

A. SANGHAVI & CO.
ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

203, Poojee Chambers, Behind Mahanagar Palika, Vasai Road (W.) Dist. Thane - 401 202

KIRIT A. SANGHAVI

32 30

SEARCH REPORT

TO KNOW TO WHOM IT MAY CONCERN

The S.A. Land bearing Plot No.134, H.No.1+2 measuring 12750 sq.mtrs situated at Village Palsol, Tal. Palghar, Dist. Thane.

This is to certify that we have taken search in respect of above property in Sub-Registrar's office at Palghar from 1984 to 2013 in respect of above property and our finding are as under:

1984 -- 2007

1984-1985 -- No Transaction

1986 -- 2007

1986-1988 -- No Transaction

1987-2007 -- No Transaction

1988 -- Deed of conveyance between
Vasanti Narendra Patil
Shree Venkora Patil &
Baijay Narendra Patil
--Vendors

AND
Shri Vijay Baburao Raut &
Smt. Anil Shaker Tate
-- Purchasers

-- No Transaction

-- Deed of conveyance between
Shri Vijay Baburao Raut &
Smt. Anil Shaker Tate
--Vendors

AND
Shri. Nagesh Sunderlal Jain &
Shri. Kishansingh Tulsisingh Rajput
--Purchasers

(for 2100 sq.mtr area 12500 sq.mtrs)



A. SANGHAVI & CO.

ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

203 Poojee Chambers

KIRIT A. SANGHAVI
ADVOCATE

203, Poojee Chambers, Behind Mahanagar Palika, Vasai Road (W.) Dist. Thane - 401 202

2011-2012 -- No Transaction

2013 -- Index 12 book not ready

32 30

We certify that title to the said property is clear, marketable and free from all encumbrances in favour of SHRI NAGESH SUNDERLAL JAIN, SHRI KISHANSINGH TULSISINGH RAJPUT, SHRI VIJAY BABURAO RAUT & SHRI ANIL SHAKER TATE subject to available record.

By deed of declaration dated 10/9/2013 SHRI NAGESH SUNDERLAL JAIN, SHRI KISHANSINGH TULSISINGH RAJPUT had confirmed that they are holding their share in the said property as partners of M/S SHREEMATH ENTERPRISES and as such M/S SHREEMATH ENTERPRISES has right to deal with and dispose of the said property and to receive consideration amount in their own name and acknowledge the same as they deem fit and proper.

By development Agreement dated 4/9/2013 and registered with sub-Registrar palghar under document No. PLR-2052-2013 dated 1/9/2013 said SHRI NAGESH SUNDERLAL JAIN, SHRI KISHANSINGH TULSISINGH RAJPUT & SHRI ANIL SHAKER TATE have granted development right in respect of their portion of land out of said land to M/S SHREEMATH ENTERPRISES with a right to construct building and sale flat/shops in the building which is coming in their share in their own name and appropriate consideration amount as they deem fit and proper.

For A. Sanghavi & Co.

KIRIT A. SANGHAVI
ADVOCATE
Dated 10/9/2013





STATE BANK OF INDIA

APPLICATION CARD

(PLEASE COMPLETE ALL PARTICULARS)

EDUCATION LOAN

(V) OPTIONS WHEREVER APPLICABLE

SOURCED BY ELC: YES/ NO

ELC NAME:

ELC CODE:

CIF NO. (FOR OFFICE USE)

JOINT SB ACCOUNT NO. (FOR OFFICE USE)

LOAN ACCOUNT NO. (FOR OFFICE USE)



