



# AGREEMENT FOR SALE

FLAT / SHOP/OFFICE NO	FLOOR	WING	AREA
<hr/> <hr/>			

## Grow More Tower

Plot NO. 5, Sector - 2, Kharghar, Navi Mumbai



# AANIK CORPORATION

Builders & Developers



Friday, October 26, 2007  
3:48:06 PM

Original

नोंदणी 39 म.  
599 89 M

पावती

पावती क्र. 7408

गावाचे नाव चारघर

दिनांक 26/10/2007

दस्तऐवजाचा अनुक्रममांक

उरण - 07369 - 2007

दस्ता एवजाचा प्रकार

कारारनाम

सादर करणाराचे नाव: अजितकुमार पद्मनामन तर्फे कुमु सुनिल एन नायर

नोंदणी जी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (53)	:	1060.00
एकूण रु.		31060.00

आपणास हा दस्त अदाजे 4:02PM ह्या वेळेस मिळेल

सहदुय्यम निबंधक उरण  
(पनवेल-2)

वाजपैय मूल्य 3669000 रु नोंदवेल 58000000 रु

भरलेले मुद्रांक शुल्क 330600 रु

दस्ताचा प्रकार हीरी/पनवेल/होरे

दस्ताचे 10 रु मूल्य, अन्व की अन्व की अन्व डेक पनवेल

हीरी/पनवेल/होरे 106980 रु मूल्य 30000 रु मूल्य 20000 रु मूल्य

मुळ दस्तऐवज प्राप्त दिला.

दुय्यम निबंधक, उरण  
मुळ दस्तऐवज प्राप्त मिळाराना

पत्रकाराची रुही

Seshgal Business Forms (P) Ltd. (Mumbai)



ICICI Bank Limited

(ISSUING BRANCH)

AC PAYEE ONLY  
NOT NEGOTIABLE

ON DEMAND PAY TO THE

Thirty Thousand  
RUPEES

only

BANKER'S CHECK

VALID FOR THREE MONTHS  
FROM THE DATE OF ISSUE

25-10-2007  
DATE:

BANK & BRANCH CODE: 000000000000000000000000  
D E  
2 2 9

SUB REGISTRAR, PANVEL

OR ORDER

Rs.

FOR VALUE RECEIVED

ICICI BANK LIMITED

LOC  
DD

Drawer Branch  
PANVEL Br.: Noid Avenue, Plot No 3, sector 19, Ganesh Maheshwar Road, New Panvel-410206

*[Signature]*  
Authorised Signatory

*[Signature]*  
Authorised Signatory

⑈ 108980⑈ 400229042⑈ 000001⑈ 12



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3,63,000/-

50 = 3,30,600 / - S.D.

**FRANKING DEPOSIT SLIP**

<b>ICICI Bank</b>	
Customer Copy	
Deposit Br: <u>M. Panvel</u>	Date: <u>25/10/07</u>
Pay to : ICICI Bank Ltd. A/C Stamp Duty	
Franking Value	Rs. <u>330600</u>
Service Charges	Rs. <u>10</u>
Total	Rs. <u>330610</u>
Name of Stamp duty paying party :	
<u>Aditya Kumar</u> <u>Radmanabhan</u> <u>Dorairaj</u>	
Received with Thanks <u>3,30,600/-</u> Rs. ....	
DD / Cheque No. <u>                    </u> Payment of Stamp Duty	
Drawn on Bank <u>                    </u>	
(For Bank's Use only)	
Trans ID: <u>                    </u>	Officer: <u>                    </u>
Franking St. No: <u>                    </u>	<u>65795</u>

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Village : Kharghar  
 Agreement Value Rs. : 58,00,000/-  
 Market Value Rs. :                       
 Area of Flat/Shop/Office in Carpet : 104.57 sqm  
 Stamp Duty Rs. Ter : 4.35  
 Pages :                     



**AGREEMENT TO SALE**

THIS AGREEMENT made at Panvel, on this 26th day of Nov, Two Thousand and seven, between M/S. AANIK CORPORATION, a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, having its principal place of business at Prabhat Centre, C.B.D.-Belapur, Navi Mumbai-400606 hereinafter called "**THE BUILDERS**" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include Partner or partners or the time being of the said firm, the survivors or survivor of

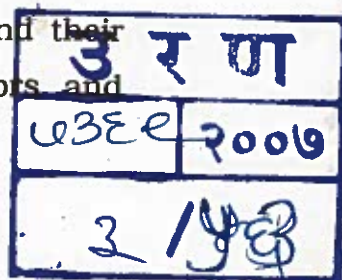
To: Pravee Jawar  
 I.C.I.C.I Bank Ltd. Neel Avenue,  
 Plot No. 5 Sector 19,  
 Panvel Matheran Road,  
 New Panvel-410 206.  
 D-51ST/PM/ICR/10 Bank/2007/36  
 TO 7 Post ICICI Bank Ltd.  
 Authorised Signatory  
 Social Stamp  
 65895  
 136790  
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them and the heirs, executors and administrators of the last surviving partner and their assigns) of the One Part and;

Shri/Smt./Ms./M/s. AJITH KUMAR PADMANABHAN

residing/carrying on the business at C/O. Suniti Nair  
101 Sakar Arcade opp. Pynaet  
Dhansay. Ramchandral Nagar.  
Dombivli (E.)

hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/ their respective heirs, executors, administrators and their successor(s) and permitted assigns, its successors and permitted assigns) of the Other Part.



WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a Company incorporated under the Companies Act, 1956, (1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as New Town Development Authority, under the provision of Sub. sec (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act ;



*M. K. K.*

AND WHEREAS the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

AND WHEREAS one M/S. LARSEN & TOUBRO LIMITED, had been allotted the Plot of Land by the said Corporation bearing plot number 5, Sector No.-02, Kharghar, Navi Mumbai, for commercial use, admeasuring 6,000 Sq. Mts. or thereabouts and more particularly described in the first schedule hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set forth therein.

AND WHEREAS the said M/S. LARSEN & TOUBRO LIMITED, paid to the Corporation a sum of Rs.18,48,60,000/- (Rupees Eighteen Crores Forty Eight Lakhs Sixty Thousand Only) as and by way of full and final payment of Lease Premium.

*M. H. K. S.*

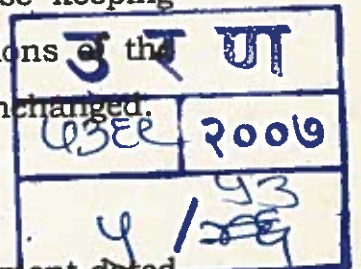


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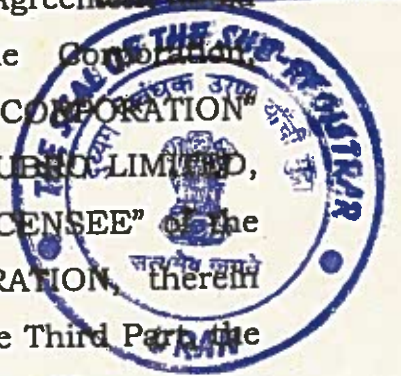
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AND WHEREAS on payment of the entire lease premium the Corporation entered into the Agreement to Lease dated 09/09/1996 with the said M/S. LARSEN & TOUBRO LIMITED, therein referred to as "THE LICENSEE" hereinafter referred to as "THE ORIGINAL LICENSEE") and after construction of the building(s) on the said Plot, Corporation shall execute the Lease deed in favour of the Licensee granting the lease of the said Plot to the Licensee for a period of 60 (sixty) years from the date of Agreement to Lease;

AND WHEREAS the Corporation by virtue of its letter No. CIDCO/EMS/M(TS)2004/5999 dated 30/06/2004 granted the permission for change of use of the land from Commercial to Residential cum Commercial use keeping the F.S.I-1.5 and all other terms and conditions of the Agreement to Lease dated 09/09/1996 stands unchanged.



AND WHEREAS by virtue of the Tripartite Agreement dated 18/08/2004 entered into between the Corporation hereinafter and therein referred to as "THE CORPORATION" of the One Part and M/S. LARSEN & TOUBRO LIMITED, therein referred to as "THE ORIGINAL LICENSEE" of the Second Part and M/S. AANIK CORPORATION, therein referred to as "THE NEW LICENSEE" of the Third Part, the Corporation has agreed to grant to the New Licensee, the lease of the said Plot bearing number 5 in Sector No.-2, Kharghar, Navi Mumbai, on the terms and conditions specified therein and as the terms and conditions of the said Agreement were complied with by the New Licensee,



*M. Patel*

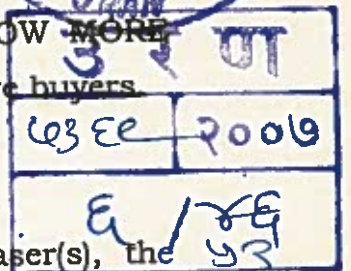
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the said plot was leased and assigned in favour of the New Licensee M/S. AANIK CORPORATION, the Builders herein.

AND WHEREAS by virtue of the said Agreement to Lease dated 09/09/1996 and the Tripartite Agreement dated 18/08/2004, the Builders are absolutely seized and possessed of and are well and sufficiently entitled to the said Plot of land.

AND WHEREAS the Builders propose to construct the residential cum commercial building(s) as per the plans sanctioned and the development permission granted by the Corporation including such additions, modifications, revisions, alterations, therein if any, from time to time as may be approved by the Planning Authorities and as per the terms and conditions of the Commencement Certificate No.- CIDCO/BP/ATPO/1201 dated 07/09/2004 issued by the Corporation. (A copy of the Commencement Certificate is hereto annexed and marked as annexure 'A');

AND WHEREAS the Builders have expressed their intention to dispose off the flats/shops/offices and other units in the proposed new building(s) to be known as 'GROW MORE TOWER' on OWNERSHIP BASIS to the prospective buyers.



AND WHEREAS at the request of the Purchaser(s), the Builders have agreed to sell to the Purchaser(s) the

*M. Patel*



flat/shop/office bearing No. 1203 on 12<sup>th</sup> floor of building known as 'GROW MORE TOWER' being constructed on the portion of the said land having approximate Carpet area of 1126 <sup>104.57 ML</sup> Sq. Ft. including <sup>Ter</sup> 4.35m<sup>2</sup> the area of balcony and or loft and or terrace. However, statutory chargeable area would be Super Covered Area of the said flat/shop/office which shall include the facilities and proportionate area of common area, facilities appurtenant to the Premises, passages, walls, staircase, lofts, terrace and the recessed space below window sills in the said building, on ownership basis as agreed to by and between them which is hereinafter referred to as "THE SAID FLAT/SHOP/OFFICE" as per the floor plan annexed hereto and marked as Annexure 'B'.

AND WHEREAS the Purchaser(s) has/have agreed to pay price/consideration in respect of the said flat/shop in accordance with the provisions of the MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) ACT, 1963 and in accordance with the progress of the construction work of the said building(s);

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AND WHEREAS this Agreement is made in accordance with the provisions of MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sales, Management and Transfer) ACT, 1963 and the rules framed there under including the model form of Agreement prescribed therein;

*M. J. K. C.*



*[Handwritten signature]*

AND WHEREAS by executing this agreement the Purchaser(s) has/have accorded his/her/their consent as required under section 7 of the MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) ACT, 1963, whereby the Builders will be entitled to make such alterations in the structures in respect of the said flat/shop/office agreed to be purchased/acquired by the purchaser(s) and/or the building as may be necessary and expedient in the opinion of their Architect/Engineer;

AND WHEREAS the Builders have given inspection to the purchaser(s) of the Agreement to Lease dated 09/09/1996, the Tripartite Agreement dated 18/08/2004 and the plan sanctioned and Commencement Certificate issued by the Corporation, designs and specifications, letters, documents and all other papers as required under the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there under;

Now this indenture witnesseth and it is hereby agreed  
by and between the Parties hereto as follows:

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The Builders shall under normal conditions construct building/s known as 'GROW MORE TOWER' on Plot No.-5, Sector No.-2, Kharghar, Navi Mumbai, as per the plan, designs and Specifications inspected and approved by the Purchaser(s) with such variations and

*M. Patel*

modifications as the Builders may consider necessary or as may be required by any public authority to be made in any of the Premises. The Purchaser(s) hereby consent to such variations. The Purchaser(s) has/have prior to the execution of this Agreement Satisfied himself/themselves/herself about the title of the Builders to the said Plot and no requisition or objection shall be raised upon the Builders in any matter relating thereto. A copy of the Certificate of the Title issued by Shri. A.D. CHANDRA BOSE, Advocate , High Court is here to annexed marked. (Annexure 'C').

2) The Purchaser(s) hereby agree to acquire the said Flat/Shop/Office bearing number 1203 Wing A on 12<sup>th</sup> floor in the Building known as 'GROW MORE TOWER' admeasuring 1126 Sq. Ft. Carpet Area as shown on the plan (hereinafter called "THE SAID PREMISES") for the lump sum price of Rs. 58,00,000/- Rupees Fifty Eight Lakh only. Only). Ten' 4.35 M<sup>2</sup>

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3) The Purchaser(s) agree to pay to the Builders the purchase price of Rs. 58,00,000/- Rupees Fifty Eight Lakh only. Only) as per the payment schedule set out in the Third Schedule hereunder written. If the Purchaser(s) commit default in payment of any of the installments aforesaid on their respective due dates (time being essence of the contract), the Builders shall be at liberty to terminate this Agreement. On the Builders terminating this Agreement under this clause,

*By/for*



they shall be at liberty to sell the said Premises to any other person as the Builders may deem fit at such price as the Builders may determine and the Purchaser(s) shall not be entitled to question such sale or to claim any amount whatsoever from the Builders. The amount received till the date of termination of the Agreement will be refunded without any interest by the Builders to the Purchaser(s) only after the Builders have disposed off/sold the said premises to any other Purchaser(s).

