and towards reimbursement and damages, shall suffer great loss and hardship and work may be affected. Therefore in the event of this Agreement being terminated by the Purchaser for any reason whatsoever, the Promoter shall be entitled to retain, withhold and forfeit a minimum amount of Rs 50,000.00 from and out of the amount so far then paid by the Flat Purchaser to the Promoter and the Promoter shall be liable to repay only the balance amount (if any) from the amount received by the Promoter on resale of the said flat. In this case reduction in price of the flat will be considered as damages/loss of the Promoter in addition to other loss and expenses.

11. The specifications of the flat and the fixtures, fittings and the amenities to be provided by the Promoter to the said flat or to the said building are described in the Annexure "E", annexed hereto. The Flat Purchaser also agrees not to make any demand to change the existing plans. The Flat Purchaser shall not demand any changes in the plan of



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the flat annexed herewith. The Promoter shall not refund any amount for deleting any items of specifications and amenities on request of the Flat Purchaser.

12. The Promoter herein shall give the possession of the said flat to the flat purchaser/s tentatively in 08 months and on payment of all dues payable by the flat Purchaser to the Promoter if any in pursuance of these presents and on the Purchaser fulfilling his part of the agreement. If the Promoter fails or neglects to hand over the possession for the reasons beyond its control by the aforesaid date or within the period mentioned under Section 8 of the Maharashtra Ownership Flats Act, 1963, then the Promoter shall be liable, on demand to refund to the Flat Purchaser/s the amount already received by the Promoter in respect of the said Flat with simple interest @ 9% per annum, from the date the Promoter received the said sum till the date the amount and interest are repaid. Till the entire amount and interest thereon is refunded by the Promoter to the Flat Purchaser/s, there shall, subject to the prior encumbrance, if any, be a charge on the said flat.

Provided that the Promoter shall be entitled to reasonable extension of time for giving possession of the said flat on the aforesaid date, if the construction and completion of building in which the said flat is to be situated is delayed on account of :

- (i) Non-availability of steel, cement, other building materials, water or electric supply;
- (ii) War, civil commotion or act of God;
- (iii) Any notice, order, rule, notification of the Government and/or other public or competent authority, Collector, or any disputes or matters relating to the property pending final determination by the courts or any other authorities.
- (iv) Changes in any Rules, Regulations and Bye-Laws of various statutory bodies and authorities from time to time then affecting the development and the project.
- (v) Delay in grant of any sanction of plan, NOC/permission/licenses connection/installation of any services such as lifts, electricity and



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water connections and meters to the Scheme/Flat, Road NOC or completion certificate from appropriate authority.

- (vi) Delay or default in payment of dues by the flat purchaser under these presents (without prejudice to the right of Promoter to terminate this Agreement under Clause 9 above).
- (vii) Pendency of any litigation.
- (viii) Any act beyond the control of the Promoter.

13. If within a period of one year from the date of obtaining completion certificate from the Municipal Corporation, the Flat Purchaser/s brings to the notice of the Promoter any defect in the flat or the building in which the flats are situated or the material used thereon or any unauthorised change in the construction of the said building, then wherever possible such defects or unauthorised changes shall be rectified by the Promoter at its own cost. The word defect hereinabove stated shall mean only the manufacturing defects caused on account of willful neglect of the Promoter himself and shall not mean defects caused by normal wear and tear, negligent use of the premises by the Flat Purchasers, abnormal fluctuations in the temperatures, abnormal heavy rains, etc.

Provided however, that it is agreed that the prescribed liability period under the Act shall be deemed to have commenced from the date of obtaining the Completion Certificate or from the date on which the Promoter has given the necessary intimation under this clause, whichever is earlier.

Provided further that the Flat Purchaser/s shall not carry out any alterations of whatsoever nature in the said flat or in the fittings therein, in particular it is hereby agreed that the Flat Purchaser/s shall not make any alterations in any of the fittings, pipes, water supply connections or any of the erection in the bathroom as this may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter, the defect liability automatically shall become void. Further, the purchaser shall be liable of paying damages, if any, to purchaser / owner / user of the flat below.





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14. The Flat Purchaser/s shall use the said flat/accommodation or any part thereof or permit the same to be used only for the purpose permitted by the local authority. He/she/they shall use the covered/open parking space (if allotted) only for the purpose for keeping or parking the Flat Purchaser's own vehicle and in manner not inconvenient to other unit holders.

