

CNO 116 Rs. Fourty Thousand Two hundred Pi Puyang

विक्रय्या व्यक्तीचे नाव.. Rajasekaran

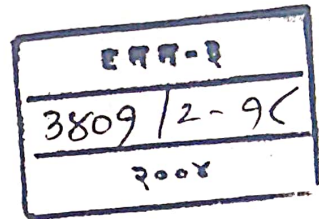
पत्ता: Vashi

दस्तावेज क्रमांक:

पंजीयन क्रमांक: 2857538

13/4/04

PROTECTOR
SUB-REGISTRAR
THANE-3 (VASHI)



AGREEMENT

THIS AGREEMENT made at Navi Mumbai on this 13th day of April 2004 Between M/s. Jindal Enterprises a partnership firm having office at 121, Arenja Arcade, Sec.17, Vashi, Navi Mumbai hereinafter referred to as "THE DEVELOPERS" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its Partners, executors, administrators and assigns) of the One Part, AND Mr. Rajasekaran residing at D-23, Indraprastha, Anushakti Nagar, Mumbai-400 094. hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/ her/ their heirs, executors, administrators and assigns) of the Other Part.

AEW PP 8043T
- AAFFJ3805E

WHEREAS:-

The City and Industrial Development Corporation of Maharashtra Ltd., duly registered under the company act, a town development authority under the Maharashtra Regional Town Planning Act, has agreed to grant lease for 60 years, of Plot No. 13, Sec. No.14, in Village Sanpada of (12.5%) Gaothan Expansion Scheme, admeasuring about 1350 sq. mtrs, or thereabout more particularly described in the schedule written hereunder to M/s. Gajaraj Constructions Pvt. Ltd. hereinafter referred to as "The Owner" and therein referred to as "The Licensee" on the terms and conditions as set out in the Tripartite agreement dated 16.07.2002.

Under the aforesaid Tripartite agreement dated 16.07.2002 the said M/s. Gajaraj Constructions Pvt. Ltd. are entitled to develop the said plot of land on the terms and conditions set out in the said Tripartite Agreement.

The Owner has agreed to entrust the work of construction of the building on the said plot to the developers M/s. Jindal Enterprises upon certain terms and conditions to which the developers have agreed to.


Rajasekaran

OFFICE OF THE SUB-REGISTRAR
VASHI, DIST:- THANE
MAHICRA02/YEAR - 2000
भारत 2051 SPECIAL METERS
136450 ADHESIVE APR 13 2004
R.S. 0040250 PB 0102
INDIA STAMP DUTY MAHARASHTRA

Under the Agreement dated 18.12.2002 with the Owner, the developers M/s. Jindal Enterprises, are entitled to develop the said plot of land on the terms and conditions as set out in the agreement quoted above. The Developers shall construct the building on the said land in accordance with the plans and specifications approved by the NMMC/ CIDCO Ltd., subject to such modification/modifications and variations as may be required to be made by the Developers.

The Purchaser has taken inspection of the said Tripartite Agreement dated 16.07.2002 and the agreement between the Owner and the Developers M/s. Jindal Enterprises, and has apprised himself/ herself/ themselves of all terms and conditions on which the CIDCO has agreed to grant lease and also about the title of the Developers & also the terms and conditions on which the Owner has entrusted the work of construction of the building to the Developers and has also taken inspection of all the relevant papers pertaining thereto and the plans approved by the authority and fully satisfied himself/ herself/ themselves about the same as also the title of the said property.

The Purchaser/s has/have agreed to purchase a flat bearing No. A-701 on Seventh floor in the building to be known as "Simran Palace" (hereinafter described as the said premises) on the terms and conditions hereinafter contained.

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

1. The Developers shall construct the said building on the said piece or parcel of land more particularly describe in the schedule hereunder written in accordance with the plans seen and approved by the purchaser with such variations, alterations or additions as the developers may consider necessary or deem fit or as may be required, permitted, allowed or granted by any public authority to be made in it subject to the developers not affecting the said premises agreed to be purchased by the purchaser. The purchase shall not be object to any such variations or alterations.