(I) PERSONAL INFORMATION OF THE APPLICANTS

PARTICULARS	STUDENT	FATHER/ HUSBAND	CO-APPLICANT
1. FIRST NAME	Mitali	Prakash	
2. MIDDLE NAME	Prakash	Kalidas	
3. LAST NAME	Baria	Baria	
4. MOTHER'S FULL NAME	Geeta Prakash Baria	XXXXXX	XXXXXX
5. FATHER'S / HUSBAND'S FIRST NAME	Prakash	Kalidas	
6. FATHER'S / HUSBAND'S MIDDLE NAME	Kalidas	Laxman	
7. FATHER'S / HUSBAND'S LAST NAME	Baria	Baria	
8. RELATIONSHIP WITH STUDENT	XXXXXX	Father	Father
9. DATE OF BIRTH (DD/MM/YYYY)			
10. RELIGION	HINDU SELECT FROM DD MENU	HINDU SELECT FROM DD MENU	HINDU SELECT FROM DD MENU
11. CASTE CATEGORY	SC SELECT FROM DD MENU	SC SELECT FROM DD MENU	SC SELECT FROM DD MENU
12. GENDER	FEMALE SELECT FROM DD MENU	MALE SELECT FROM DD MENU	MALE SELECT FROM DD MENU
13. MARITAL STATUS	MARRIED SINGLE	MARRIED	MARRIED
14. HIGHEST EDUCATIONAL QUALIFICATION	12 th Qualified		
15. MARKS %AGE OBTAINED IN HIGHEST QUALIFICATION	60%	XXXXXX	XXXXXX
16. OCCUPATION			
17. INCOME FROM ALL SOURCES (Rs.)			
18. PAN NO.	IGKPB3333P	AMQPB2336N	
19. AADHAAR NO. (MANDATORY IF ELIGIBLE FOR SUBSIDY BENEFIT)	411943186561	7581 61449082	
20. PASSPORT NO. (MANDATORY FOR STUDIES ABROAD)	-	-	-
21. OTHER OVD, IF ANY (refer to annexure-1)			
22. PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	1704, D Building 17 th Floor, Shramik Ekta Fed. CHS, JR Boricha Marg, Sat Rasta, Mumb 400011	1704, D Building 17 th Floor, Shramik Ekta Fed. CHS, JR Boricha Marg, Sat Rasta, Mumb.	

8/10/2018
 37/100

(SECTOR-VIII) BUILDING NO-1



FIRST FLOOR PLAN

PROPOSED RESIDENTIAL TOWNSHIP AT UMROLL,
 PANDU NATH NAGARI

AJAY WADE & ASSOCIATES
 PLOT NO. 10, SECTOR-8, PHASE-1, GATE NO. 1, PANDU NATH NAGARI, UMROLL, DISTRICT-SONBHADRA, MADHYA PRADESH.

SLIP NO- 104
 VENTU- 8
 FLOOR- FIRST
 CARPET AREA- 34348
 T 50, PANDU TERRACE
 39348 sq. ft.

8/10/2018
 37/100
 8/10/2018
 37/100

8/10/2018
 37/100



PROFORMA

CONTENTS OF SHEET
 DRAWING TO 45° FLOOR PLAN OF MRS. S. S. DILLI, SONBHADRA, M.P.
 SECTION & LAYOUT PLAN

DESCRIPTION OF PROPOSAL AND PROJECT
 PROPOSED RES WITH SHOP UNIT BLDG. ON 1ST FLOOR, PHASE-1, GATE NO. 1, PANDU NATH NAGARI, UMROLL, DISTRICT-SONBHADRA, MADHYA PRADESH.

NAME OF OWNER/APPPLICANT
 MR. NARESH SINGH RAJ
 MR. KISHANSHI TILSING RAJPUT

DATE: 21/10/2018
 SCALE: 1:100
 NO. SHEET: 10/10
 TOTAL NO. SHEETS: 10

AJAY WADE & ASSOCIATES
 PLOT NO. 10, SECTOR-8, PHASE-1, GATE NO. 1, PANDU NATH NAGARI, UMROLL, DISTRICT-SONBHADRA, MADHYA PRADESH.