15. The Flat Purchaser/s along with other Purchaser/s of flats etc. on completion of all in the building/s shall join in forming and registering the association of apartment owners and also from time to time sign and execute all the applications for registration and/or membership and other papers and documents necessary for the formation and registration of such body including the bye-laws of the proposed association of apartment owners and duly fill in, sign and return to the Promoter within 15 days of the same being forwarded by the Promoter to the Flat Purchaser, so as to enable the Promoter to register the Organisation of the flat Purchaser/s. No objection shall be taken by the Flat Purchaser/s if any changes or modifications are made in the bye-laws or the articles of Association if the same are required to be made by the Promoter as per their commitments to various persons and/or any other Competent Authority as the case may be.

16. Unless prevented by circumstances beyond the control of the Promoter, it is agreed that the said land or any part thereof along with building/s constructed or to be constructed thereon shall be submitted to the provisions of Maharashtra Apartment Ownership Act, 1970, and flat/apartment will be conveyed by the owners and the Promoters herein within one year from and after (i) completion of construction of all buildings in the entire scheme and utilisation of entire FSI and TDR, permissible to be utilised on the said Plot as per Development Control Rules (whether previously got sanctioned or not) (ii) booking and sale of all units in the scheme, (iii) acceptance of the draft of Deed of Declaration and Deed of Apartment by the parties concerned (i.e. owner, promoter and flat/unit purchasers) by their mutual consent and (iv) after payment of all dues, amounts and considerations including stamp duty etc. by all unit purchasers, whichever is later. This agreement itself is a Declaration by



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continuance of the scheme the maintainance charges paid by the Purchaser after occupying the flat agreed to be sold to him or interest accrued from the deposit paid by him, is never sufficient to cover the expenses of maintainance of the common areas and facilities, as similar charges are not collected from the other apartments / unsold apartments. The Purchaser herein agrees to the above fact and hence agrees that he will not demand account therefor till the entire scheme is complete and maintainance is handed over to the association.

The aforesaid corpus deposit is worked out on the basis of present market conditions and for any reason, after 5 years, on account of inflation or other exigencies, additional amounts are to be contributed for maintenance corpus, the purchasers agree that he/she/they shall be bound to contribute proportionate amounts in that behalf.

19. Before delivery of possession of the flat, the Flat Purchaser/s shall pay to the Promoter the Flat Purchaser's share of stamp duty and the registration charges payable, if any, payable by the Flat Purchaser on the conveyance or any document in respect of the said flat to be executed in favour of the Flat Purchaser herein after adjustment of the stamp duty paid to this Agreement.

20. The flat purchaser/s is/are hereby prohibited from raising any objection in the matter of allotment or sale of accommodation/flat etc. by the Promoter on the ground of nuisance, annoyance or inconvenience for any profession, trade or business etc. that has been or will be permitted by law or by local authority in the concerned locality.

21. The Flat Purchaser/s himself/herself/themselves with intention to bring all persons into whosoever hands the said flat may come, doth hereby covenant with the Promoter as follows for the said flat and also for the building in which the said flat is situated -

(a) To maintain the said flat at Flat Purchaser's own cost in good tenantable repair and condition from the date of completion certificate and shall not do or cause to be done anything in or to the said flat or the building in which the said flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the concerned local



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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.1,04,300.00 (Rupees. One Lac Four Thousand Three Hundred 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)

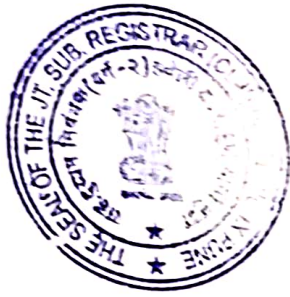
**SECOND SCHEDULE**

**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.



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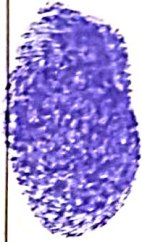
IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT AT PUNE ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

SIGNED AND DELIVERED

By the within-named

M/S. PARAMOUNT PROPERTIES

*[Handwritten Signature]*



THE PROMOTER

SIGNED AND DELIVERED

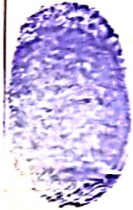
By the within-named

TROIX CHEMICALS PVT. LTD.