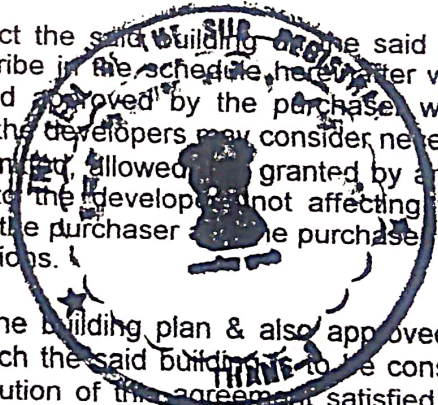
2. The purchaser/s have seen the building plan & also approved all the specifications in accordance with which the said building to be constructed. The purchaser has prior to the execution of this agreement satisfied himself/ herself/ themselves about the title of the developers and the said property described in the schedule hereunder written and the purchaser shall not be entitled to further investigate title of the developers and no requisition or objection shall be raised in any manner relating thereto.

3. The developers have furnished a true copy of the Tripartite Agreement and Agreement with the Owner to the purchaser/s for his/ her/ their inspection and the purchaser/s has/have perused the same. The purchaser/s has/ have noted the contents thereof and agreed to purchase the said premises with full knowledge of the rights and obligations of the developers thereunder.

4. The purchaser/s hereby agrees/agree to purchase from the developers a flat bearing No. A-701 on seventh floor, admeasuring about 54.34 sq. mtrs. carpet area & 725 Sq. ft. built up area in the building to be known as Simran Palace and seen and approved by the purchaser/s as per sanctioned plan, at for the price of Rs. 10,25,000/= (Rupees Ten Lacs Twenty Five Thousand Only).

5. The purchaser/s agrees/agree to pay to the developers the aforesaid sum of Rs. 10,25,000/= (Rupees Ten Lacs Twenty Five Thousand Only) at the time and in the manner hereinafter stated.

6. (a) By payment of Rs. 10,000/- (Rupees Ten Thousand Only) on or before the execution of this agreement (the receipt and payment whereof the developers hereby admit and acknowledge).



3809/3-9C
२००४

10/05/2004

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

टनन3

दस्त क्र 3401/2004

11:41:08 am

ठाणे 3

90/95

दस्त क्रमांक : 3401/2004




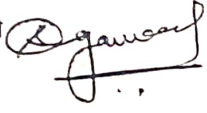


दस्ताचा प्रकार : करारनामा

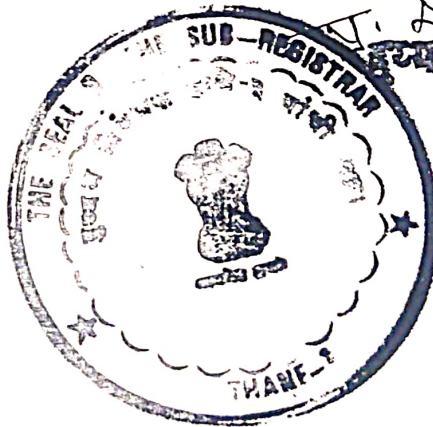
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठस

1	<p>नाव: श्री राजशेखरन - - पत्ता: घर/फ्लॅट नं: डी-23 गल्ली/रस्ता: - ईमारतीचे नाव: इंद्रप्रस्था ईमारत नं: - पेठ/वसाहत: - शहर/गाव:अणुशक्ती नगर तालुका: - पिन: 94 पॅन नम्बर: एईडब्ल्युपीपी8013जे</p>	<p>लिहून घेणार वय 53 सही </p>	 25067 - 76800	
2	<p>नाव: मे. जिंदल एन्ट. तर्फे श्री सचिन - अग्रवाल पत्ता: घर/फ्लॅट नं: ऑफिस नं. 121 गल्ली/रस्ता: - ईमारतीचे नाव: अरेजा आर्केड ईमारत नं: - पेठ/वसाहत: - शहर/गाव:सेक्टर 17 वाशी तालुका: नवी मुंबई पिन: -</p>	<p>लिहून देणार वय 37 सही </p>	 25067 - 76800	