तात्काळ तपासणी विवरणपत्र

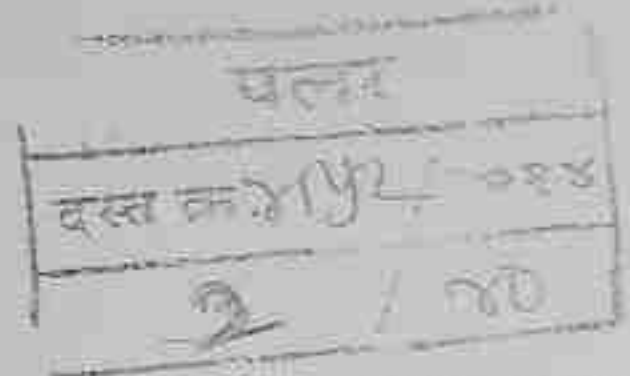
१. गा. नोंदणी महानिरीक्षक व मुद्रांक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे चाचे कडील परिषदक क. को. १. तपासणी १५४३
२२.०९.२००७ अन्वये तात्काळ तपासणी

दुय्यम निबंधक कार्यालय पालघर

दस्तावेज :
निष्पादनाचा दिनांक : ०२.०७.२०१४

दिनांक : ०२.०७.२०१४

पैजे : उमरोली
गट नं. / सर्व्हे नं. : १३४/१ व १३४/२



क्षेत्र क. : उपभाबक्षेत्र २७.२

जमिनीचे क्षेत्र : 'पारसनाथ नगरी' या इमारतीमधील सर्व्हेनका क्र. १०४, पहिला भजला, चौ. विंग. विल्डींग नं. १, सेक्टर नं. ८, क्षेत्र ३४३.४८ चौ. फुट फक्त ५० टेंग चढई ४७२-१७ चौ. फुट म्हणजेच ४३.८८ चौ. मी. वांधीव

अस्तित्वातील वांधकाम क्षेत्र : रु. ४३.८८ चौ. मी. वांधीव

मुल्यदर : रु. २०७०० चौ. मी.
मोडदला : रु. ९,२०,०००/-
उत्पादकाचा प्रकार : करारनामा
अनुच्छेद क्रमांक : २५ अ
भारतीय स्टॅम्प ट्युटी नो. सी. रु. : रु. २५,५००/-
नो. सी. रु. : रु. २,१००/-

८ वा वानार भाव रु. २,०८,५००/-

दुय्यम निबंधक पालघर

सह जिल्हा निबंधक व मुद्रांक नियंत्रक यांचेकडील १०० टक्के तपासणीचा तपशिल.

संपीत आढळून आलेली वस्तुस्थिती :
रुम नोंदणी व प्रकार व अनुच्छेद :
मुद्रांक व नोंदणी फी वरोवर वसूल केली आहे काय? :
(मुद्रांक शुल्क रागना वरोवर आहे काय?)
नवल्यास मुल्यांकन तपशिल
इतर त्रुटी / टिप :



तपासणी करणारा : सह जिल्हा निबंधक व मुद्रांक नियंत्रक

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भारत सरकार
GOVERNMENT OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर विभाग
Income Tax Department
आयकर अधिनियम, 1961
Income Tax Act, 1961



भारत सरकार
GOVERNMENT OF INDIA
आयकर विभाग
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आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर विभाग
Income Tax Department
आयकर अधिनियम, 1961
Income Tax Act, 1961



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भारत सरकार
GOVERNMENT OF INDIA
आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर विभाग
Income Tax Department
आयकर अधिनियम, 1961
Income Tax Act, 1961

KALIDAS L. BARIA
LAXMAN HADA BARIA
21/09/1951
आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर विभाग
Income Tax Department
आयकर अधिनियम, 1961
Income Tax Act, 1961



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA
आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर विभाग
Income Tax Department
आयकर अधिनियम, 1961
Income Tax Act, 1961

प्राकाश कलिदास बरिया
PRAKASH KALIDAS BARIA
KALIDAS LAXMAN BARIA
06/12/1977
आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर विभाग
Income Tax Department
आयकर अधिनियम, 1961
Income Tax Act, 1961