4) The above purchase price does not include the following charges:

- a) Stamp duty, registration, Service Tax and other charges payable to the concerned authorities.
- b) Water connection charges, electricity connection charges, Infrastructure development charges and drainage charges.
- c) Electric cable lying charges.
- d) Land and development building charges.
- e) Legal charges for documentation.
- f) Transfer fees to CIDCO Ltd.
- g) Water Resource Development Charges

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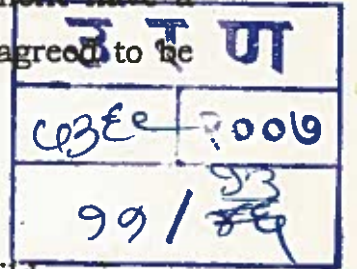
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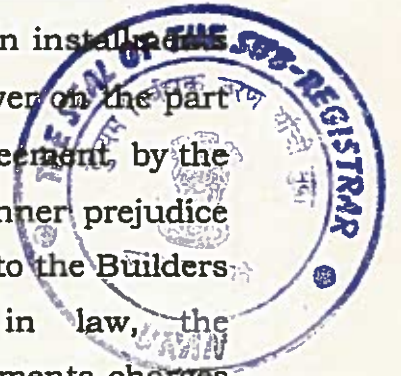
h) Service charges of electric connection/ electric sub-station/water connection deposit and meter charges, development charges and any other charges of deposits payable to any authority concerned.

i) Any other taxes, cesses that shall be levied or become leviable by CIDCO or any other Government Authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.

5) The Builders shall in respect of any amount unpaid by the Purchaser(s) under this Agreement have a first lien and/or charge on the said Premises agreed to be acquired by the Purchaser(s).



6) Any delay or indulgence by the Builders in enforcing the terms of this Agreement or forbearance on their part or giving extensions of time by the Builders to the Purchaser(s) for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the Builders of any breach of this Agreement by the Purchaser(s) nor shall the same in any manner prejudice the rights of the Builders. Without prejudice to the Builders rights under this Agreement and/or in law, the Purchaser(s) shall be liable to pay delay payments charges at the rate of 18% (Eighteen Percent) per annum on all amounts due and payable by the Purchaser(s) under this Agreement. (If such amount remains unpaid for ten days after its due date/demand.)



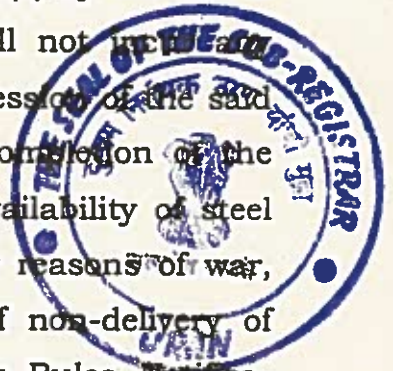
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7) The Builders shall not be liable for any loss, damage or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to the Corporation/Local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the said premises.

8) On getting the Occupancy Certificate the Builders shall be at liberty to hand over possession of the said Premises to the Purchaser(s) even though permanent electricity and water connections are not sanctioned by the respective authorities. The Purchaser(s) shall not be entitled to make any claim/demand on the Builders for the delay in getting the permanent electric and water connections. On the Builders offering possession of the said Premises to the Purchaser(s), the Purchaser(s) shall be liable to bear and pay their proportionate share in the consumption of electricity and water.

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9) Possession of the said Premises shall be delivered by the Builders to the Purchaser(s) by the end of Dec., 2007. The Builders shall not be liable if they are unable to deliver possession of the said Premises by the date aforesaid if the completion of the Building is delayed by reasons of non-availability of steel or cement or such other materials or by reasons of war, civil commotion or any act of God or if non-delivery of possession is a result of any notice, Order, Rules, Notification of the Government, Court of Law and/or any other



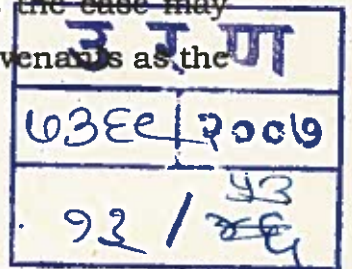
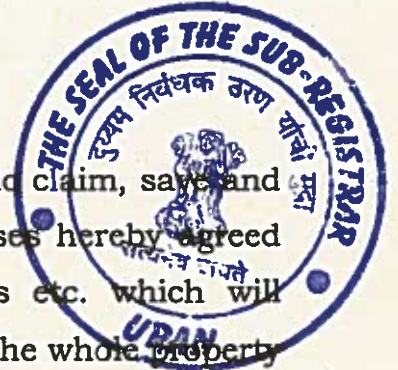
*M. K. K.*

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public authority or for non availability of water and/or electricity connection from the concerned authorities or for any reasons unforeseen or beyond the control of the Builders or due to force majeure.

10) Upon possession of the said Premises being delivered to the Purchaser(s), he/she/they shall be entitled to the occupation of the said Premises. The Purchaser(s) shall have no claim against the Builders in respect of any items of work in the said Premises commencing a week after notice is given by the Builders to the Purchaser(s) that the said Premises is ready for use and occupation. The Purchaser(s) shall then be liable to bear and pay all taxes and charges for electricity and other services and out goings payable in respect of the said Premises from the date from which the Builders obtain the Occupancy Certificate from the Corporation.

11) The Purchaser(s) shall have no claim, save and except in respect of the particular Premises hereby agreed to be acquired i.e. to any open spaces etc. which will remain the property of the Builders until the whole property is transferred to the proposed Co-operative Society or a Limited Company or any other legal body as the case may be subject however to such conditions and covenants as the Builders may impose.



12) If there is any increase in F.S.I. or any other benefits then such benefits shall go to the Builders. The

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Purchaser(s) or the member(s) of the proposed Co-operative Society, limited Company or legal body shall not raise any objections to the Builders utilising such increased F.S.I. and/or using/appropriating such benefits.

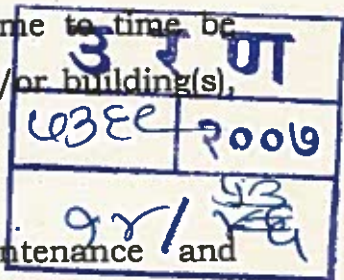
13) The Purchaser(s) agree(s) and binds himself/ themselves/herself to pay regularly every month by the 5th (fifth) of each month to the Builders until the Lease or the transfer of the property is executed in favour of the Co-operative Society or limited company or other legal body as the case may be the proportionate share that may be decided by the Builders or Co-operative Society or limited company or legal body as the case may be in the following outgoing:

a) Insurance Premium.

b) All Municipal assessment bills and taxes and outgoing that may from time to time be levied against the said Plot and/or building(s), water taxes and other charges.

c) Outgoings for the maintenance and management of the Building, common light and other outgoings and collection charges incurred in connection with the said Plot.

d) The Purchaser(s) shall initially deposit with the Builders before taking the possession of the said Premises a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) towards the aforesaid expenses.

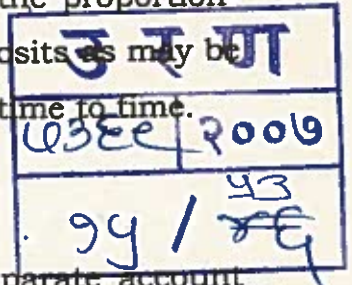
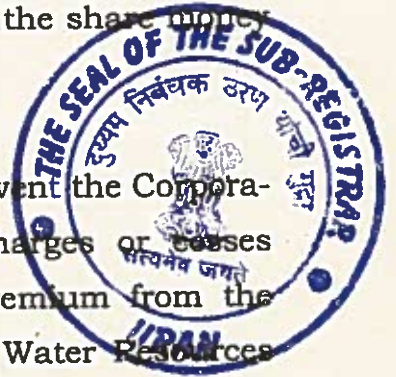


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e) The said sum shall not carry interest and will remain with the Builders until the transfer/lease is executed in favour of the Co-operative Society, Limited Company or legal body as aforesaid and on such transfer/lease being executed, the balance of the amount of deposit shall be paid over to the Co-operative Society, the Limited Company or legal body as the case may be. The Purchaser(s) shall also keep deposited with the Builders at the time of taking possession a sum of Rs.360/- (Rupees Three Hundred Sixty Only) as the share money and membership fee.

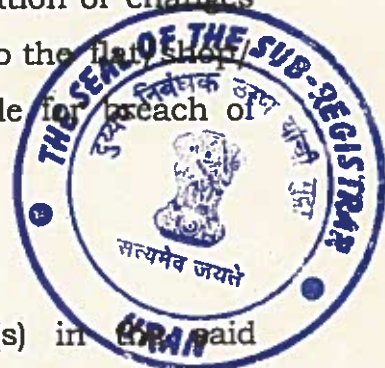
f) It is agreed that in the event the Corporation levies any additional charges or cesses over and above the lease premium from the Builders by way of Deposits, Water Resources Development Charges and/or Land and Building Development Charges, Transfer Charges etc. the Purchaser(s) shall pay the proportionate of such charges, cesses, deposits as may be demanded by the Builders from time to time.



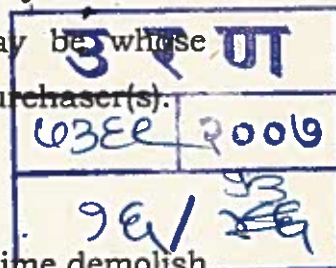
14) The Builders shall maintain separate account in respect of the sums received from the Purchaser(s) as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or limited company or any other legal body to be formed or towards the outgoings and shall utilise the amounts only for the purpose for which they have been received.

*M. Patel*

15) It is agreed that if any one or more of such Flats/shops/offices are not taken possession/purchased or occupied by any person other than the Builders at the time the Building/s is ready for part occupation/occupations, the Builders will be deemed to be the owner thereof until such Flats/shops/offices are agreed to be sold by the Builders. The Purchaser(s) shall from the date of possession maintain the said Flat/shop/office at his/her/their own cost in a good and tenantable condition and shall not do or suffer to be done anything to the said building(s) or the said Flat/shop/office, staircase and common passages which may be against the rules or bye-laws of the Corporation or of the Builders or the Co-operative Society or limited company or such other legal body as the case may be. No structural/architectural alteration/modification or changes shall be carried out by the Purchaser(s) to the Flat/shop/office. The Purchaser(s) shall be responsible for breach of any Rules and Regulations as aforesaid.



16) So long as each Purchaser(s) in the said building/s shall not be separately assessed, the Purchaser(s) shall pay proportionate part of the assessments, taxes, cesses etc. in respect of the Co-operative Society or limited company or the legal body as the case may be whose decision shall be final and binding upon the Purchaser(s).



17) The Purchaser(s) shall not at any time demolish or cause to be demolished the said Premises or any part thereof agreed to be taken by him/her/them nor shall he/she/they at any time make or cause to be made any

*M. K. Patel*

additions or alterations of whatsoever nature to the said Premises. The Purchaser(s) shall not permit the closing of verandah or lounges or balconies or terrace or make any alteration in the elevation and outside colour scheme of the Flat/shop/office to be acquired by him/her/them.

18) The Purchaser(s) shall not store in the said Premises any goods of hazardous or combustible nature or which tend to effect the construction, safety, stability or the structure of the said building/s or cause damage to the occupants of the building(s).

19) The said building(s) shall always be known as 'GROW MORE TOWER' The name of the Co-operative Society or limited company or other legal body to be formed, may bear the same name. The name of the building(s) however shall not be changed.

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20) On the completion of the said building/s and on receipt by the Builders of the full payments of all the amounts due and payable to them by all the Purchaser(s) in the said Building(s), the Builders shall co-operate with the Purchaser(s) in forming, registering or incorporating a Co-operative Society or limited company or other legal body. The rights of the members of the Co-operative society or limited company or other legal body, as the case may be, shall be, subject to the rights of the Builders under the said Agreements as aforesaid.



*M. K. K.*

*[Handwritten signature]*

21) The Purchaser(s) shall be bound from time to time to sign all papers and documents with regard to the formation of the Co-operative Society or limited company and/or legal body and to do all the other things as the Builders may require him/her/them to do from time to time for safeguarding the interest of the Builders and of other Purchaser(s) of the other Premises in the said building. Failure to comply with the provisions of this clause will render this Agreement ipso facto null and void.

22) When the Co-operative Society or limited company and/or legal body is registered or incorporated and all the dues paid in full, the Builders shall co-operate in executing the necessary Assignments/Transfers in favour of such Co-operative Society, Limited Company or legal body. The stamp duty, registration fee and legal charges shall be borne and paid by the Purchaser(s) proportionately.

23) Provided it does not in any way effect or prejudice the rights of the said Premises, the Builders shall be at liberty to sell, assign, transfer, or otherwise deal with their rights and interest in the said Plot and in the building to be constructed thereon.

24) Nothing contained in these presents is intended to be nor shall be construed to be a grant, demise or assignment of the said Plot or any part thereof or of the said building thereon or any part thereof.

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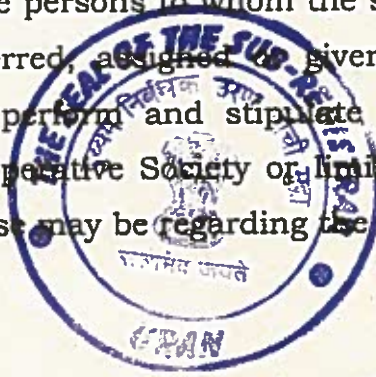


*M. J. K.*

25) The Purchaser(s) shall not let, sub-let, transfer or assign or part with possession of the said flat/shop/office without the consent in writing of the Builders until all the dues payable by him/her/them to the Builders under this Agreement are fully paid. The Purchaser(s) and the persons to whom the said Premises is let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Builders and/or the Co-operative Society or limited company and/or legal body as the case may require for safeguarding the interest of the Builders and/or the other Purchaser(s) in the said building(s).

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26) The Purchaser(s) and the person to whom the said Premises is let, Sub-let, transferred, assigned or given possession of, shall observe and perform all the Bye-laws, rules and regulations which the Co-operative Society or limited company at the time of registration may adopt and all the provisions of the Memorandum and Articles of Association of the limited company when incorporated and all the additions, alterations, or amendments thereof for protection and maintenance of the said building(s) and the said Premises, and all the rules and regulations and the bye-laws for the time being of the Corporation or local authority or Government or other public bodies. The Purchaser(s) and the persons to whom the said Premises is let, sub-let, transferred, assigned or given possession of shall observe and perform and stipulate conditions laid down by such Co-operative Society or limited company or legal body as the case may be regarding the occupation and



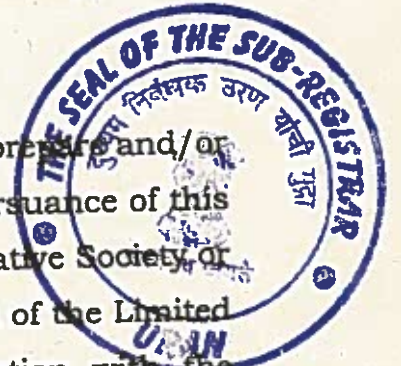
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use of the building/s and/or the said Premises, and shall pay and contribute regularly and punctually towards the taxes or expenses or other out goings in accordance with the terms and conditions of this Agreement.