दुय्यम निबंधक ठाणे नं. 3



दस्त गोषवारा भाग - 2

टनन3

दस्त क्रमांक (3401/2004)

१८/१८

दस्त क्र. [टनन3-3401-2004] चा गोषवारा
बाजार मुल्य : 779000 मोबदला 1025000 भरलेले मुद्रांक शुल्क : 40250

पावती क्र.: 3485 दिनांक: 10/05/2004
पावतीचे वर्णन
नांव: श्री राजशेखरन - -

दस्त हजर केल्याचा दिनांक : 10/05/2004 11:35 AM

निष्पादनाचा दिनांक : 13/04/2004

दस्त हजर करणा-याची सही :

10250 : नोंदणी फी
360 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार : 25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 10/05/2004 11:35 AM

शिवका क्र. 2 ची वेळ : (फी) 10/05/2004 11:39 AM

शिवका क्र. 3 ची वेळ : (कबुली) 10/05/2004 11:40 AM

शिवका क्र. 4 ची वेळ : (ओळख) 10/05/2004 11:40 AM

10610: एकूण

दस्त नोंद केल्याचा दिनांक : 10/05/2004 11:40 AM

शु. निबंधकाची सही, ठाणे 3

ओळख :

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

1) कु. सुवर्णा - जाधव , घर/फ्लॅट नं: 32/1/1/1

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: सेक्टर 19 वाशी

तालुका: नवी मुंबई

पिन: -

2) श्री दिलीप - गावडे , घर/फ्लॅट नं: 1/1/1/1

गल्ली/रस्ता: -

ईमारतीचे नाव: -

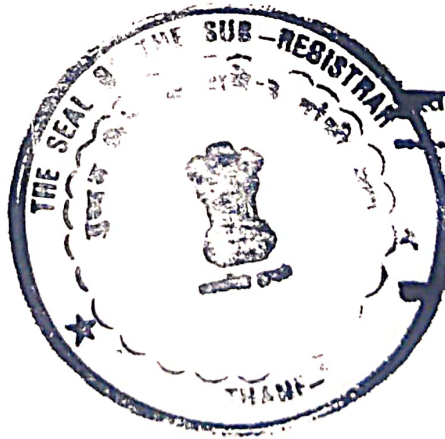
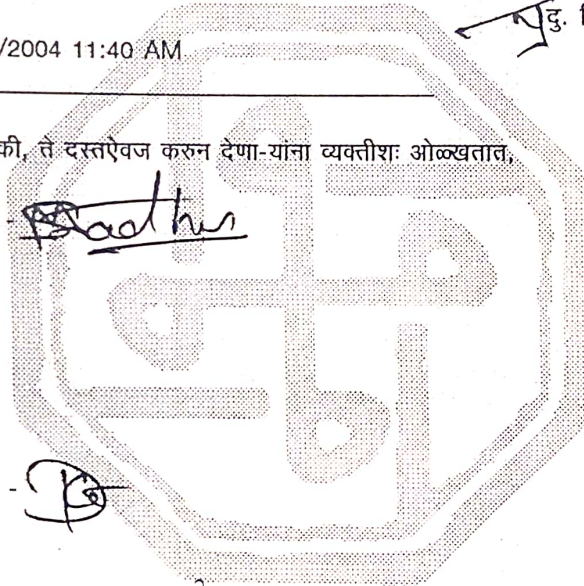
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: सेक्टर 19 वाशी

तालुका: नवी मुंबई

पिन: -



दस्त क्रमांक..... 9
क्रमांकावर नोंदला
3809
शु. निबंधक
ठाणे 90 वाई 5 नं 02

शु. निबंधकाची सही
ठाणे 3

दस्ताचे प्रत घ्यावे
वा दस्तामध्ये एकूण.....
पाने आहेत

शु. निबंधक याने क्र. १