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA
आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर विभाग
Income Tax Department
आयकर अधिनियम, 1961
Income Tax Act, 1961

प्रेमचंद राजराम पाल
PREMCHAND RAJARAM PAL
RAJARAM RAMKUSHOR PAL
22/07/1968
आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर विभाग
Income Tax Department
आयकर अधिनियम, 1961
Income Tax Act, 1961



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आयकर अधिनियम, 1961
Income Tax Act, 1961

आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर अधिनियम, 1961
Income Tax Act, 1961



Sub-Registrar Palghar

आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर अधिनियम, 1961
Income Tax Act, 1961

आयकर अधिनियम, 1961
Income Tax Act, 1961
आयकर अधिनियम, 1961
Income Tax Act, 1961

दस्तावेज क्र. 1809/2-1-13
96 20

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT FLAT No. 104, "B" wing" admeasuring 343.13 sq.ft. equivalent to 36.57sq.mtrs carpet area on FIRST floor in Building No.1 of sector B in Scheme known as "Parasnath Nagari" with proportionate share of common area and facilities appurtenance to the said property out of land which is more particularly described in the First schedule hereinabove written.

प्लॉट
नं. 104
फ्लॉट
नं. 273-08

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HAND AND SEALS ON THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY
The withinnamed "BUILDERS"
M/S. MAHAVIR BUILDERS & DEVELOPERS

Through its Partner

SHRI. DEEPIK KUNDANMAL SINGHVI

In the presence of _____



SIGNED, SEALED AND DELIVERED BY

The withinnamed "PURCHASER"

MR. PRADASH KALIDAS BARIA

In the presence of _____



1. Kalidas Baria
2. Premchand R. Pal

THE OFFICE

11/5/2013
11/5/2013

3/1/20
31/03/2020

AND WHEREAS the Flat/Shop purchaser wants to purchase Flat No. 104 on 1st floor in the building known as "Parasnath Nagar" (here particularly described in the second schedule hereunder written and hereinafter referred to as "SAID FLAT" for brevity's sake)

AND WHEREAS prior to the execution of this agreement, the Flat Purchaser has paid to the Builder a sum of Rs. 5,00,000/- (Rs. Five Lacs Only)

Being earnest money/deposit as part payment of the sale price of the Flat agreed to be sold to the Flat purchaser and the Flat purchaser has agreed to pay balance amount in the manner set out hereunder:

NOW THESE PRESENTS WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The purchaser hereby agreed to purchase Flat/Shop No. 104, "B WING" on 1st floor in building known as Building No 1 Sector 2, in scheme known as "Parasnath Nagar" admeasuring 313.40-34.345 sq.ft. carpet which is inclusive of the area of balconies (which shall hereinafter be called the said Flat in the said building) as per the plans and specification seen and approved by him/her/their and also agreed that the Builders has full right and absolute authority to make such variations and modifications therein as Builders may deem fit or as may be necessary/required to be done at the instance of Government, collector, Gram Panchayat or any other local authority.

2. The purchaser hereby agrees to purchase the Flat No. 104, "WING" on 1st floor in the building known Building No 1 Sector 2 in scheme known as "Parasnath Nagar" as per the plan and specification seen and approved by him/her/their for a total consideration of Rs. 9,10,000/- (Rs. Nine ten thousand only) to be paid in the manner given below. (Time being the essence of these agreement).

a. 15% Amount as earnest money on or before the execution of these agreement.



Handwritten signatures and initials

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- b. 15% Amount on or before completion of plinth work.
- c. 8% Amount on or before completion of first slab.
- d. 8% Amount on or before completion of Second slab.
- e. 8% Amount on or before completion of third slab.
- f. 8% Amount on or before completion of Fourth slab.
- g. 8% Amount on or before completion of Fifth slab.
- h. 7% Amount on or before completion of brick work.
- i. 8% Amount on or before completion of outside plaster.
- j. 6% Amount on or before completion of inside plaster.
- k. 6% Amount on or before completion of tiling/sanitary/plumbing/wiring work.
- l. 5% Amount on or before possession of the said Flat to the purchaser or on or before Dec 2019 whichever is earlier.