27) Subject to what is mentioned in Clause Nos.-19 and 20, the Builders will form the Co-operative Society or limited company or legal body after having sold all the Premises to the Purchaser(s). All the Purchaser(s) shall extend their necessary Co-operation in the formation of the co-operative society or the limited company. On the co-operative society or legal body being registered or the Limited Company being incorporated, the right of the Purchaser(s) will be recognized by the said Co-operative Society or limited company or legal body and the rules and regulations framed by them shall be binding on the Purchaser(s).

28) The Builder's Advocate shall prepare and/or approve the documents to be executed in pursuance of this Agreement and also bye-Laws of the Co-operative Society, or the Memorandum and Articles of Association of the Limited Company or of the Legal Body in connection with the formation and registration of the Co-operative Society or incorporation for the Limited Company or legal body. His costs shall be borne and paid by the Purchaser(s) proportionately.



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29) The stamp duty and registration charges and other charges incidental to this Agreement for sale shall be borne and paid by the Purchaser(s) only.

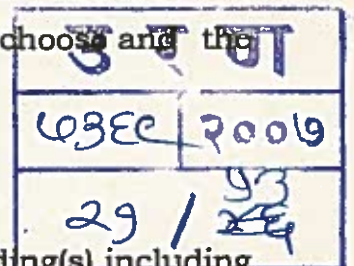
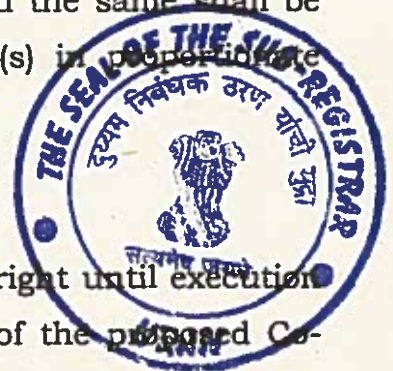
*M. Patel*

30) In case any security deposit or any other charges are demanded by any Authority for the purpose of giving water, electricity, sewerage, drainage and/or any other appropriate connection to the said building the same shall be payable by all the Purchaser(s) in proportionate share and the Purchaser(s) agree to pay on demand to the Builders his/her/their share of such deposits / charges.

31) If at any time, any development and/or betterment charges and/or any other levy is demanded or sought to be recovered by the Corporation, Government and/or any other public authority in respect of the said Plot and/or building(s) the same shall be the responsibility of the Purchaser(s) of the said building(s) and the same shall be borne and paid by all the Purchaser(s) in proportionate share.

32) The Builders shall have a right until execution of the Transfer/Assignment in favour of the proposed Co-operative Society or limited company or legal body to make additions, alteration(s) put additional structure as may be permitted by the Corporation and other competent authorities. Such addition, alterations, structures will be the sole property of the Builders who will be entitled to dispose off the same in any way they choose and the Purchaser(s) hereby consent to the same.

33) The unsold terrace of the building(s) including the parapet wall shall always remain the property of the



*M. Patel*

Builders and the Builders shall also be entitled to display advertisement on the walls or the water tanks standing on the terrace and the Builders shall be exclusively entitled to the income that may be derived by display of the said advertisement(s). The agreement with the Purchaser(s) of the other Flats/shops/offices in the said buildings shall be subject to the aforesaid right of the Builders who shall be entitled to use the unsold terrace including parapet wall and the walls and the water tank therein for any purpose including the display of advertisement and sign boards. It is expressly agreed and confirmed by the Purchaser(s) that the terraces which are attached to the respective Flats/shops/offices will be in exclusive possession of the said Purchaser(s) of the said Flat/shop/office and other Purchaser(s) will not in any manner object to the Builders selling the flat/shop/office along with the attached terrace with exclusive rights of the said Purchaser(s) to use the said terraces.

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34) The Purchaser(s) shall maintain at his/her/ their own cost the said flat/shop/office agreed to be purchased by him/her/ them in the same condition, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Government, Maharashtra State Electricity Board Corporation and any other Authorities and local bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.



*M. K. Patel*



35) All notices to be served on the purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) by registered post or under certificate of posting at his/her/their address specified below:

Ajith Kumar Padmanabhan.  
Co. 101 Sakar Arcade  
Opp. Pymet Aashwin Dombivli (E)

36) The Purchaser(s) shall lodge this Agreement with the Sub-Registrar of Assurances at Panvel and intimate to the Builders well in advance the number under which the Agreement is lodged for registration and other particulars of lodging.

37) This Agreement shall always be subject to the terms and conditions of the Tripartite Agreement dated 18/08/2004 and of the Agreement to Lease dated 09/09/1996 and also the lease to be granted by the Corporation and the rules and regulations, if any made by the Corporation and/or the Government of Maharashtra and/or any other authority.

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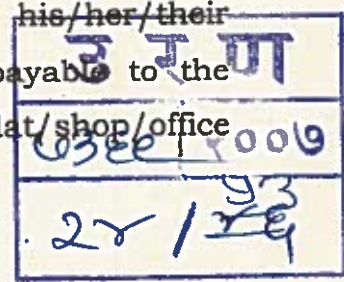
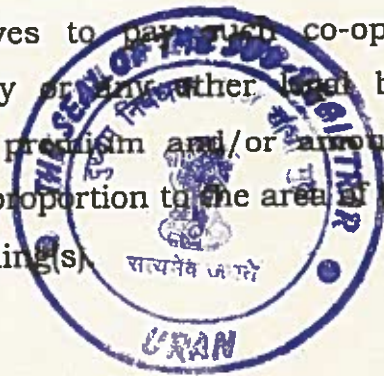
38) The Purchaser(s) hereby agree to pay to the Builders the Stamp Duty and Registration Charges pertaining to this Agreement and also to bear and pay his/her/their proportionate contribution towards the Stamp Duty and registration charges that may have to be paid in respect of the Lease Deed/Deed of Assignment to be

*By/for*

*[Signature]*

executed by the Corporation in favour of the Co-operative Society or limited company or any other legal body as may be formed by the Purchaser(s) of the premises in the said Building(s).

39) It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, if the Corporation charges any premium and/or any other amount for the purpose of execution of the Deed of Lease by the Corporation in respect of the said Plot and the building(s) constructed/to be constructed thereon in favour of the Co-operative Society or limited company or other legal body or if such Deed of Lease is already executed in favour of the Builders and if any premium or any other amount is required to be paid to the Corporation for the purpose of obtaining the permission for execution of the Deed of Assignment/Transfer of the said Lease by the Builders in respect of the said Plot and the building(s) constructed/to be constructed thereon in favour of such Co-operative society or limited company or other legal body, then such premium amount shall be borne and paid by the Purchaser(s) proportionately. In order to enable such Co-operative Society or limited company or other legal body to make payment of any premium and/or any other amount that may be demanded by the Corporation as aforesaid, the Purchaser(s) hereby agree and bind himself/herself/themselves to pay such co-operative society or limited company or any other legal body his/her/their share in such premium and/or amount payable to the Corporation in proportion to the area of the flat/shop/office in the said building(s).



*Y. K. K.*

*[Handwritten signature]*

40) The Purchaser(s) hereby covenants to keep the premises, walls, sewerage or drainage pipes and appurtenances thereon in good condition and in particular so as to support shelter and protect the parts of the building/s other than his/her/their own premises.

41) The Purchaser(s) shall at no time demand partition of his/her/their interest of their premises in the building. It is being hereby agreed and declared by the parties that in the interest of the Purchaser(s), the Builders shall not execute any document for that purpose in respect of the said premises in favour of the Purchaser(s).

42) The Builders shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building/s. The Builders shall however, bear and pay the proportionate Municipal taxes and dues of the Corporation for the same. The Purchaser(s) undertake to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority.

43) The Purchaser(s) hereby gives his/her/their express consent to the Builders to raise any loans against the said Plot and/or the said building/s under construction and to mortgage the same with any bank or banks or any other financial institutions or any other party. This consent is on the express understanding that any such loan liability

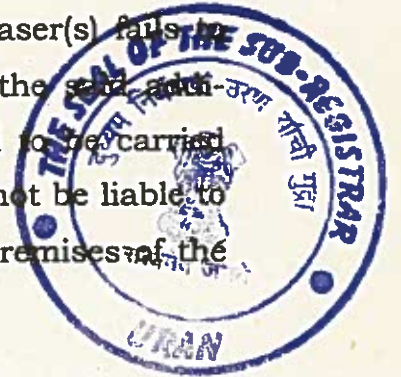
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shall be cleared by the Builders at their own expense on or before the formation of the Co-operative Society, Limited Company or other legal body.

44) The Builders shall not be bound to carry out any extra additional work for the Purchaser(s) without there being a written acceptance by the Builders to carry out the said additional extra work for the Purchaser(s) which again shall be at the sole discretion of the Builders. If the Builders have agreed to do any additional extra work for the Purchaser(s), the Purchaser(s) shall deposit the amount within 7 (Seven) days from the date when the Builders inform the Purchaser(s) the estimated cost for carrying out the said additional extra work. If the Purchaser(s) fails to deposit the estimated cost for carrying out the said additional extra work of the purchaser(s) agreed to be carried out by the Builders, then the Builders shall not be liable to carry out the additional/extra work in the premises of the Purchaser(s).



45) The Purchaser(s) undertake to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority.

*Mykita*

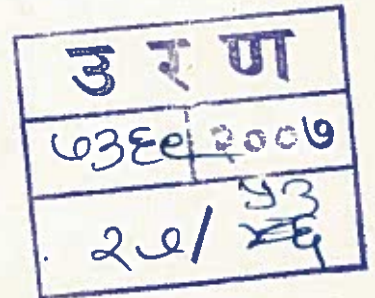
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**FIRST SCHEDULE**

**THE DESCRIPTION OF THE PROPERTY**

All the pieces and parcel of Land known as Plot No.-5, Sector No.-2, Kharghar, Navi Mumbai, containing by admeasurement about 6,000 Sq. Mts. or thereabouts and bounded as follows :

On or towards the North by : 24.00 Mts. wide road  
On or towards the South by : 24.00 Mts. wide road  
On or towards the East by : 5.00 Mts. stall road  
On or towards the West by : 24.00 Mts. wide road



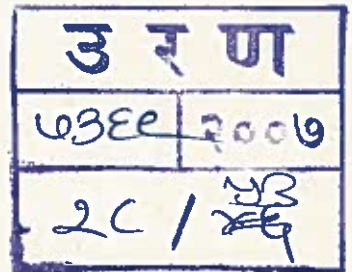
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**SECOND SCHEDULE**

**SPECIFICATIONS AND AMENITIES**

PLOT NO.- 5, IN SECTOR -2, KHARGHAR, NAVI MUMBAI

1. RCC Frame Structure
2. Ceramic Tiles Flooring in all rooms.
3. Granite Top kitchen platform with S. S. Sink.
4. Full Glaze Tiles in Toilets.
7. Marble sill in windows.
8. Entrance door with decorative wooden laminate and internal doors with both side sunmica.
9. Bath W.C. with marble frame and moulded P.V.C. door.
10. Aluminium powder coated sliding windows.
11. Concealed Plumbing.
11. External wall with Acrylic Paint.
12. Concealed Electric Copper wiring with T.V. Telephone point in living room & master bedrooms.
13. Internal wall with Dry Distemper.
14. Open Ground and stilt-area with chequered tiles finish.



*M. Patel*

## THIRD SCHEDULE

## PAYMENT SCHEDULE

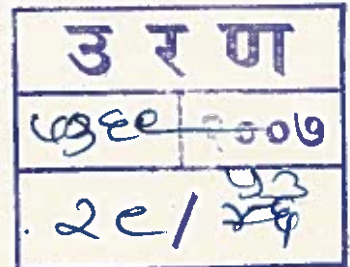
Total Amount : Rs. 58,00,000/-  
 Amount Received : Rs. 8,00,000/-  
 Balance Amount : Rs. 50,00,000/-

Sr. No.	Stage of Work	Percentage	Amount (Rs.)
1	EMD at the time of booking	10	
2	Completion of Plinth	5	
3	On completion of 1 <sup>st</sup> Slab	4	
4	On completion of 2 <sup>nd</sup> Slab	4	
5	On completion of 3 <sup>rd</sup> Slab	4	
6	On completion of 4 <sup>th</sup> Slab	4	
7	On completion of 5 <sup>th</sup> Slab	4	
8	On completion of 6 <sup>th</sup> Slab	4	
9	On completion of 7 <sup>th</sup> Slab	4	
10	On completion of 8 <sup>th</sup> Slab	4	
11	On completion of 9 <sup>th</sup> Slab	4	
12	On completion of 10 <sup>th</sup> Slab	4	
13	On completion of 11 <sup>th</sup> Slab	4	
14	On completion of 12 <sup>th</sup> Slab	4	
15	On completion of 13 <sup>th</sup> Slab	4	
16	On completion of Brick Work	10	
17	On completion of External Plastering	7.5	
18	On completion of Internal Plastering	7.5	
19	Flooring & Tiling	5	
20	On Possession	3	
	TOTAL	100%	



*M. K. Patel*

*[Handwritten Signature]*



**IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day, month and year first above written.**

SIGNED, SEALED & DELIVERED BY )  
THE WITHINNAMED BUILDERS )  
M/S. AANIK CORPORATION )

**AAKFA3374A**

*Manish J. Patel*

*Manish J. Patel.*

IN THE PRESENCE OF

1) *[Signature]*

2) *[Signature]*

SIGNED, SEALED & DELIVERED BY )  
THE WITHINNAMED PURCHASER(S) )  
SHRI/SMT./MISS/M/S. *Ajith* )

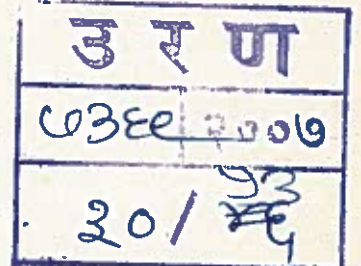
*Kumar padmanabhan through*  
*P.A. Holder Sunil - M. Nair*)



IN THE PRESENCE OF

1) *[Signature]*

2) *[Signature]*



*[Signature]*



RECEIPT

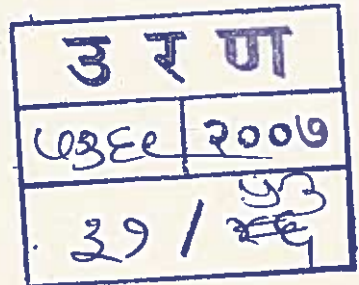
RECEIVED OF AND FROM THE PURCHASER/S within  
named the day and the year first herein above written the  
sum of Rs. 8,00,000/- (Rupees Eight Lakh  
only) Only) being part/full  
payment of the consideration as per the following details:

WE SAY RECEIVED  
Rs. 8,00,000/- (Rupees Eight Lakh only  
only)

For and on behalf of  
M/S. AANIK CORPORATION

*Mamish J. Patel*

(PARTNER)



*[Handwritten signature]*

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,

Mumbai - 400 021.