Directors -

MR. RAJESH K. PUNAMIYA

*[Handwritten Signature]*



MR. ROHIT B. JAIN

*[Handwritten Signature]*

THE FLAT PURCHASER



In the presence of:

1. Sign: *Bhojkar*  
 Name: *Vinod D. Bhojkar*  
 Address: *Makund Nagar, Pune 411 007*

2. Sign: *[Handwritten Signature]*  
 Name: *Chaitanya Utkar*  
 Address: *Mumbai, Pune 411 007*



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**ANNEXURE - D**

Flat No.605 admeasuring carpet area of about 45.89 Sq.mtrs. along with terrace adjoining Flat No. 605 admeasuring 15.80 Sq.mtrs. (carpet) (i.e. saleable built-up area of 69.76 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 of the building styled as "PARAMOUNT MADHUBAN" being constructed upon the plot described in First Schedule above. The said Flat/Terrace is more particularly shown in the plan hereto annexed in Red colour boundary line. The areas mentioned above are approximate.

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*Handwritten signature*  
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### ANNEXURE - E

(Specification and amenities of the Flat)

1. Earthquake resistant RCC framed structure with 6" thick external brick walls and 4" thick internal brick walls.
2. External sand-faced plaster and internal neeru plaster with smooth finish.
3. 2 x 2 Vitrified tiles in living, bedroom and kitchen.
4. Anti-skid flooring for toilets and terraces.
5. Concealed wall tiles for toilets and kitchen dado.
6. Concealed internal plumbing with hot/cold mixer in toilet and provision for boiler.
7. Concealed electrical wiring with anchor or equivalent switches.
8. Granite kitchen cota with stainless steel sink.
9. Dado Wall Tiles 7' height in Toilet 4' height in Kitchen.
10. Three Track Powder-coated aluminum sliding windows with Mosquito net and M.S. Safety grills.
11. Solid wood Door Frames.
12. Generator Backup for lift, Common lighting and pump.
13. Vermiculture pit.
14. Common Solar water system.
15. Rain Water harvesting.
16. Club House.
17. Landscaped Garden.

गा. न. क्र. ७, ७ अ, व १२

ता. - एके	गा. न. क्र. ७, ७ अ, व १२	शिक्षा (२५/३)
घारणा प्रकार	मालकाचे नांव	खाते क्र. हवल-९
१) ७३	६००६	सुव्याचे नांव ३८ ४६
२) ४५५ + ४५५	७) जवळोडिगा	२०१२
३) ४५६ + ४५५	८) उमेवना	रविंद्र धनराज राई
४) ४२५	९) वदामबाई	विजय उमेश
५) ४२५	१०) श्री. मंगी	२२५०
६) ४२५	११) परामांड	
७) ४२५	१२) पराग	
८) ४२५	१३) कांतीबाई	
९) ४२५	१४) दिपटा	
१०) ४२५	१५) राडिटा	
११) ४२५	१६) मंगलबाई	
१२) ४२५	१७) विशाल	

गा. न. क्र. १२													पडीक व पीकरस निरुपयोगी अशा जमिनीचा तपशील		शेरा	
क्रमांकाचे नाव	रीत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र									प्रकार	क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा	
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५५							५५									

प्रमाणित होत आहे  
 तारीख २०१७/०१/११  
 मुख्यालय, काठण  
 शा. हजेरते, जि. पुणे



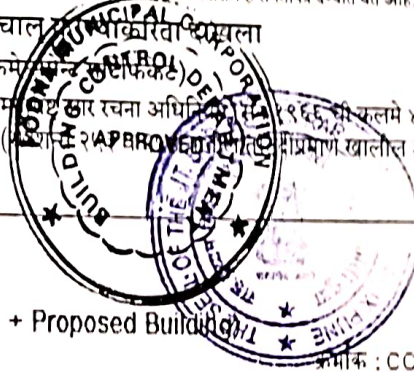
पुणे महानगरपालिका

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२०/११११

(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा)  
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात घेता अर्जदाराम हे संमतीपत्र देण्यात येत आहे.)

बांधकाम नियंत्रण कार्यालय  
पुणे महानगरपालिका,  
शिवाजीनगर, पुणे - ५.

बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र मंजूर करणेबाबतची प्रस्तावना  
(कम्युनिकेशन सर्टिफिकेट)



बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र मंजूर करणेबाबतची प्रस्तावना अर्जाची रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे २१२/२१३/२१४/२१५/२१६/२१७/२१८/२१९/२२०/२२१/२२२/२२३/२२४/२२५/२२६/२२७/२२८/२२९/२३०/२३१/२३२/२३३/२३४/२३५/२३६/२३७/२३८/२३९/२४० यांतील अटीवर देण्यात येत आहे.

हवल-९		
२६०	३९	४६
२०१२		

क्रमांक : kdb/0084/09 REVISED 1

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

क्रमांक : CC/3000/10  
दिनांक : 14/1/2011

श्रीमती. PARAG+dhere+rajput ब्यारा ला, स. श्री, VIKAS M. DHERE यांस राहणार पुणे, पेठ BIBWEWADI E,PUNE,411037 घरांक सन्हे नं. महाराष्ट्र नगर रचना अधिनियम, सन 1966 ची कलमे 44/45/58/69 व मुंबई प्रांतिक महानगरपालिका अधिनियम,सन 1949 ची कलमे 253/254 प्रमाणे पुणे महानगरपालिकेच्या सीमेतील, पेठ Kondhwa-Budruk घरांक सन्हे survey No: 59,Hissa No: 2/25,59/2/26,59/2/27,59/2/28,59/2/18/3,59/2/19/1,59/2/26,59/2/23A,CTS No: 0, प्लॉट क्र. 0 प्लॉट क्र. 0 येथे विकास करण्यासाठी आपण महानगरपालिकेकड दिनांक : 26/11/2010 रोजी प्रस्ताव दाखल केला

नगरीय विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत असल्यास इनी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

नवीन /दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.  
दौत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, त्याशिवाय जोत्यावरील काम सुरु करू नये.  
हक अभियंता (भूमीप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात येत

नकाशावर मागे लिहिलेल्या / चिकटवलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.  
रस्त्यावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाऊंड बॉलच्या आत व बाहेर किमान चार झाडे व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडांना रक्षण कुंपण अर्जदाराने करावयाचे आहे.

भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाई. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.  
करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरीता पुर्वमान्यता घेतल्याखेरीज जागेवर कोणतेही करू नये.

प्रकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथॉरिटीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत ; अन्यथा कायदेशीर कारवाई करण्यात येते. याची नोंद घ्यावी.

नियंत्रण खात्याने जरी सेप्टीक टॅन्कसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा.नगरउपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची ल्याखेरीज सेप्टीक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरु करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पुर्णत्याचा दाखला हजर करण्यात यावा.  
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.  
या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरुपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची

मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

जे मनपाची नकाशा ०/१२ दाखल करणेबाबत नंतर येणाऱ्या बांधकाम करणार नाही.  
मनाली एकत्रित ०/१२ च भोजनी व मुहकशांची करत दाखल करणार

संमतीपत्रप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.  
संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

*(Signature)*  
इमारत निरीक्षक  
बांधकाम नियंत्रण कार्यालय,

*(Signature)*  
सहाय्यक अभियंता (बांधकाम नियंत्रण)  
पुणे महानगरपालिका.

मन्त्र लेखा ३२ मन्त्रालय उरडी घेऊनकारक बांधणीक.