3. It is expressly agreed that the time for the payment of each of the aforesaid installments of the consideration and other amounts shall be the essence of the contract. All the above respective payments shall be made within seven days of the builders sending a notice to the flat Purchaser's calling upon him/her/their to make payment of the same. The builders will send such notice under certificate of posting at the address mentioned hereunder to the flat Purchaser's and such posting will be sufficient discharges to the builders.



Handwritten signature

दस्तावेज क्र. 192
3 / 70

MH001531252201415E		BARCODE		Date: 02/07/2014-08:55:45		Form ID	
Department: Inspector General of Registration		AMOUNT: 45500.00		DATE: 02/07/2014		Payer Details	
Type of Payment: Non-Judicial, Customer Direct Payment		SL No: 201415		TAX (If Any):		PAN No. (If Applicable): AMQFB2109N	
Office Name: Palghar Sub Registrar		Amount in Rs: 45500.00		Full Name: DEEPAKESH SARKA		Flat/Block No.:	
Location: THANE		Words: Forty Five Thousand		Premises/Building:		Road/Street:	
Year: 2014-2015 One Time		Account Head Details: Sale of Non-Judicial Stamp		Area/Locality:		Town/City/District:	
PIN: 0 0 0 0 0 0		Remarks (If Any):		Amount In Words: Forty Five Thousand Five Hundred Rupees Only		FOR USE IN RECEIVING BANK	
Payment Details: CANARA BANK		Cheque-DD Details:		Bank CIN: 7240041201407005000		REF No: 02117214000000000000	
Cheque/DD No:		Date:		Date: 02/07/2014-08:55:45		Bank Branch: CANARA BANK	
Serial No.:		Scroll No. / Date:		Not Verified with Receipt			



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Boisar on this 2nd day of JULY 2014 between M/S. MAHAVIR BUILDERS & DEVELOPERS a Partnership firm registered under the Indian partnership Act 1932 having their office at Shop No.10, Reena Veena Shopping Center, Station Road, Nallasopara(W), Tal Vasai, Dist Thane hereinafter referred to as "THE BUILDER"(which expression shall unless it be repugnant to the context or meaning thereof, mean and include partners for the time being, survivors of them, their respective heir, executors and administrator) of ONE PART.

THE...



दस्तावेजांक नं.सं: 6155/2012

Wednesday, February 25, 2012
11:32 AM

पुण्यात नोंदणीकृत: सातपूर

सूची क्र. दोन INDEX NO. II

पान क्र. 01 नं.

पाने 01/11 नं.

गावाचे नाव: उमणेळी (पुण्या प्रकल्प क्षेत्र)

मालक

(1) विवेकाचा प्रारंभ, घोषितल्याचे स्वतःचे कारागणाला किंवा स्वारी अभिलेख किंवा कलर मध्ये
व कायदाभात (भाडेपट्ट्याच्या बाबतीत घटकाकार आकारणी देतो
की घटकाकार ते नसूट करावे) मालकाला रु. 2,250,000.00
का.मा. रु. 4,956,000.00

दस्तावेज क्र. 87/2/2012
30/70

(2) पु.भा.पत्र, पोटहिल्या व घरकामांक (असल्यास) (1) गावाचा मालक उमणेळी ता. सातपूर त.नं. 134/1+134/2 व प्लॉट नं. 21250 वी.नं. पुण्यात नोंदणीकृत 2013.75 बी.मि. (संपन्न-8-इभारत क्र. 1) हा या विक्रित करारात विकत आहे.