PHONE : (Reception) 00-91-22-5650 0900

00-91-22-5650 0926

FAX : 00-91-22-2202 2509 / 5650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,

Navi Mumbai - 400 614.

PHONE : 00-91-22-5591 8100

FAX : 00-91-22-5591 8166

Ref. No.

CIDCO/BPIATPO/1230

Date :

12/9/2005

To,

M/s Anik Corporation,  
A-12, Prabhat Centre, CBD, Belapur,  
NAVI MUMBAI.

Sub:-Amended approval to revised plan for Residential Cum Commercial Building on Plot no. 05, Sector-02 at Kharghar, Navi Mumbai.

- Ref:-1) Your architects application dated.20/07/2005  
2) MSEB approval for location of sub station vide letter No. 3959, dtd. 25/08/2005  
3) Amended Fire NCC issued vide letter No. 1108, dtd. 31/08/2005  
4) C.C. granted by this office vide letter No. 1201, dtd. 07/09/2004

Sir,

Please refer to your application for amended approval for Residential Cum Commercial Building on Plot no.05, Sector-02 at Kharghar , Navi Mumbai.

The amended approval is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1966 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer , Kharghar, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

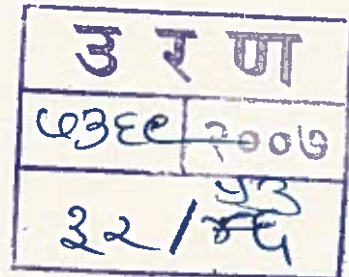
This set of approved plans supercedes all the plans approved earlier.

Thanking you,

Yours faithfully,

*(N.S. Swami) 12/09/05*

ADDL.TOWN PLANNING OFFICER  
Navi Mumbai & Khopta



*(Signature)*

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act., 1966 (Maharashtra XXIV) of 1966 to M/s - Anik Corporation

Unit/Plot No. 05 Road No. -, Sector 02 Node Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential cum Comm. Bldg. (G+13) str.

Resi. BUA = 7228.867 m<sup>2</sup> ; Comm. BUA = 1769.081 m<sup>2</sup>  
Total BUA = 8997.948 m<sup>2</sup>

(Nos. of Residential Units 120 Nos. of Commercial units 72.)

1. This Certificate is liable to be revoked by the Corporation if :-

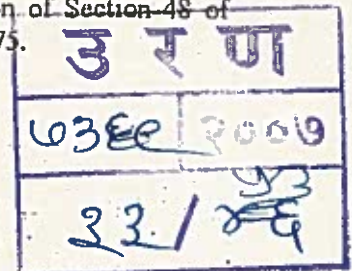
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto proposed level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

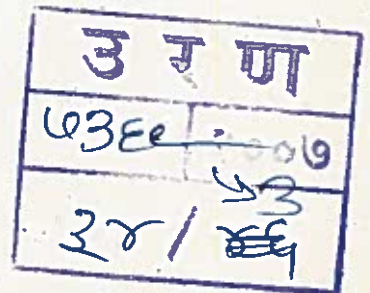
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section 48 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.



*[Handwritten signature]*

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 1,00,600/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July,1994 for all buildings following additional conditions shall apply.
  - i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number. Plot, Number/Sector & Node of the plot under reference alongwith description of its boundaries.
    - c) Order Number and date of grant of development permission or development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



*[Handwritten signature]*

11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300 00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

*J. K. Khandekar*  
12/09/05  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khepta

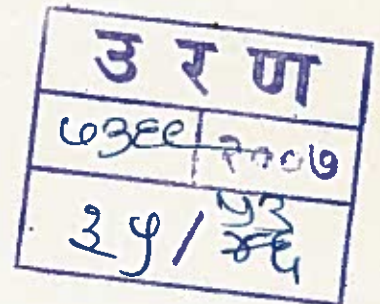


C.C. TO: ARCHITECT

Vistaar

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)



*[Handwritten signature]*

सिडको

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉइंट,

मुंबई - ४०० ०२१.

दूरध्वनी : ००-९१-२२-२२०२ २४८९ / २२०२ २४२०

फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९१-२२-५५९९ ८९००

फॅक्स : ००-९१-२२-५५९९ ८९६६

संदर्भ क्र.:

CIDCO/BP/ATPOI/1201

दिनांक : ३१/९/२००४

To,

M/s Anik Corporation,  
A-12, Prabhat Centre, CBD, Belapur,  
NAVI MUMBAI.

Sub:-Development permission for Residential Cum Commercial Building on Plot no. 05, Sector-02 at Kharghar, Navi Mumbai.

Ref:-1) Your architects application dated.19/08/2004

2) Fire NOC issued by Fire Officer vide letter No.953, dtd. 31/8/2004

3) PSIDC NOC issued by AEE(Elect.) vide letter No.744/910, dtd. 19/08/2004.

4) Modified Agreement dtd. 02/09/2004

Sir,

Please refer to your application for development permission for Residential Cum Commercial Building on Plot no.05. Sector-02 at Kharghar Navi Mumbai.

The development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

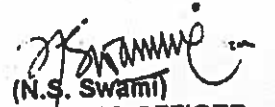
The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1986 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar, CIDCO prior to the commencement of the construction Work.

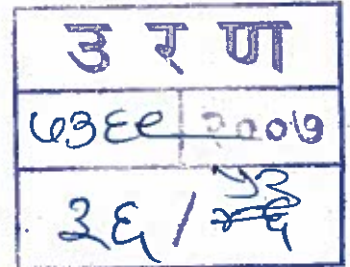
You will ensure that the building materials will not be stacked on the road during the construction period.


Thanking you,

Yours faithfully,

  
(N.S. Swami)

ADDL.TOWN PLANNING OFFICER  
Navi Mumbai & Khopta





REF.NO.CIDCO/ATPO/ 1/1201

2/9/2001

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Amik Corporation

Plot No. 05 Road No. — Sector 02 Node Kharjhar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential cum Comm. Bldg. (6+12) ST.  
Resi. BUA = 7117.694 m<sup>2</sup> ; Comm. BUA = 1881.176 m<sup>2</sup>  
Total BUA = 8998.87 m<sup>2</sup>  
(Nos. of Residential Units 108 Nos. of Commercial units 72)

1. This Certificate is liable to be revoked by the Corporation if :-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
2. The applicant shall :
  - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain Occupancy Certificate from the Corporation.
  - 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor-area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation 16 (2) of GDCRs - 1975.

उत्तर
03/09/2001
20/09
20/09/01



*[Handwritten Signature]*

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 1,85,600/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP Dated 19<sup>th</sup> July,1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
    - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

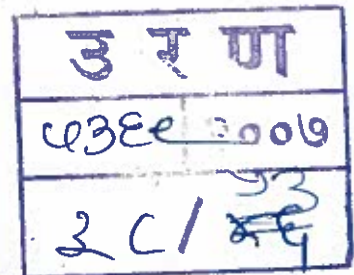
*[Signature]*  
ADDL. TOWN PLANNING OFFICER,  
Navi Mumbai & Khopta

C.C.TO: ARCHITECT

Vistara

C.C. TO: Separately to :

1. M(T/S)
2. CCUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(V/S)



*[Signature]*



A.D.CHANDRA BOSE  
M.A., LL.B.  
Advocate High Court

B-6, Prathamesh CHS Ltd.,  
Bombay Dyeing Compound,  
Off: Veer Savarkar Marg,  
Prabhadevi, Mumbai-400 025.  
Tel.No.2437 1664

Date:

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

Re: M/S. AANIK CORPORATION  
A-12, Prabhat Centre,  
CBD-Belapur, Navi Mumbai.

1) I have investigated the title of M/s. Aanik Corporation, having its office at A-12, Prabhat Centre, CBD-Belapur, Navi Mumbai-400 614, (hereinafter referred to as "THE LICENSEE") in respect of the land more particularly described in the schedule hereto.

2) By an Agreement to Lease dated 09/09/1996 (hereinafter called "THE SAID AGREEMENT TO LEASE") entered into between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein referred to as "THE CORPORATION") of the One Part and one M/S. LARSEN & TOUBRO LIMITED, (therein referred to as "THE LICENSEE") of the Other Part, the Corporation had agreed to grant a lease of the Plot of land bearing number 5 situated at Sector No.-2, Kharghar, Navi Mumbai, admeasuring 6,000 Sq. Mts., in favour of the said M/S. LARSEN & TOUBRO LIMITED at or for the consideration as mentioned in the said Agreement to Lease and on performing and complying with all the terms and conditions of the said Agreement to Lease, the Corporation had on 09/09/1996 placed the said plot in possession to the said M/S. LARSEN & TOURBO LIMITED.

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3	4	21
Contd.-21		

PLEASE REPLY TO PRABHADEVI ADDRESS

Vashi Office: Bose & Associates, Advocates High Court-  
B-11/0/3, Sector-1, Vashi, Navi Mumbai-400 703-PH:55913542



A.D.CHANDRA BOSE  
M.A., LL.B.  
Advocate High Court

B-6, Prathamesh CHS Ltd.,  
Bombay Dyeing Compound,  
Off: Veer Savarkar Marg,  
Prabhadevi, Mumbai-400 025.  
Tel.No.2437 1664

Date:

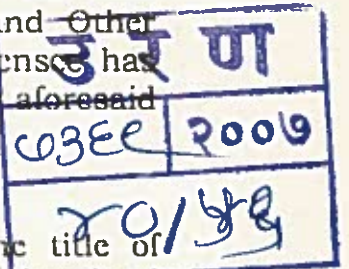
: 2 :

3) By virtue of the Tripartite Agreement dated 18/08/2004, the rights, title, interest and benefits of the said Plot of land have been transferred and assigned in favour M/S. AANIK CORPORATION, (therein referred to as "THE NEW LICENSEE") as per the terms and conditions mentioned therein and CIDCO vide its letter No.-CIDCO/BP/ATPO/1201 dated 07/09/2004, has granted Development permission for residential cum commercial building on the said plot of land.

4) If the New Licensee has observed all the stipulations and conditions contained in the said Agreement to Lease and the Tripartite Agreement and on the Town Planning Officer certifying that the building and works have been duly erected by the New Licensee, CIDCO will grant a lease of the said land and building erected thereon for a term of 60 (sixty) years from the date of the aforesaid Agreement to Lease at the yearly rent of Rs.100/- (Rupees Hundred Only).

5) By virtue of the provisions contained in the aforesaid Agreement to Lease and the Tripartite Agreement, the Licensee shall be entitled to transfer or assign their rights and interest in and benefits under the said Agreement in favour of the Flat/Shop/office and Other Premises Purchasers provided that the New Licensee has complied with all the terms and conditions of the aforesaid Agreement to Lease and the Tripartite Agreement.

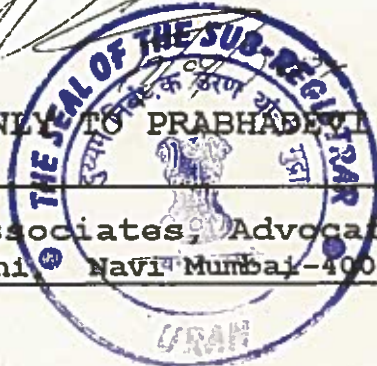
6) Subject to what is stated above the title of M/S. AANIK CORPORATION, in respect of the land described below is clear and marketable and free from all encumbrances.



Contd.-3

PLEASE REPLY ONLY TO PRABHADEVI ADDRESS

Vashi Office: Bose & Associates, Advocates High Court-  
B-11/0/3, Sector-1, Vashi, Navi Mumbai-400 703-PH: 55913542



A.D.CHANDRA BOSE  
M.A., LL.B.  
Advocate High Court

B-6, Prathamesh CHS Ltd.,  
Bombay Dyeing Compound,  
Off: Veer Savarkar Marg,  
Prabhadevi, Mumbai-400 025.  
Tel.No.2437 1664

Date:

: 3 :

The Schedule above referred to:

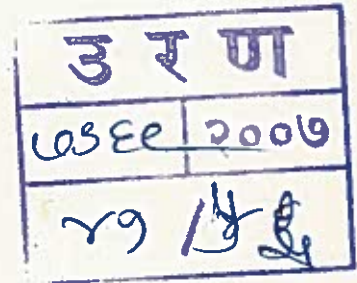
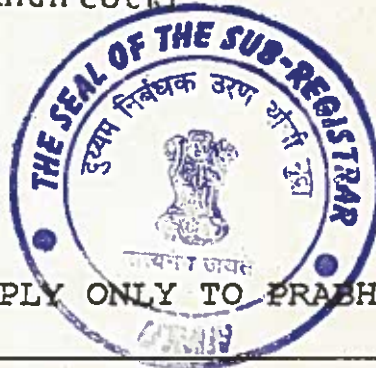
All that piece and parcel of land known as Plot No.5, Sector No.-2, Kharghar, Navi Mumbai, totally admeasuring 6000 Sq. Mts. or thereabouts and bounded as follows:

On or towards the North by : 24.00 Mts. Wide Road  
On or towards the South by : 24.00 Mts. Wide Road  
On or towards the East by : 5.00 Stall Strip  
On or towards the West by : 24.00 Mts. Wide Road

Dated this 17th day of September, 2004.