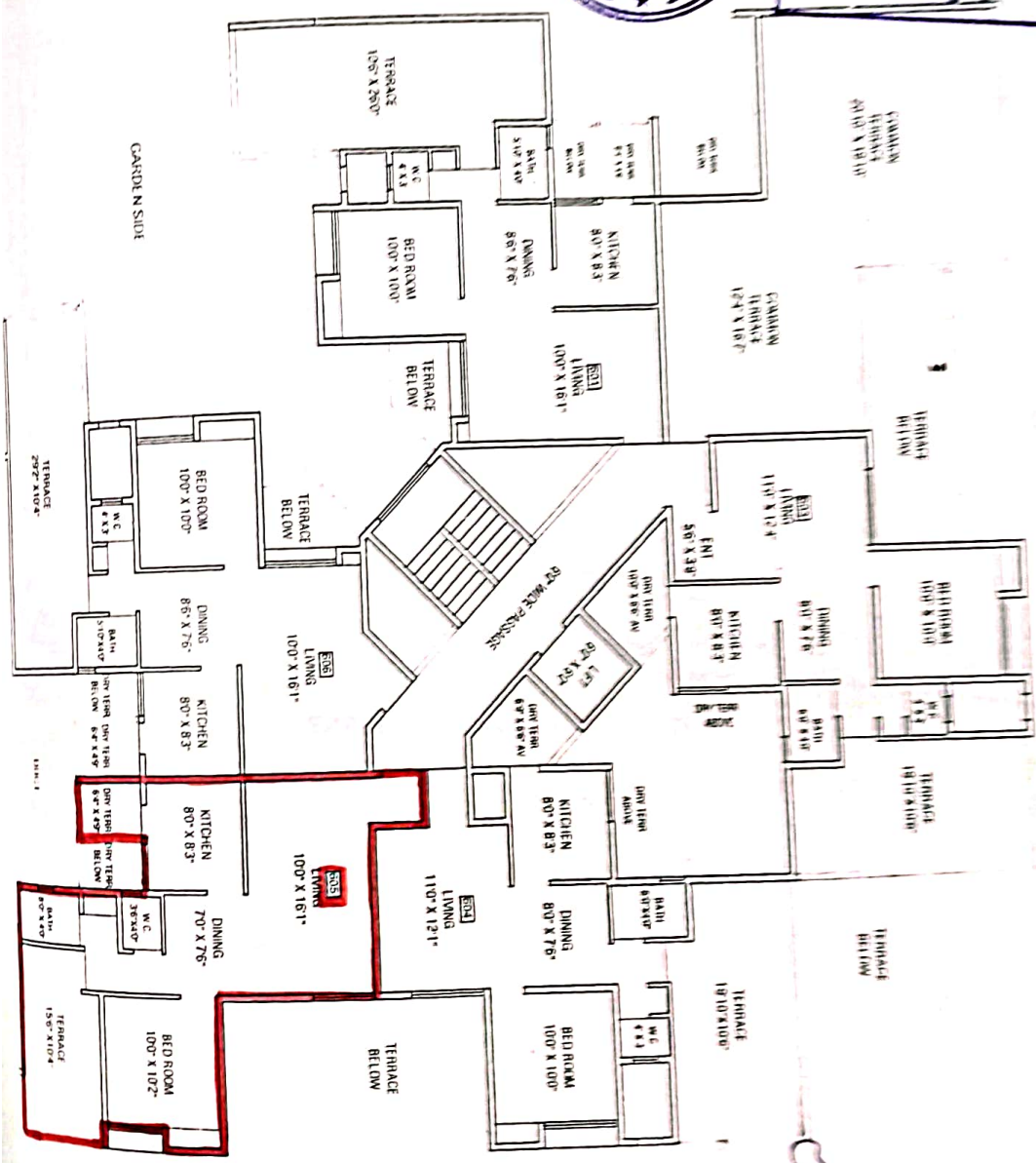
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1 N 2 Bedroom Apartment 111

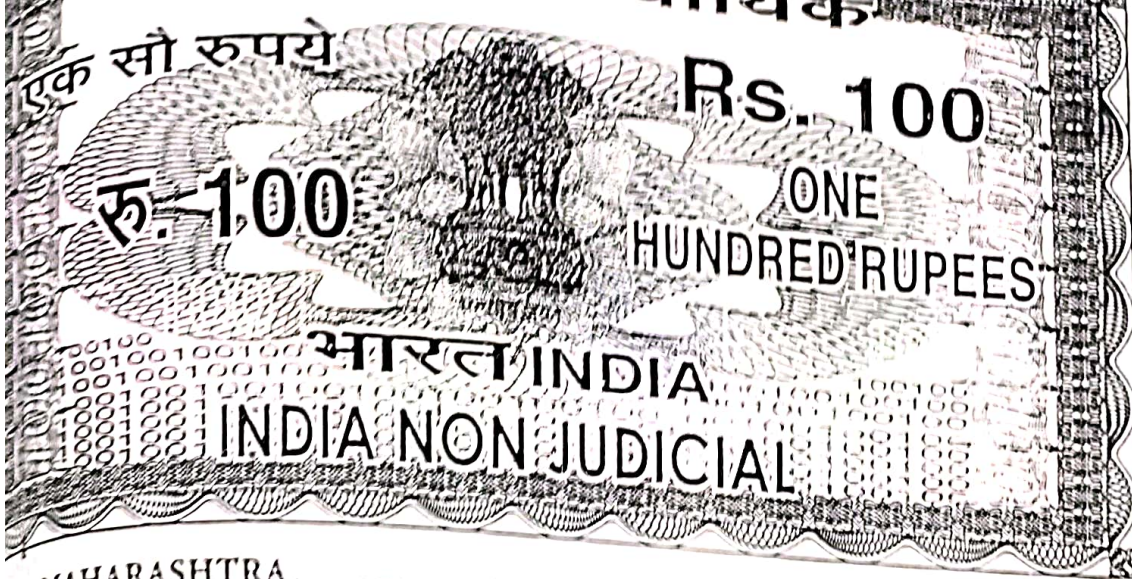
2802	2803	2804
2802	2803	2804
2802	2803	2804