(3) अधोपत्र (1)

(4) आकारणी किंवा जुळी देण्यात असून देण्यात (1)

(5) दस्तऐवज करून देण्याच्या प्रकल्पाचे व संपूर्ण पत्रा नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्रा. (1) पंचम सुंदरलाल जेतापेट त. ADFN/3457 वी व किरानविला मुनीसिंग बालमुर्त त. ABAN/0961/L याचे गा.पु. नु. वसिष्ठ भार. कि. - : घर/प्लॉट नं. - : मालकी/रकबा - : इमारतीचे नाव - : इमारत नं. - : पेट/पत्राहता - : सी-303, सालीमज केवळी, 100 गॉट रोड, नाजराबाबा शिवा रोड वसाई - : शहर/गाव - : नाजराबाबा - : मिन - : पिन नंबर - :

(6) दस्तऐवज करून देण्याच्या प्रकल्पाचे नाव व संपूर्ण पत्रा किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्रा. (1) मसुदी नं. 10/2012 वी.नं. 10/2012 वी.नं. AAUFM5827D) वी नोंदणीकृत दिवाण संदर्भात दिवाण - : घर/प्लॉट नं. - : मालकी/रकबा - : इमारतीचे नाव - : इमारत नं. - : पेट/पत्राहता - : L/302, पुढेचु. स्वर्णम रोड - : शहर/गाव - : नाजराबाबा, नाजराबाबा - : पत्राहता - : मिन - : पिन नंबर - : (2) मसुदी नं. 10/2012 वी.नं. 10/2012 वी.नं. AAUFM5827E) वी नोंदणीकृत दिवाण संदर्भात दिवाण - : घर/प्लॉट नं. - : मालकी/रकबा - : इमारतीचे नाव - : इमारत नं. - : पेट/पत्राहता - : अ/204, शिवाशिव आवाळ रोड - : शहर/गाव - : नाजराबाबा, नाजराबाबा - : पत्राहता - : मिन - : पिन नंबर - :

- (7) दिनांक कलन दिल्यास 10/07/2012
- (8) नोंदणीकृत 18/07/2012
- (9) अनुक्रमिक संकेत व पृष्ठ 6155/2012
- (10) कायदाभातप्रमाणे मुद्रांक शुल्क रु. 198240.00
- (11) कायदाभातप्रमाणे नोंदणी रु. 30000.00
- (12) रकम



... things and amenities to be provided by the
builders in the said building and in the flat are those as described
in the Annexure 'A' hereunder written.

DATE: 22/12/2014
BY: [Signature]

5. The Builder agree to hand over the possession of the said flat
to the purchaser on or before DEC 2014 subject to
however availability of cement, steel and other building material
and subject to any act of God such as earthquake, flood or any
other natural calamity, act of enemy, war or any change in
constitution of law any other cause beyond the control of the
builders and also subject to the payment of all the amounts due
contained and also subject to the payment of all the amounts due
and payable by the purchaser's under this agreement and under
such similar agreements with other purchasers in due time.

6. The purchaser agrees to pay all the amounts payable under
the terms and conditions of this agreement as and when due,
time in this respect of this agreement being the essence of the
contract. The builder shall not be bound to give any notice of
payment of the amounts due under this agreement and the
absence of notice shall not be taken as an excuse for non-
payment of any amount or amounts on due dates. The builders
will not be responsible for the delay in the completion of the
building and possession of the flats/shops caused due to delayed
payment of purchasers.

7. Without Prejudice to the builders right under this agreement
and/or in law, the builders shall be entitled to claim and the flat
purchasers shall be liable to pay to the builders interest at the
rate of 2% p.a. on all such amounts which may become due and
payable remains unpaid for more than 7 days by him/her/them
under this agreement and all taxes and other outgoings from the
date of payment till the amounts are duly paid even if
possession is delayed. This provision is without prejudice to the
rights of the builder as provided hereunder.



[Signature]

[Signature]

8. The tenure of the said land is free hold

DATE: 22/12/2014
BY: [Signature]

9. The purchaser shall on before the execution of this agreement
pay Stamp towards stamp duty chargeable by the government at
applicable rates and its incidental charge as applicable from time
to time.