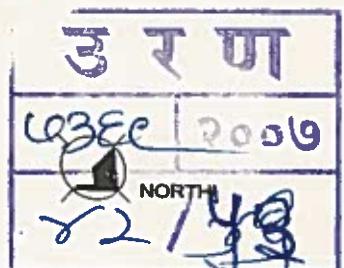
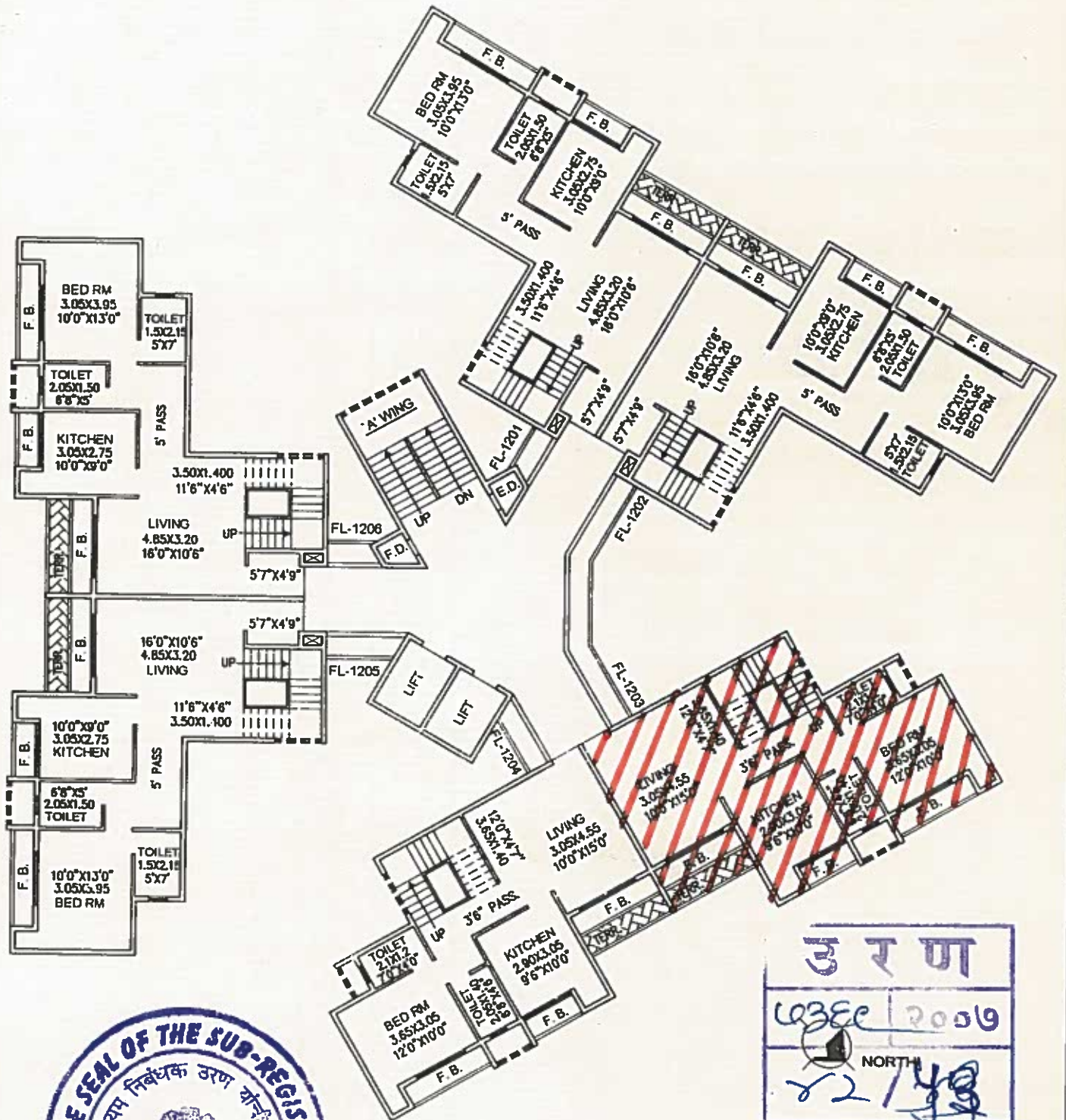
  
(A. D. Chandra Bose)  
Advocate, High Court.

A. D. CHANDRA BOSE  
M.A., LL. B  
BOSE & ASSOCIATES  
ADVOCATES HIGH COURT



PLEASE REPLY ONLY TO PRABHADEVI ADDRESS

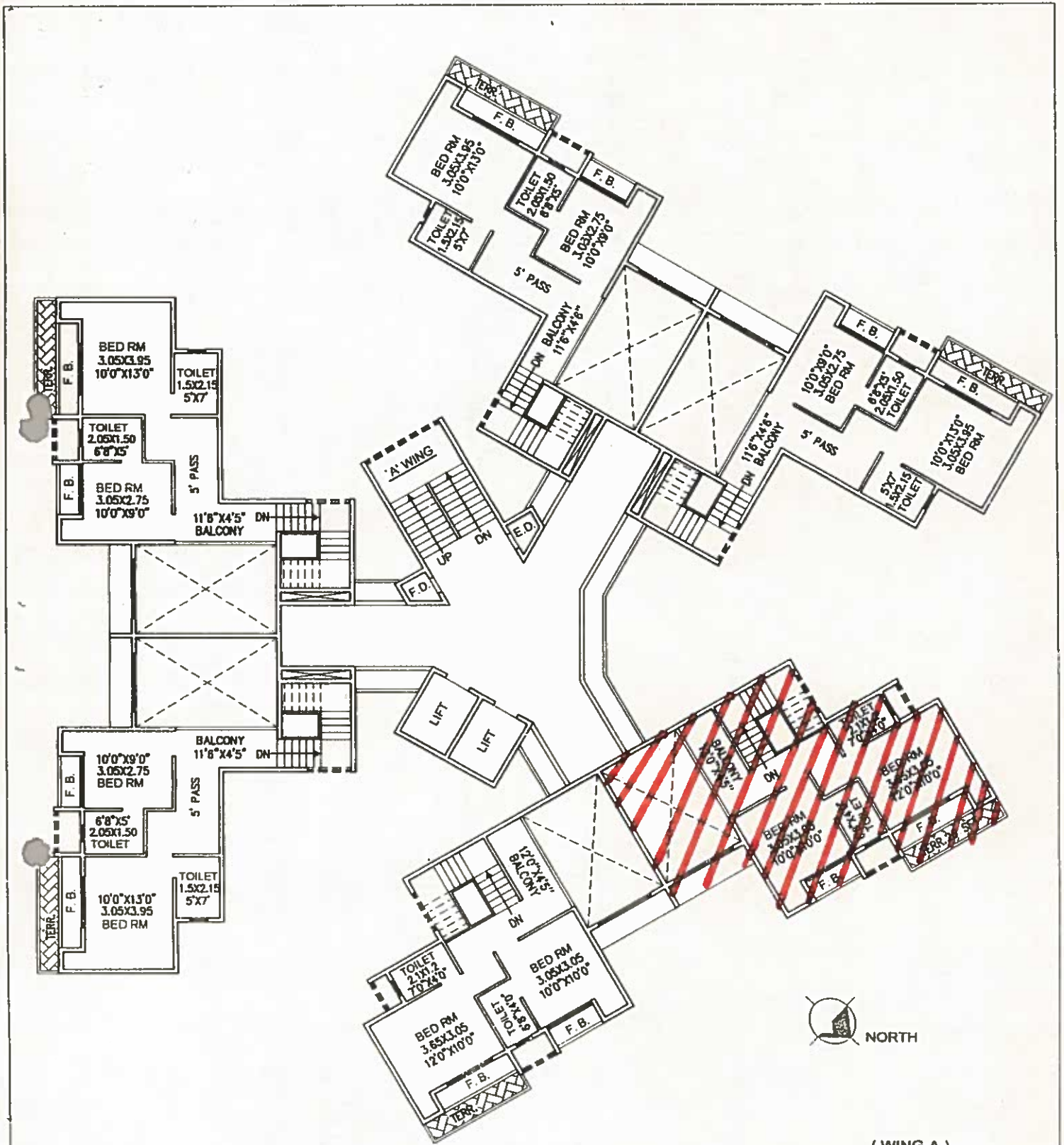
Vashi Office: Bose & Associates, Advocates High Court-  
B-11/0/3, Sector-1, Vashi, Navi Mumbai-400 703-PH:55913542



**TWELTH FLOOR PLAN**

(WNIG-A)

FLAT NO.	WING	FLOOR	PROJECT	SIGN. OF PURCHASER	SIGN. OF DEVELOPER
1203	A	12	'GROWMORE TOWERS' COMMERCIAL CUM RESIDENTIAL COMPLEX ON PLOT NO.-5, SECTOR-2, KHARGHAR, NAVI MUMBAI.		



( WING-A )

**THIRTEENTH FLOOR PLAN**

FLAT NO.	WING	FLOOR	PROJECT	SIGN. OF PURCHASER	SIGN. OF DEVELOPER
103	A	13th	'GROWMORE TOWERS' COMMERCIAL & RESIDENTIAL COMPLEX ON PLOT NO.-5, SECTOR-2, KHARAKAR, NAVI MUMBAI		



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03EE	२००७
०३/१३	



महाराष्ट्र MAHARASHTRA

AR 452085

Licence No. 35/01  
STAMP VENDOR  
MR. AJITHKUMAR B. GUJARE

Address: Westari Plaza,  
Mansarovar Road, Dombivli

11 OCT 2007

Sl. No. 15020

Price 100/-

Issued to: Sunil Naik, Dom(E)

Through: self

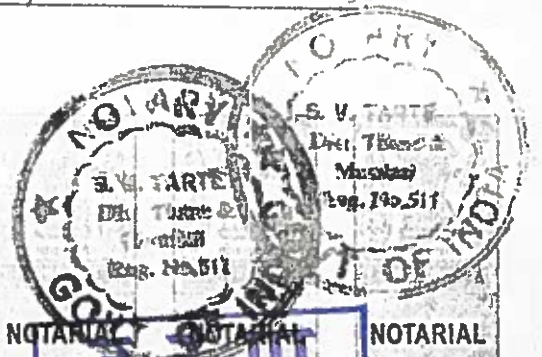
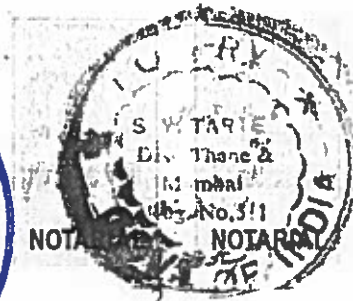


11 OCT 2007

GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS THAT, I, MR.  
AJITHKUMAR PADMANABHAN, aged 31 years, presently residing at -  
KAMMERSTRASSE 120,  
47057 DUISBURG GERMANY

SEND GREETING:-

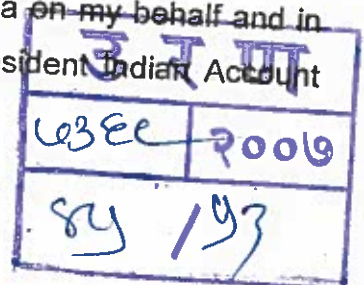
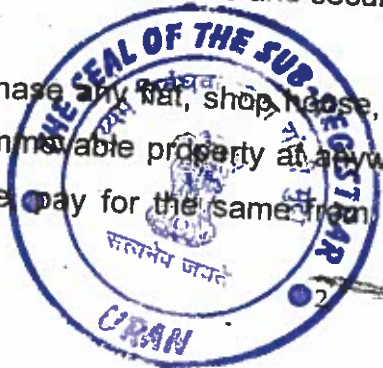


3207  
63EE 2006  
84/43

WHEREAS I am staying at KAMMERSTRASSE 120, 47077 DUISBURG, GERMANY abroad and unable to attend all matters such as Housing Matter, Banking, Financial and other investment matters etc. and therefore I hereby appoint nominate and constitute my Cousin **MR. SUNIL MAHESHWARAN NAIR**, aged 32 years, residing at - Flat No. 101, First floor, Sakar Arcade, Opp. Puneet Darshan, Ramchandra Nagar, Dombivli (East) 421 201, Taluka Kalyan, Dist. Thane as my true and lawful Power of Attorney in my name and on my behalf to do all or any of the following acts, deeds, things, that is to say :-

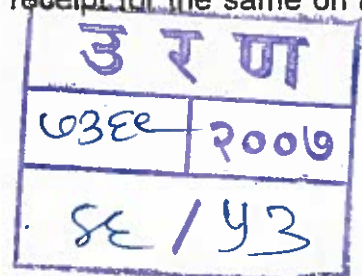
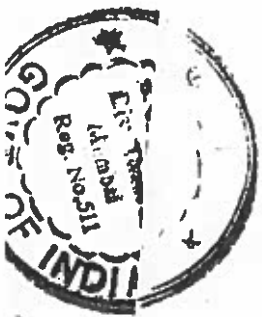
**NOW KNOW YE THESE PRESENTS WITNESSETH AS UNDER:-**

1. To open Non Resident Indian Account (N.R.I.) or any other account/s in any private / schedule / nationalized bank in my name and on my behalf.
2. To operate the Bank Account/s of any type by signing cheques, withdrawal slips.
3. To apply for shares, debentures, Safety Bonds, National Certificate, P.P.F. Premium, Gratuity, Service claims, L.I.C. New Policy, Fixed Deposit, and other deposits of Banks, Limited Companies State and Central Government and all other financial Institutions.
4. To withdraw or transfer shares, debentures, Fix Deposit and other deposits of Banks, Limited Companies and all other financial Institutions and also to purchase, sell endorse, transfer and assign all or any of Govt. securities and securities of any description whatever.
5. To Purchase any flat, shop, house, bungalow, Plot, Land and movable and/or immovable property at anywhere in India on my behalf and in my name pay for the same from my Non Resident Indian Account



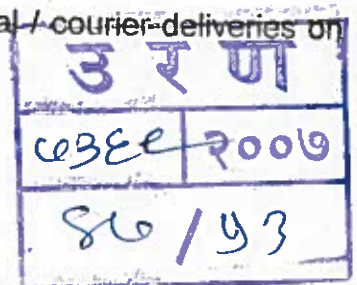
(N.R.I.) and Saving Bank Account and obtain receipt therefore for the same as well as to get the same property registered and transferred in my name.