# WING B

6th Floor Plan  
Typical Floor Plan



Handwritten signature: *Manoj...*



MAHARASHTRA

16 SEP 2010

DL 333073

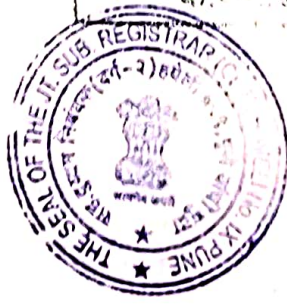
2308  
 नाम ..... दिनांक ..... समय .....  
 पता .....  
 हस्ताक्षर .....

अनिल ज. वडदे  
 रजिस्ट्रार कार्यालय, नं. HVL-1, 148/98  
 भिवंडी रोड, अहमदनगर, पंजाब - 310

01 SEP 2010  
 ...  
 ...



हवल-२०		
२/७७७१	१	२
२०१०		



हवल-९		
२६१०	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



हवेल-२०		
११०७०१	१	२
२०१०		

- 1) MR. AVINASH BABAN KALE, Age 29 years, Occupation - Service, Flat S.No 35/2, Shivstambhonagar Karve, Pune 46
- 2) MR. MAHESH (LIMBRAJ) MOZE Age 28 years, Occupation - Service Flat S.No 27/2, Sukhasagamnagar, Pune 46
- 3) MR. DNYANESHWAR SHANKAR SOLASKAR Age 38 years, Occupation - Service, Flat B/4, Pavi Terrace, Ambegaon Bk, Pune 46

हवेल-९		
२६००	४२	४६
२०११		

we our lawful attorneys to act on our behalf and/or any one of us ~~with~~ 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, 2/28/2, 2/29/1 & 2/23A of Village Kondhava Bk, Pune to appear before any Sub Registrar to present agreements or any ~~the~~ instruments which may executed from time to time by us in ~~respect~~ the instruments in the building/s/project known as Paramount Residency 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

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

*[Signature]*  
Advocate

*[Signature]*

1) MR. PARAG V. DESHPANDE

*[Signature]*

2) DIPESH K. SAKARIA

EXECUTANT

We state that we have read the contents of power of attorney and agreed to act accordingly

1) MR. AVINASH B. KALE

*[Signature]*

2) MR. MAHESH L. MOZE

*[Signature]*

3) DNYANESHWAR S. SOLASKAR

*[Signature]*

16/09/2010  
11:58:47 am

दुय्यम निबंधका  
द.वि.हवेली 20

दस्त गोपवारा भाग-1

हवेली 20

दस्त क्र. 7781/2010

र/31/२

दस्त क्रमांक : 7781/2010

दस्तावा प्रकार : मुख्यत्यारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

नाम: अविनाश बबन काळे  
पत्ता: घर/प्लॉट नं.:  
महली/रस्ता:  
महाराष्ट्र राज्य  
भारत नं.  
दंड/वशाहत: कापूरज  
शहर/गाव: पुणे  
जिल्हा:  
दिनांक:  
दि. नं.:

लिहून घेणार

वय 29

साही

*Arbab*



नाम: महेश लियराज मोझे  
पत्ता: घर/प्लॉट नं.: रादर  
महली/रस्ता:  
महाराष्ट्र राज्य  
भारत नं.  
दंड/वशाहत:  
शहर/गाव: पुणे  
जिल्हा:  
दिनांक:  
दि. नं.:

लिहून घेणार

वय 28

साही

*M. G. Fozar*



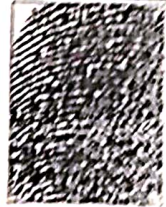
नाम: अनंवर शंकर सोळसकर  
पत्ता: घर/प्लॉट नं.:  
महली/रस्ता:  
महाराष्ट्र राज्य  
भारत नं.  
दंड/वशाहत: आंबेगाव पु.  
शहर/गाव: पुणे  
जिल्हा:  
दिनांक:  
दि. नं.:

लिहून घेणार

वय 38

साही

*Anand*



नाम: पं.राज विनायक देशपांडे  
पत्ता: घर/प्लॉट नं.:  
महली/रस्ता:  
महाराष्ट्र राज्य  
भारत नं.  
दंड/वशाहत: आदीनाथ सोसा.  
शहर/गाव: पुणे  
जिल्हा:  
दिनांक:  
दि. नं.:

लिहून घेणार

वय 40

साही

*P. Raj*



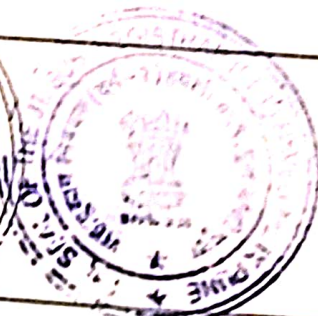
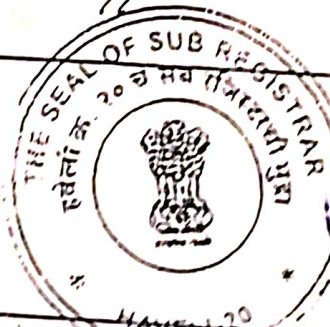
नाम: वि.राज काशीलाल साकरिया  
पत्ता: घर/प्लॉट नं.: रादर  
महली/रस्ता:  
महाराष्ट्र राज्य  
भारत नं.  
दंड/वशाहत:  
शहर/गाव:  
जिल्हा:  
दिनांक:  
दि. नं.:

लिहून घेणार

वय 28

साही

*V. Raj*



हवेली-९  
२६१० ४३ ४  
२०१२

1971

1971

1971

1971

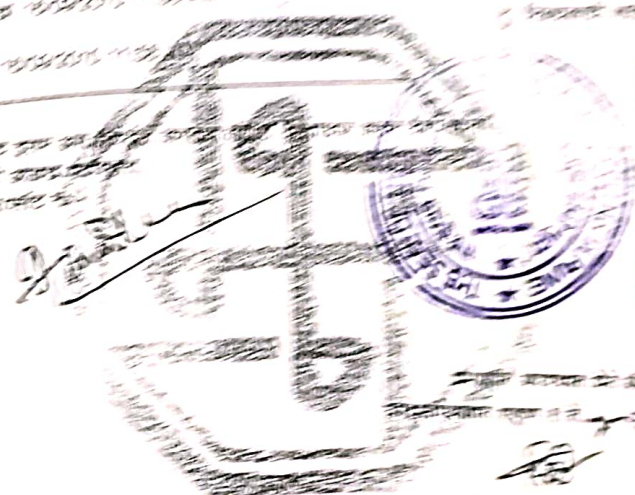
1971

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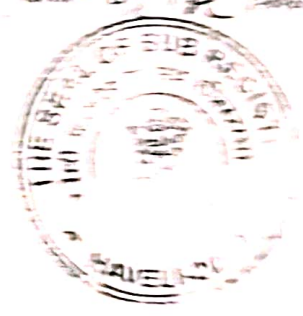


Form-2	
2000	2000
2000	

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Handwritten notes below the large stamp.

Handwritten notes below the large stamp.



दस्त गोषवारा भाग-1

हवल9

दस्त क्र 2690/2012

४५/४६

2012

दुय्यम निबंधकः

हवेली 9 (कात्रज)

30 PM

क्रमांक: 2690/2012

वा प्रकार: करारनामा

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

पक्षकाराचे नाव व पत्ता

ड्राइव्क्स केमिकल्स प्रा लि (AABCT4148G) तर्फे  
डायरेक्टर राजेश के पुनमीया - -

लिहून घेणार

वय 43

सही



घर/फ्लॅट नं: - -

ली/रस्ता: -

पारतीचे नाव: -

पारत नं: -

दस्ताहत: मायखळा मुंबई

र/गाव: -

मुका: -

न

नंबर:

ड्राइव्क्स केमिकल्स प्रा लि (AABCT4148G) तर्फे

डायरेक्टर रोहित बी जैन - -

लिहून घेणार

वय 37

सही



घर/फ्लॅट नं: -

ली/रस्ता: -

पारतीचे नाव: -

पारत नं: -

दस्ताहत: सदर

र/गाव: -

मुका: -

न

नंबर:

मे परामाऊन्ट प्रॉपर्टीज (AAIFP0550G) तर्फे

डीदार श्री पराग विनायक देशपांडे तर्फे नोंदणीकरिता

मुद्दगून अदिनाश बबनराव काळे

लिहून देणार

वय 30

सही



घर/फ्लॅट नं: -

ली/रस्ता: -

पारतीचे नाव: -



पत्र क्र. (144300/2590-2012) चा गोखरार  
मार्ग क्र. 144300 मोबदला 24533991 भरलेले मुद्रांक शुल्क : 104300

पत्र पत्र केंद्राचा दिनांक : 27/03/2012 01:33 PM  
लिंबिकाचा दिनांक : 27/03/2012  
पत्र पत्र केंद्राचा पत्ती नं. :

*[Handwritten signature]*

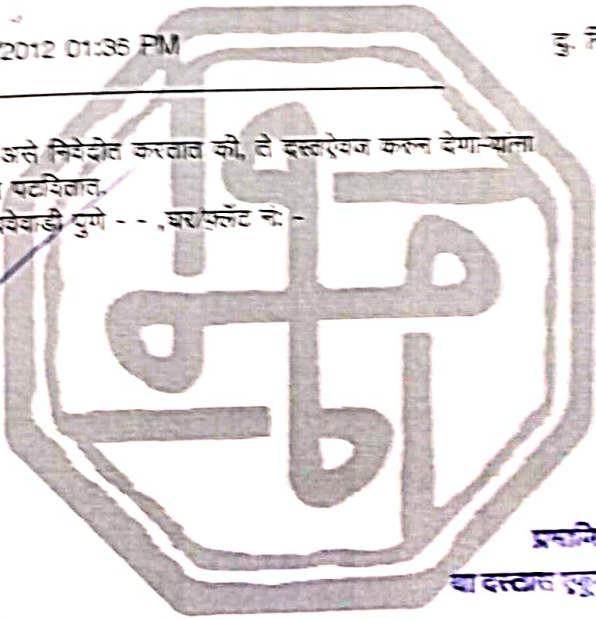
- पत्राचा प्रकार (25) करारनामा
- पत्राचा क्र. 1 ची घेव : (सादरीकरण) 27/03/2012 01:33 PM
- पत्राचा क्र. 2 ची घेव : (सी) 27/03/2012 01:35 PM
- पत्राचा क्र. 3 ची घेव : (कडुली) 27/03/2012 01:35 PM
- पत्राचा क्र. 4 ची घेव : (ओळख) 27/03/2012 01:35 PM

पत्र पत्र केंद्राचा दिनांक : 27/03/2012 01:35 PM

ओळख :  
मुद्रांक लिंबिका यांच्या ओळखीचे इतने असे निवेदीत करतात की, ते दत्तरेयज करून देणा-याला  
बळीत ओळखतात, व त्याची ओळख पटविताने.  
1) अंश मोहन त्रिबेकारा नांवने बिबडेवाडी घुमे - - , घर फ्लॉट नं. -

- यत्ती वस्ता : -
- संभारतोचे नाव : -
- संभारत नं. : -
- घाट वस्तात नं. : -
- घाट वस्तात नं. : -
- वातुका : -
- पत्ती : -

*[Handwritten signature]*



मायती क्र. 20125 दिनांक 27/03/2012  
मायतीचे स्थान  
नाम: बुद्धल कनिष्कल प्र लि (44300/2590)  
तसे हायकोर्टात राखव व पुनर्माग - -

24340 नांदगी की  
920 नळकल (क्र. 11(1)), मुद्राकलाची नळकल  
(क्र. 11(2)),  
रुजयत (क्र. 12) व हायकोर्टात (क्र. 13) ->  
रुजयत की

25250: रुकूम

*[Handwritten signature]*

ड. लिंबिकाचा पत्ती, हयती 9 (कात्रज)

प्रचलित करमात घेते की,  
या दत्तात रुकूम ४६ घेते आहेत.

*[Handwritten signature]*

तह मुद्रांक लिंबिका (नं-२) हयती क्र-९

घाटो नं. 2590

*[Handwritten signature]*

तह मुद्रांक लिंबिका हयती क्र. ९  
दिनांक- 20/3/2012



ड. लिंबिकाची पत्ती  
हयती 9 (कात्रज)