10. The purchaser agree to pay to the builder any other expenses
and/or deposit towards the expenses, taxes, charges as may be
decided by the builder from time to time towards the municipal
taxes, maintenance charges and other outgoing expenses etc

11. The purchaser shall maintain at his/her/their own costs, the
said flat agreed to be acquired by him/her/them in the same
conditions state and order in which it is delivered to him/her/them
and shall abide by all the rules and regulations of the
government, collector, Grampanchayat and other authorities from
time to time and at all times in force and shall also attend, answer
and be responsible for all the notice or violations of any condition
contained in these presents and it is expressly agreed that the
purchaser has agreed to acquire the said flat/flat/units in the terms
and contained in these presents.

12. The Builder may if one or more of such flat/shops are not
taken/purchased or acquired by any person within the time of
the said proposed building becomes ready for occupation, as the
owners of such unsold flat join the said organization of the
Organization of the Purchasers and shall be entitled to sell,
transfer and assign their rights and interest in such flat/shops or
to deal with and dispose of the same



[Signature]

AND

22/07/12
22/07/12

MR. BASKARAJAYAN PAVAN, Indian inhabitant residing at R. BASKARAJAYAN, 1, N. S. Road, Madurai - 625 001.
The purchaser (which expression shall hereinafter be called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof, mean and include his/her heirs, executors, administrator and permitted assigns) of OTHER PART

WHEREAS One SHRI NARESH SUNDERLAL JAIN & SHRI KISHANSINGH TULSISINGH RAJPUT (hereinafter referred to as "OWNER") are owners in respect of land bearing Gult No. 134, H. No. 1, admeasuring 1.45-0 H.R. or thereabout situated lying and being at revenue Village Umroli, Tal. Palghar, Dist. Thane (more particularly described in the first schedule hereunder & hereafter referred to as the "SAID LAND" for brevity's sake)

AND WHEREAS One Shri Vilay Baburao Raut & Shri Anil Bhaskar Tare are sole and absolute owners in respect of land bearing Gult No. 134, H.No.2, admeasuring 0-68-0 H.R. or thereabout situated lying and being at revenue Village Umroli, Tal. Palghar, Dist. Thane (more particularly described in the first schedule hereunder & hereafter referred to as the "SAID LAND" for brevity's sake)

AND WHEREAS by Memorandum of understanding dated 10/07/12 between said Shri Vilay Baburao Raut & Shri Anil Bhaskar Tare have authorized Shri Naresh Sunderlal Jain & Shri Kishansingh Tulsisingh Rajput to develop jointly their land on the terms and conditions appearing in the said Memorandum of understanding



AND WHEREAS by an development agreement dated 10/07/12 duly registered with Sub-Registrar, Palghar under document No. P/R/206165/2012 dated 18/07/12 said SHRI NARESH SUNDERLAL JAIN & SHRI KISHANSINGH TULSISINGH RAJPUT as the owners therein had agreed to grant development right in respect of building No. 1 of sector 8 and admeasuring 2913.75 Sq.mtrs out of the said land to the builders herein on consideration and as per terms and conditions appearing therein.

Signature of Shri Naresh Sunderlal Jain & Shri Kishansingh Rajput

AND

AND WHEREAS owners had applied to the Additional collector Thane at Jawahar and Additional collector Thane at Jawahar by its order No. REVEDESK/TT/1/NAP/SR-12/2011 dated 23/12/2011 has converted the said land for Non-agricultural residential purpose in respect of the said land and sanctioned the building plan in respect of the said land.

AND WHEREAS in pursuance of the said development agreement the owners herein have granted licenses to the builders herein to enter said building site out of the said land more particularly described in the schedule hereunder within and to construct building as per sanction plan and to sale flat/shops in their own name and appropriate consideration amount as they deem fit and proper.