6. To sign and execute the Agreement for Purchase of the flat, shop, house, bungalow, Plot, Land and movable and/or immovable property at anywhere in India property in my name and on my behalf.
7. To register the purchase Agreement with the Sub-Registrar of Assurances of the said movable and immovable property on my behalf.
8. To receive original Agreement for Purchase of the said movable and immovable property from Sub-Registrar assurances.
9. To sign and execute any affidavit and/or declaration on my behalf before any authority as well as Sub-Registrar of Assurances regarding this transaction.
10. To sign, verify, apply present and declare petitions, Written Statements replies, affidavit, declaration, Memorandum of appeal, application complaints representations in court proceedings for the aforesaid purpose.
11. To sell any flat, shop house, bungalow, Plot, Land and movable and/or immovable property at anywhere in India on my behalf and also to receive money for the same and give proper receipt of the same as well as to enter register any transaction of the same.
12. To obtain loan from (if necessary) any financial institutions against the property on my behalf and repay the same from time to time.
13. To get disbursement of the loan and give receipt for the same on my behalf.



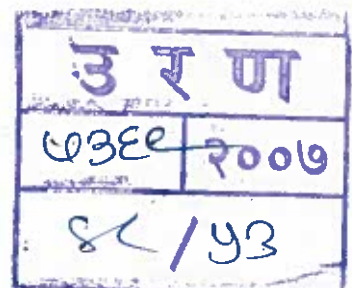
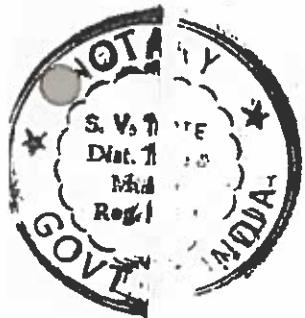


14. To repay the said loan as well as interest on the same to the financial institution.
15. To collect the Original Agreement, Original Registration Receipt and any other related documents/papers of the said flat from the concern authorities.
16. To sign any documents including Re-conveyance Deed, Rectification Deed Assignment deed, affidavit and any other related documents pertaining to the said movable and/or immovable property on my behalf.
17. To sign, verify, apply, present and declare petitions, written statements, replies, affidavits, declarations, Memorandum of appeal, applications, complaints, representations in court proceedings for the aforesaid purpose.
18. To correspond with all the body corporate or otherwise including Government or Semi-Government bodies and Municipal bodies and gram panchayat, and to make applications etc. in respect of any of the matters pertaining to my any property.
19. To reply/correspond on behalf of me.
20. To file suit /appeal or to take any legal action on behalf of me.
21. To take any decision in critical situation(s) on behalf of me.
22. To file suit for rights on behalf of me before competent authority.
23. To pay Government dues such as telephone bills, electricity bills, payment of L.I.C. Premium etc. payable on behalf of me.
24. To receive registered letters, notice and postal / courier deliveries on behalf of me.



25. To sign any documents including Mortgage deed, Assignment deed affidavit, Power of Attorney for obtaining the loan on the movable and/ or immovable property as well as in case if needed, to register the said document before Sub-Registrar of Assurances.
26. To file Income Tax Return Form on behalf of me.
27. To correspond, pay or cancellation of Credit Cards/ Debit Cards.
28. To sign all the necessary forms for joining as a member in any society.
29. To give vote on my behalf at the time of any meeting/election of any society.
30. To give on rental or lease basis any movable and / or immovable property in my name and receive rent/compensation of Leave and License / Lease basis for any property/ies registered on my name and to give proper receipt of the same.
31. To sign and execute the Agreement of Leave & Licence basis for any movable and immovable property/ies and register before Sub Registrar on my behalf.

And I hereby agree to ratify and confirm all and whatsoever the said Attorney shall do or law fully cause to be done by virtue of these presents.



I execute this General Power of Attorney in favour of my upper said Attorney on this 22nd day of OCTOBER, 2007.

*[Handwritten signature]*

(Sunil P. M. Nair)  
Mr. Sunil P. Nair has signed before me.



*[Handwritten signature]*

( Mr. Ajithkumar Padmanabhan )  
Executant.

**S. V. TARTE**  
ADVOCATE & NOTARY  
Tarte Plaza No 121,  
Gandhi Nagar, Dombivli (East),  
Dist Thane ☎ : 2828001  
Reg No' 1172

26 OCT 2007



In the presence of.....

Djemal Hidayberdieva  
Kammers tr. 120  
47057 Duisburg  
Germany

1).....

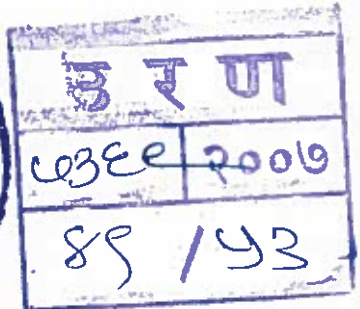
T J KOSHY  
Mannstr. 3  
57072 Siegen

2).....

FR/CONS/408/1751/2007 Dt. 22-10-2007

Signed before me by ... AJITH KUMAR  
PADMANABHAN

who is identified by his passport No. A-7908851 dated 26.08.1997 issued at COCHIN. The Consulate does not accept any responsibility for the contents of this document.



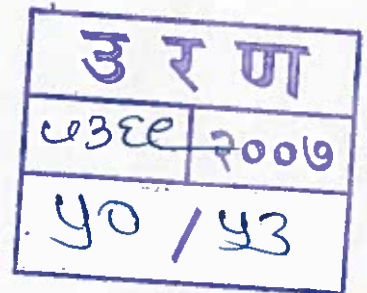
(KULDEEP SINGH NEGI)  
Assistant Consular Officer  
Consulate General of India  
Frankfurt am Main

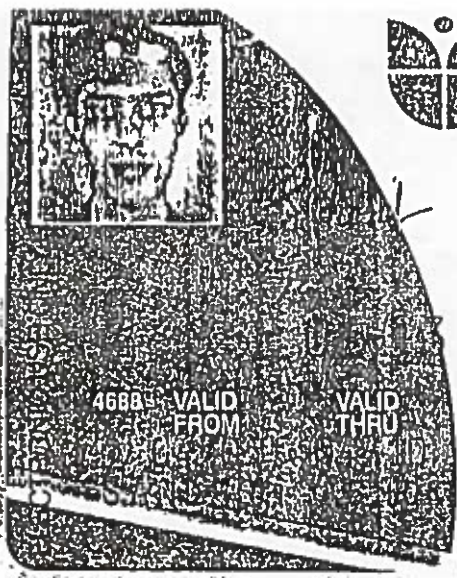
## घोषणापत्र

मी ..... Sanil Maheshwarrao Nair ..... याद्वारे घोषित  
करतो की, दुय्यम निबंधक ..... Panel 12 ..... यांचे  
कार्यालयात ..... Agreement for sale ..... या शिर्षकाचा दस्त नोंदणीसाठी  
सादर करण्यात आला आहे. श्री. .... Ajith Kumar Padmanabhan  
..... व इ. यांनी दि. .... 26/10/07 ..... रोजी मला दिलेल्या  
कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत  
करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र  
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२  
अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



कुलमुखत्यारपत्र धारकाचे नांव व सही





UTI BANK

INTERNATIONAL DEBIT CARD

60



शिक्षणक्रम

निय. बी. ए.

शैक्षणिक वर्ष 20.06.05

नोंदणी क्रमांक

950111973

पूर्ण नाव

ओपी कपेश

पत्ता

मु रिटघर  
पो. मोर्बी ता. पन्नेवल  
जि. रायगड



जन्म तारीख

20 04 1985

रक्तगट

आधार क्रमांक

संख्या

केन्द्र प्रमुख / केन्द्र संयोजक  
राष्ट्रीय व शिक्षा

विद्यार्थ्यांनी राखी

उ र ण	
	२००७
२८/३०	

उ र ण	
	८३६९२००७
५७/५३	



26/10/2007

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

उरण

3:49:51 pm





राह दु नि.पनवेल 2

दस्त क्र 7369/2007

५२/५३

दस्त क्रमांक : 7369/2007

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छाप
1	<p>नाव: अजिताकुमार पद्मनाभन तर्फे कुमु सुभेल एम नायर</p> <p>पत्ता: घर/फ्लॅट नं: 101, सरकार आर्केड, पुनीत दर्शन समोर, रामचंद्र नगर, डोबीवली</p> <p>गल्ली/रस्ता: -</p> <p>इमारतीचे नाव: -</p> <p>इमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर:</p>	<p>लिहून देणार</p> <p>वय 31</p> <p>सही</p>		
2	<p>नाव: मे.अनिक कार्पोरेशन तर्फे भागीदार मनिष जे पटेल</p> <p>पत्ता: घर/फ्लॅट नं: 12/ए, प्रभात रोड, सी बी डी वेलापूर, नवी मुंबई 27</p> <p>गल्ली/रस्ता: -</p> <p>इमारतीचे नाव: -</p> <p>इमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव:</p>	<p>लिहून देणार</p> <p>वय 31</p> <p>सही</p>		





दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (7369/2007)

५३/५३

दस्त क्र. [उरण-7369-2007] चा गोषवारा  
वाजार मुल्य :3359000 गोबदला 5800000 गरलेले मुद्राक शुल्क : 330600

पावती क्र. 7408 दिनांक 26/10/2007  
पावतीचे वर्णन  
नांव: अजितकुमार पद्मनाभन तर्फे कुमु सुनिल  
नायर -

दस्त हजर केल्याचा दिनांक :26/10/2007 03:44 PM  
निष्पादनाचा दिनांक : 26/10/2007  
दस्त हजर करणा याची सही :

30000 नोंदणी फी  
1060 नक्कल (अ. 11(1)), पुराकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) >  
एकत्रित फी

31060: एकूण

दस्ताचा प्रकार :25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 26/10/2007 03:44 PM  
शिवका क्र. 2 ची वेळ : (फी) 26/10/2007 03:48 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 26/10/2007 03:48 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 26/10/2007 03:49 PM

दस्त नोंद केल्याचा दिनांक : 26/10/2007 03:49 PM

दु. निबंधकाची सही, सह दु.नि.पनवेल 2

ओळख :  
खालील इंसाम असे निवेदीत करतात की, ते दस्तऐवज करून देणा यांना व्यक्तीश ओळखतात,  
व त्यांची ओळख पटविताना.

- संदेश अशोक दलाल - घर/फ्लॅट नं: फ्लॉट नं.40,मिडलविलास सोसा.पनवेल  
गल्ली/रस्ता -  
ईमारतीचे नाव -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -
- रुपेश कृष्णा गोपी - घर/फ्लॅट नं: II  
गल्ली/रस्ता -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -



दु. निबंधकाची सही  
सह दु.नि.पनवेल 2

प्रमाणित कारणे वगैरे की, या वस्तुतः  
एकूण ५३ पाने आहेत  
दुय्यम निबंधक,  
उरण.



५३६९  
नंबराचे बुकाचे नंबरा  
नोंदला.

दुय्यम निबंधक, उरण.  
तारीख २६ माहे १० सन २००७



गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व वाजारभाव (शाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 5,800,000.00  
वा.भा. रु. 3,359,000.00
- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास) (1) वर्णना सदनिका क्रमांक ए 1203, वारावा गजला, ए विंग, "ग्री मोर टॉवर", प्लॉट नंबर 05, र 02, खारघर, ता पनवेल, जि. रायगड, जी. 113
- (3) क्षेत्रफळ (1) 104.57 चौ.मी. कारपेट व टेरेस 4.35 चौ.मी.
- (4) आकारणी किंवा जुडी देण्यात असेल (1) तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.अनिक कारपोरेशन तर्फे भागीदार मनिष जे पटेल - ; घर/प्लॉट नं. 12/ए, प्रभात सेक्टर, सी वी डी वेलापूर, नवी मुंबई 27; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; न्यायालयाचा हुकुमनामा किंवा आदेश पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नंबर: एकेएफए 33/4 पी
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अजितकुमार फडनागन तर्फे कुमु शुनिल एम नायर - ; घर/प्लॉट नं. 101, गरकार आर्केड, पुनीत दर्शन समोर, रामचंद्र नगर, डोवीवली; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नंबर: A/LP/ 485/ F
- (7) दिनांक करून दिल्यावा 26/10/2007
- (8) नोदणीचा 26/10/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 7369 /2007
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 330600.00
- (11) वाजारभावाप्रमाणे नोदणी शुल्क रु 30000.00
- (12) शेरा



  
सहदुय्यम निर्बंधक उरण  
(पनवेल-2)



\*\*\*\*\*  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_\_  
\*\*\*\*\*

## AGREEMENT FOR SALE

of Flat / Shop / Office No \_\_\_\_\_ Wing \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. ft.

Carpet area on \_\_\_\_\_ floor at "Grow More Tower"

Plot No. 5, Sector - 2, Kharghar, Navi Mumbai.

BETWEEN

M/s. **AANIK CORPORATION**

Builders & Developers

AND

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

PURCHASER/S

ARCHITECT  
**VISTAAR**  
TEL - 2746 1045 / 41

RCC CONSULTANT  
**S.V.PATEL & ASSOCIATES**  
TEL - 3106 7998



महाराष्ट्र MAHARASHTRA

AR 452085

Sl. No. 15020 Date 11 OCT 2007  
Price Rs 100/-  
Issued to Sunil Nair, Dom(E)  
Through self

Licence No. 35/01  
STAMP VENDOR  
Mr. AVINASH H. GUJARI  
Add :- B/58, Kasturi Plaza,  
Manpada Road, Dombivli (E)



Sub-Treasury Office  
Mumbai.