AND WHEREAS the Builder herein is entitled to develop the said building as per the terms & conditions of building permission & N.A. permission AND WHEREAS Builder has proposed to construct building consisting of Ground and 1st upper floors



AND WHEREAS Builder has appointed AJAY WADE & ASSOCIATES as their architects & structural engineer for the purpose of preparation of plans, supervision of construction of building and looking after the structural designs, drawings of the building plans AND WHEREAS the Builder has sole and exclusive right to construct the said building on said land and to sell the residential flat/shops in the said buildings to be constructed by the Builder on the said land and to enter into agreement with purchaser of flat/shops and to receive sale price in respect thereof AND WHEREAS on demand of flat purchaser the Builder has given inspection to the flat purchaser of all the documents of title relating to the said property, N.A. permission, Building Permission, Plans, Specification and agreements AND WHEREAS the flat purchaser has verified the said documents and is satisfied about the same

AND WHEREAS copies of the certificate of title issued by M/S. K.A. SANGHAVI & CO. advocates of the Builder, copies of 7/12 extract and copies of plans and specification of the flat agreed to be purchased by the flat purchaser have been annexed hereto and marked as Exhibit A B & C respectively AND WHEREAS necessary plans, Specification, elevation, section and details of the said building are approved by local authority on certain terms & conditions AND WHEREAS the Builder has commenced the construction of the building as per sanctioned plans.

Signature of Shri Naresh Sunderlal Jain & Shri Kishansingh Rajput

22/07/12
22/07/12

ION BELA RYEMEZ

FIELD Estate Panel



सूची क्र.2

दुरास विभाग
दरम ब्याक
कोठी
Rajya Bida

गावतो नाव : 1) उमरोली (सूची प्रकल्प क्षेत्र)

विहीन वारस	विक्री करवाला
विभाग	910000
वाजारावाच/मंडपट्ट्याच्या	908500
विहीन वारस आकारणी देतो	
(गावतो ते नमुद करावे)	
सुभाष, पोटहिस्सा व	1) पालिमेंट नाव: ठाणे इतर वणत - इतर माहिती: पालिमेंट 44-2014 सीट
वाचणी (अनन्यास)	उमरोली ला पालघर जि ठाणे पोलीस स्टेशन 438/1 व 438/2 पालिमेंट 44-2014 उमरोली मधील तदधिकार क्र 162 वी विम पहिल्या मजला मीन्डींग जा उमरोली सी ट क्षेत्र 383.86 चौ फूट परस 90 टेंस घट्टे 499.14 चौ फूट जणजेच 3.220 चौ मी चौघोव हा वा विक्री करावयाचा विषय आहे. (GAT NUMBERS : 134/2))
संयोजक	1) 43.88 चौ मीटर
वाचणी किंवा जुडो देण्यात	
आव देता	
विहीन वारस करून देणाने	1) नाव: जे महावीर किल्ले अँड इन्डस्ट्रीअल एंजिनीयर्स वीमन एज्युकेशन सोस अँड सेव्हरी - - वर-30; पत्ता: प्लॉट नं. - उमरोली वर उमरोली
वाचणी किंवा देवाणी न्यायालयाचा	जे वसुधा एस को नं 2 मध्य भाग न्यू जेन जवळ सधने गुणवत्ती भाग भाग 40
वचनामा किंवा आदेश	नं. - महाराष्ट्र, ठाणे, पिन कोड-401209 वर नं-AMQFB23391
वाचणी किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा	1) नाव: प्रकाश काब्रिदास वारिचा - - प्लॉट-37, पत्ता: प्लॉट नं. - उमरोली
वाचणी किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा	उमरोली मध्ये - प्लॉट नं. मध्ये काय उम नं. 4 मीत) त्याच न्यू जेन जवळ सधने
वाचणी किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा	गुळजी नारी मुंबई - प्लॉट नं. - महाराष्ट्र, मुंबई - पिन कोड-400001 मीत नं.
वाचणी किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा	AMQFB23391
वाचणी किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा	
वाचणी किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा	02/07/2014
वाचणी किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा	02/07/2014
वाचणी किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा	4852/2014
वाचणी किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा	45500