11 OCT 2007



GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS THAT, I, MR.  
AJITHKUMAR PADMANABHAN, aged 31 years, presently residing at -  
KAMMERSTRASSE 120,  
47057 DUISBURG, GERMANY

SEND GREETING:-




WHEREAS I am staying at KAMMERSTRASSE 120, GOTT DUISBURG,  
GERMANY  
abroad and unable to attend all matters such as Housing Matter, Banking,  
Financial and other investment matters etc. and therefore I hereby appoint  
nominate and constitute my Cousin **MR. SUNIL MAHESHWARAN NAIR**,  
aged 32 years, residing at - Flat No. 101, First floor, Sakar Arcade, Opp.  
Puneet Darshan, Ramchandra Nagar, Dombivli (East) 421 201, Taluka  
Kalyan, Dist. Thane as my true and lawful Power of Attorney in my name and  
on my behalf to do all or any of the following acts, deeds, things, that is to  
say :-

**NOW KNOW YE THESE PRESENTS WITNESSETH AS UNDER:-**

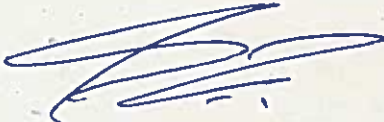
1. To open Non Resident Indian Account (N.R.I.) or any other account/s  
in any private / schedule / nationalized bank in my name and on my  
behalf.
2. To operate the Bank Account/s of any type by signing cheques,  
withdrawal slips.
3. To apply for shares, debentures, Safety Bonds, National Certificate,  
P.P.F. Premium, Gratuity, Service claims, L.I.C. New Policy, Fixed  
Deposit, and other deposits of Banks, Limited Companies State and  
Central Government and all other financial Institutions.
4. To withdraw or transfer shares, debentures, Fix Deposit and other  
deposits of Banks, Limited Companies and all other financial  
Institutions and also to purchase, sell endorse, transfer and assign all  
or any of Govt. securities and securities of any description whatever.
5. To Purchase any flat, shop house, bungalow, Plot, Land and movable  
and/or immovable property at anywhere in India on my behalf and in  
my name, pay for the same from my Non Resident Indian Account

25. To sign any documents including Mortgage deed, Assignment deed affidavit, Power of Attorney for obtaining the loan on the movable and/ or immovable property as well as in case if needed, to register the said document before Sub-Registrar of Assurances.
26. To file Income Tax Return Form on behalf of me.
27. To correspond, pay or cancellation of Credit Cards/ Debit Cards.
28. To sign all the necessary forms for joining as a member in any society.
29. To give vote on my behalf at the time of any meeting/election of any society.
30. To give on rental or lease basis any movable and / or immovable property in my name and receive rent/compensation of Leave and License / Lease basis for any property/ies registered on my name and to give proper receipt of the same.
31. To sign and execute the Agreement of Leave & Licence basis for any movable and immovable property/ies and register before Sub Registrar on my behalf.

And I hereby agree to ratify and confirm all and whatsoever the said Attorney shall do or law fully cause to be done by virtue of these presents.



I execute this General Power of Attorney in favour of my upper said Attorney on this 22nd day of OCTOBER, 2007.

  
(Sumil P. M. Nair)  
Mr. Sumil P. Nair has signed before me.





( Mr. Ajithkumar Padmanabhan )  
Executant.

**S. V. TARTE**  
ADVOCATE & NOTARY  
Tarte Plaza No 121,  
Gandhi Nagar, Dombivli (East),  
421 204, Dist Thane ☎ : 2828401

Ref NO' 1172      26 OCT 2007



In the presence of.....

Djermal Hudayberdieva  
Kammersstr. 120  
47057 Duisburg  
Germany



1)-----



T. J. KOSHY  
Mannstr. 3  
57072 Siegen



2)-----



Frat/cons/1051751/2007 Dt. 22-10-2007


Signed before me by AJITH KUMAR PADMANABHAN

who is identified by his passport Indian  
No A-7908851 dated 28-05-1999

issued at COCHIN..... The Consulate  
does not accept any responsibility for  
the contents of this document





  
(KULDEEP SINGH NEGI)  
Assistant Consular Officer  
Consulate General of India  
Frankfurt am Main



Wednesday, October 31, 2007  
13:47:05 AM

Original

नोंदणी 39 म.  
Regn. 38 M

पावती

पावती क्र. : 7462

गावाचे नाव खारघर

दिनांक 31/10/2007

दस्तऐवजाचा अनुक्रमांक उरण - 07443 - 2007

दस्ता ऐवजाचा प्रकार चुक दुररती पत्र

सादर करणाराचे नाव: अजितकुमार पद्मनाभन तर्फे कुमु सुनिल रान नायर

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)	:-	300.00
एकूण	रु.	400.00

आपणस हा दस्त अंदाजे 11:01AM ह्या वेळीस निळेल

दुय्यम निबंधक

सहदुय्यम निबंधक उरण  
(पनवेल-2)

वाजार मुल्य: 0 रु.  
भरलेले मुद्रांक शुल्क: 100 रु.

नोंददला: 0 रु.

मुळ दस्तऐवज परत दिला.

दुय्यम निबंधक

दुय्यम निबंधक, उरण  
मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

:: पावती ::

मी खाली सही करणार श्री. विरेंद्र श्यामलाल गुप्ता, रा- रोनक झेरॉक्स, शॉप नं. १, सिलव्हर आर्केड, शिवाजी रोड, पनवेल, ता. पनवेल, जि. रायगड, कारणे पावती लिहून देतो की,

माझा स्टॅम्प वेंडर अनुज्ञप्ती क्रमांक पनवेल ८/१७-१८ असा माझे नावे आहे व मी श्री. आजितकुमार पद्मनाभन (जावेळी) यांना 30/10/2009 रोजी अनुक्रमांक 12033 ने खालीलप्रमाणे स्टॅम्प विक्री केले आहे.

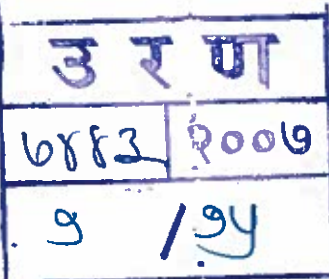
अ.नं.	स्टॅम्पची रक्कम	स्टॅम्पची संख्या	रक्कम
०१.	२०/-		
०२.	५०/-		
०३.	१००/-	1	100/-
०४.	५००/-		
०५.	१०००/-		
०६.	५०००/-		
	एकुण	1	100/-

पनवेल,

सही,

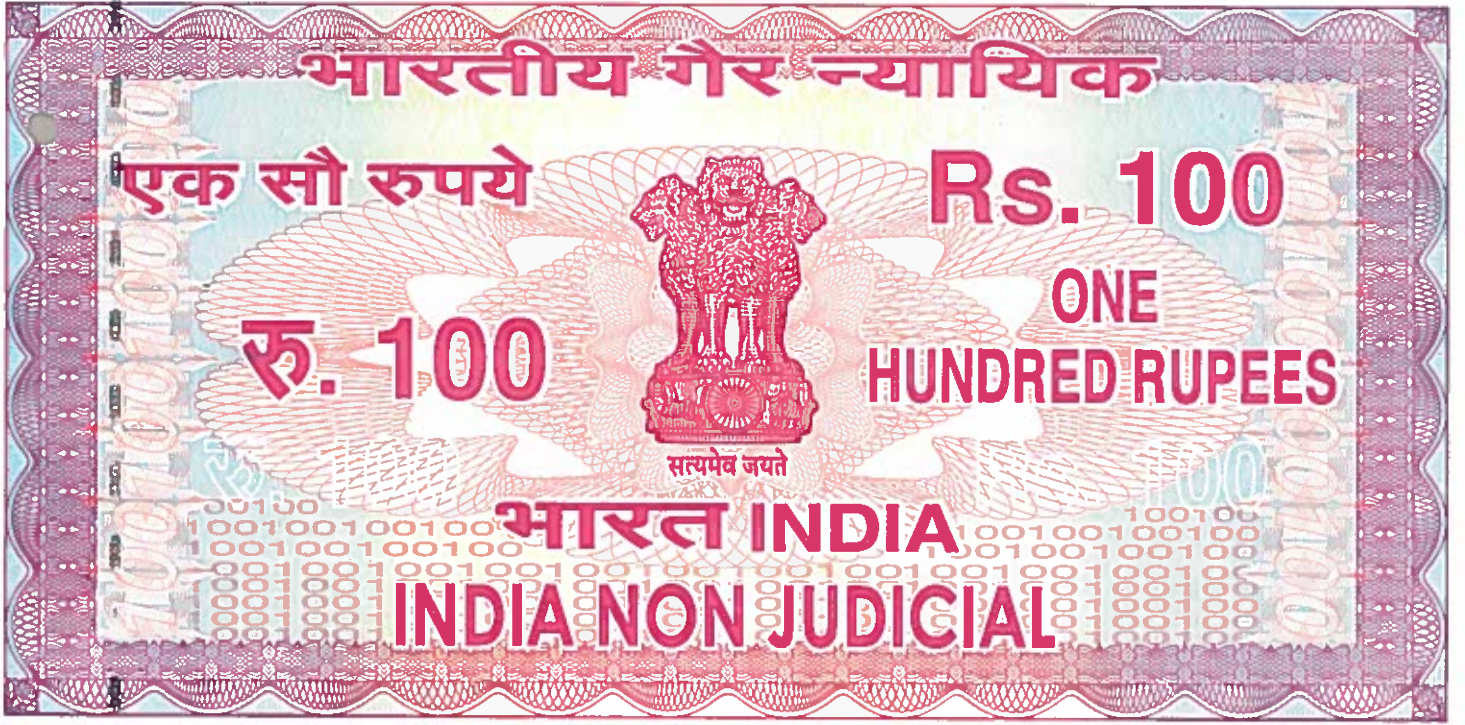


30/10/09



(विरेंद्र श्यामलाल गुप्ता)  
मुद्रांक विक्रेता

क्र. : पनवेल ८/१७-१८  
विरेंद्र एस. गुप्ता  
स्टॅम्प वेंडर पनवेल



महाराष्ट्र MAHARASHTRA

AF 014690

पुरवठा दिनांक 23 OCT 2007  
 उपकोषागारा येथे - पनवेल,  
 रायगड.



*Handwritten signature*

ये 100 -- -- 12037 रोनाक झोराक्स, पनवेल.  
 नांव - जजिल सुमार वदमजाभिलरा डोबिवाडी  
 वर्ताने - सैवेश मोवाडी  
 दिनांक - 30/10/07  
 अन्वय - ...  
 ... इ.स. गुप्ता  
 स्टॅम्प वेंडर, पनवेल.

उपकोषागार अधिकारी, पनवेल.

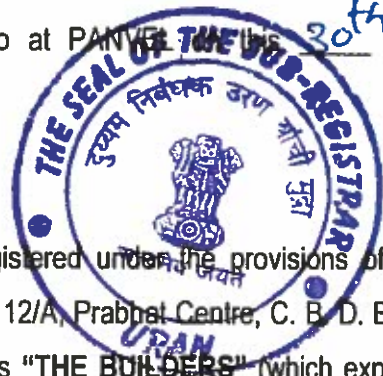
उ र ण	
6883	2006
2/94	

**DEED OF CORRECTION**

(RECTIFICATION OF MISTAKE IN A PREVIOUS DEED)

This DEED OF RECTIFICATION is made & entered into at PANVEL on the 30<sup>th</sup> day of oct 2007.

BETWEEN



M/s. AANIK CORPORATION, a Partnership Firm, duly registered under the provisions of Indian Partnership Act 1932, having its principal place of business at 12/A, Prabhat Centre, C. B. D. Belapur, Navi Mumbai, - 400 614, hereinafter called and referred to as "THE BUILDERS" (which expression shall, unless be repugnant to the context or meaning thereof shall mean and include partner or partners or time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their assigns) of ONE PART.

*Handwritten signature*

*Handwritten signature*



AND

**MR. AJITH KUMAR PADMANABHAN**, Age 31 years, Indian Inhabitants, Residing at : C/o, Sunil Nair, 101, Sakar Arcade, Opp. Puneet Dharshan, Ramchandra Nagar, Dombivli (E), hereinafter called the "THE FLAT PURCHASER" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to include his heirs, executors, administrators, successors and assigns) of the OTHER PART.

**WHEREAS:-**

By an 'Agreement for Sale' dated 26<sup>th</sup> October 2007, "THE BUILDERS" had agreed to sell to the "THE FLAT PURCHASER" Flat No. 1203 on 12<sup>th</sup> Floor, in Building Known as "GROW MORE TOWER" admeasuring 1126 Sq. ft. Carpet i.e. 104.57 Sq. Mtr. Carpet area & Terrace 4.35 Sq. Mtr., Building situated at Plot no. 5, Sector No. 2, Kharghar, Navi Mumbai more particularly described in the schedule hereunder.

**AND WHEREAS** there has been an inadvertent mistake on page no. 2 the date of execution 26<sup>th</sup> Nov. Two Thousand and Seven is written wrong in mentioning the date of 26<sup>th</sup> Nov. Two Thousand and Seven instead of date 26<sup>th</sup> October Two Thousand and Seven, in the said 'Agreement for Sale', which has been Registered before the Sub-Registrar of Assurances of Uran in Page no. 1 to 53 vide Document No. Uran - 07369 - 2007, Dated 26 / 10 / 2007 paying thereon Stamp Duty of Rs. 3,30,600/- (Rupees Three Lakh Thirty Thousand Six Hundred Only) and Registration fee of Rs. 31,060/- (Rupees Thirty One Thousand Sixty only) Vide Receipt No. 7408 dated 26/10/2007..

**AND WHEREAS** the parties hereto are desirous of recording the correction in writing.

**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

1. The date of Execution 26<sup>th</sup> October Two Thousand and Seven shall be substituted for 26<sup>th</sup> Nov. Two Thousand and Seven on page No. 2 of the 'Agreement for Sale' dated 26/10/2007 registered with the Sub-Registrar Assurances as aforesaid.
2. All the other terms and conditions specified in the said 'Agreement for Sale' dated 26/10/2007 shall remain unchanged and binding on parties hereto.
3. It is expressly agreed by the parties hereto that, this Deed of Correction shall be annexed to and form an integral part of the said 'Agreement for Sale' dated 26/10/2007.



*M. J. Patel*

*[Handwritten signature]*

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SCHEDULE OF PROPERTY

Flat No. 1203 on 12<sup>th</sup> Floor, in Building Known as "GROW MORE TOWER" admeasuring 1126 Sq. ft. Carpet i.e. 104.57 Sq. Mtr. Carpet area & Terrace 4.35 Sq. Mtr., Building situated at Plot no. 5, Sector No. 2, Kharghar, Navi Mumbai within the District and division of Raigad Sub-Division and Taluka – Panvel.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY & THE YEAR HEREINABOVE MENTIONED.

SIGNED AND DELIVERED BY )

The within named BUILDERS )

M/s. AANIK CORPORATION )

Through Its partner )

MR. MANISH J. PATEL. )

*Manish J. Patel*

In the presence of

1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED BY )

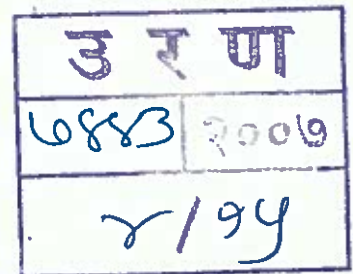
The within named FLAT PURCHASERS )

MR. AJITH KUMAR PADMANABHAN. *through* )  
*P. A. Holder Sunil. M. Nair* )

In the presence of

1. *[Signature]*

2. *[Signature]*





Friday, October 26, 2007  
3:48:06 PM

Original  
नोंदणी 38 म.  
Negr 38 M.

### पावती

पावती क्र. . 7408

गवाचे नाव खासकर

दिनांक 26/10/2007

दस्तऐवजाचा अनुक्रमांक उरण - 07369 - 2007

दस्तऐवजाचा प्रकार करारनाम

सादर करणाराचे नाव: अजितकुमार पद्मनाभन लॉक कृष्ण सुनिल एम नायर

नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवान (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (53)	-	1360.00
एकूण रु.		31060.00

सादर करणारा हा दस्तऐवज 4:02PM ला बंदीस मिळेल

सहदुय्यम निबंधक, उरण  
(पिनवेल-2)

नोंदणी शुल्क 33060.00 रु. गी.नं. 58000000

परतण मुद्रांक शुल्क 330600 रु.

दस्तऐवज प्रकार इंग्रजी/उपकरणाद्वारे

दस्तऐवज व मूला अथवा त्या अथवा त्या अथवा त्या अथवा त्या

दस्तऐवजाचा क्रमांक 07369 उरण 30000 रु. दिनांक 26/10/2007 मुळ दस्तऐवज परत दिला.

दुय्यम निबंधक, उरण  
मुळ दस्तऐवज परत मिळाला  
पर्याकाराची रुही

उरण  
07369-2007  
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एक सौ रुपये

₹. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

हाराष्ट्र MAHARASHTRA

AR 452005

Licence No. 35/01  
STAMP VENDOR  
Mr. ANAND H. GUJARB  
Juy  
Kasturba Medical Plaza,  
Laxapada Road, Dombivli (E)

11 OCT 2007

150.20  
100/-  
Sunil Nair, Dom(E)  
Self



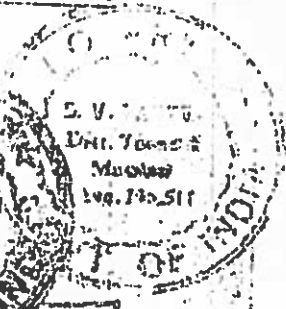
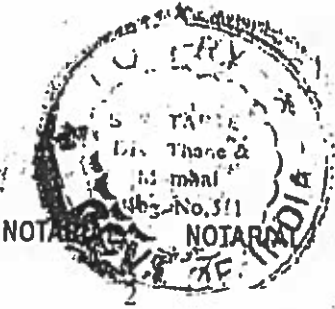
OCT 2007

GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS THAT,  
AJITHKUMAR PADMANABHAN, aged 31 years, presently residing at -  
KAMMERSTRASSE 120,  
67037 DUISBURG GERMANY

SEND GREETING:-

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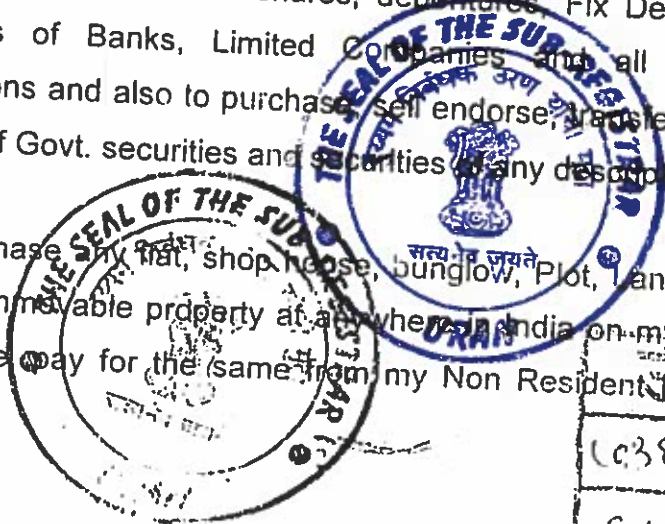


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WHEREAS I am staying at KAMMERSTRASSE 120, GART Dombivli, GERMANY abroad and unable to attend all matters such as Housing Matter, Banking, Financial and other investment matters etc. and therefore I hereby appoint nominate and constitute my Cousin MR. SUNIL MAHESHWARAN NAIR, aged 32 years, residing at - Flat No. 101, First floor, Sakar Arcade, Opp. Puneet Darshan, Ramchandra Nagar, Dombivli (East) 421 201, Taluka Kalyan, Dist. Thane as my true and lawful Power of Attorney in my name and on my behalf to do all or any of the following acts, deeds, things, that is to say :-

NOW KNOW YE THESE PRESENTS WITNESSETH AS UNDER:-

1. To open Non Resident Indian Account (N.R.I.) or any other account/s in any private / schedule / nationalized bank in my name and on my behalf.
2. To operate the Bank Account/s of any type by signing cheques, withdrawal slips.
3. To apply for shares, debentures, Safety Bonds, National Certificate, P.P.F. Premium, Gratuity, Service claims, L.I.C. New Policy, Fixed Deposit, and other deposits of Banks, Limited Companies State and Central Government and all other financial Institutions.
4. To withdraw or transfer shares, debentures, Fix Deposit and other deposits of Banks, Limited Companies and all other financial Institutions and also to purchase, sell endorse, transfer and assign all or any of Govt. securities and securities of any description whatever.
5. To Purchase my flat, shop, house, bungalow, Plot, Land and movable and/or immovable property at any where in India on my behalf and in my name and pay for the same from my Non Resident Indian Account

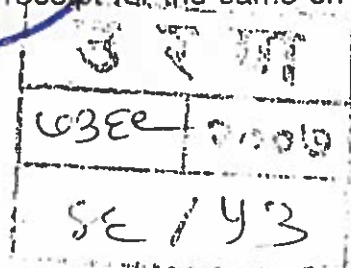
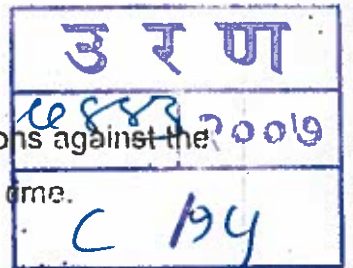


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(N.R.I.) and Saving Bank Account and obtain receipt therefore for the same as well as to get the same property registered and transferred in my name.

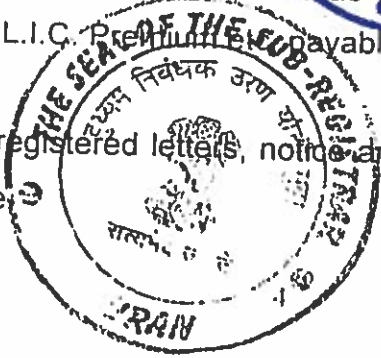
6. To sign and execute the Agreement for Purchase of the flat, shop, house, bungalow, Plot, Land and movable and/or immovable property at anywhere in India property in my name and on my behalf.
7. To register the purchase Agreement with the Sub-Registrar of Assurances of the said movable and immovable property on my behalf.
8. To receive original Agreement for Purchase of the said movable and immovable property from Sub-Registrar assurances.
9. To sign and execute any affidavit and/or declaration on my behalf before any authority as well as Sub-Registrar of Assurances regarding this transaction.
10. To sign, verify, apply present and declare petitions, Written Statements replies, affidavit, declaration, Memorandum of appeal, application complaints representations in court proceedings for the aforesaid purpose.
11. To sell any flat, shop house, bungalow, Plot, Land and movable and/or immovable property at anywhere in India on my behalf and also to receive money for the same and give proper receipt of the same as well as to enter register any transaction of the same.
12. To obtain loan from (if necessary) any financial institutions against the property on my behalf and repay the same from time to time.
13. To get disbursement of the loan and give receipt for the same on my behalf.



14. To repay the said loan as well as interest on the same to the financial institution.
15. To collect the Original Agreement, Original Registration Receipt and any other related documents/papers of the said flat from the concern authorities.
16. To sign any documents including Re-conveyance Deed, Rectification Deed Assignment deed, affidavit and any other related documents pertaining to the said movable and/or immovable property on my behalf.
17. To sign, verify, apply, present and declare petitions, written statements, replies, affidavits, declarations, Memorandum of appeal, applications, complaints, representations in court proceedings for the aforesaid purpose.
18. To correspond with all the body corporate or otherwise including Government or Semi-Government bodies and Municipal bodies and gram panchayat, and to make applications etc. in respect of any of the matters pertaining to my any property.
19. To reply/correspond on behalf of me.
20. To file suit /appeal or to take any legal action on behalf of me.
21. To take any decision in critical situation(s) on behalf of me.
22. To file suit for rights on behalf of me before competent authority.
23. To pay Government dues such as telephone bills, electricity bills, payment of L.I.C. Premium etc. payable on behalf of me.
24. To receive registered letters, notice and postal/courier deliveries on behalf of me.



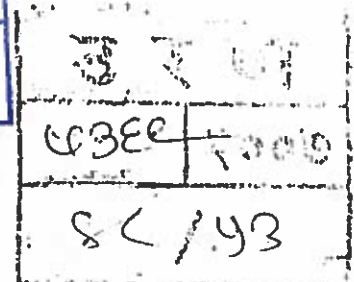
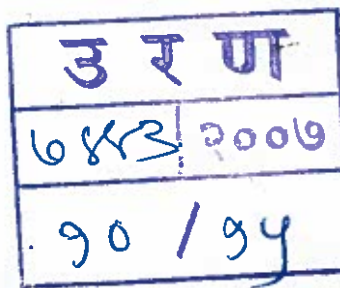
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10384	2006
SLO/43	

25. To sign any documents including Mortgage deed, Assignment deed affidavit, Power of Attorney for obtaining the loan on the movable and/ or immovable property as well as in case if needed, to register the said document before Sub-Registrar of Assurances.
26. To file Income Tax Return Form on behalf of me.
27. To correspond, pay or cancellation of Credit Cards/ Debit Cards.
28. To sign all the necessary forms for joining as a member in any society.
29. To give vote on my behalf at the time of any meeting/election of any society.
30. To give on rental or lease basis any movable and / or immovable property in my name and receive rent/compensation of Leave and License / Lease basis for any property/ies registered on my name and to give proper receipt of the same.
31. To sign and execute the Agreement of Leave & Licence basis for any movable and immovable property/ies and register before Sub Registrar on my behalf.

And I hereby agree to ratify and confirm all and whatsoever said Attorney shall do or law fully cause to be done by virtue of his representation.

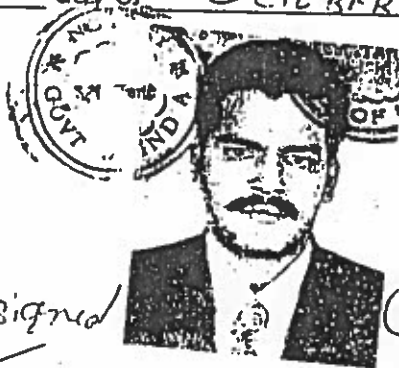




I execute this General Power of Attorney in favour of my upper said  
 Attorney on this 22<sup>nd</sup> day of OCTOBER, 2007.

*[Handwritten signature]*

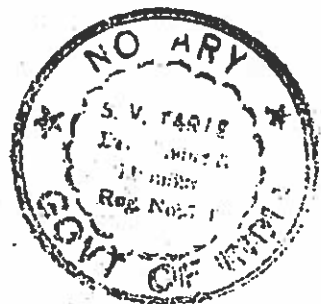
(Sunil P. M. Nair)  
 Mr. Sunil P. Nair has signed  
 before me.



(Mr. Ajithkumar Padmanabhan)  
 Executant.

**S. V. TARTE**  
 ADVOCATE & NOTARY  
 Tarte Plaza No 121,  
 Gandhi Nagar, Dombivli (East),  
 41 204, Dist Thane ☎ : 2528001

☎ NO 1172      26 OCT 2007



In the presence of.....

Djermal Hidayberdiyeva  
 Kammersstr. 120  
 47037 Duisburg  
 Germany

1).....

T J KOSHY  
 Mannstr. 3  
 57072 Siegen

2).....

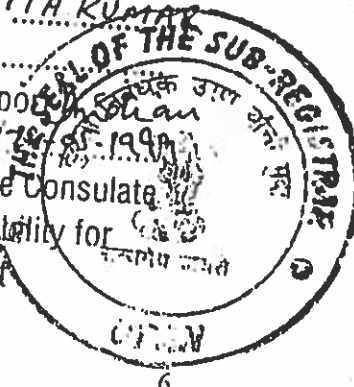
FR/CONS/408/1751/2007 Dt. 22-10-2007

Signed before me by AJITH KUMAR  
PADMANABHAN

who is identified by his passport  
 No. A-7908851 dated 28-05-1999  
 issued at COCHIN. The Consulate  
 does not accept any responsibility for  
 the contents of this document.



(KULDEEP SINGH NEGI)  
 Assistant Consular Officer  
 Consulate General of India  
 Frankfurt am Main

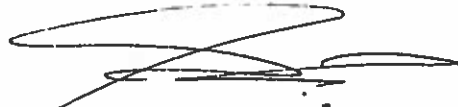


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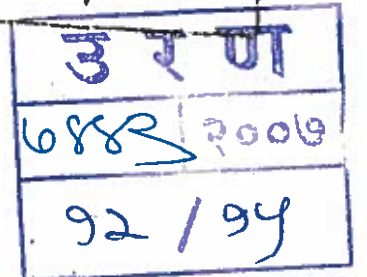
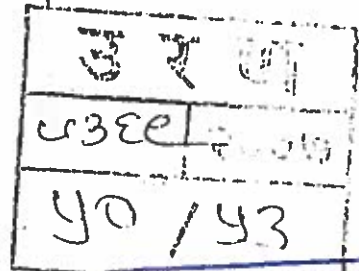
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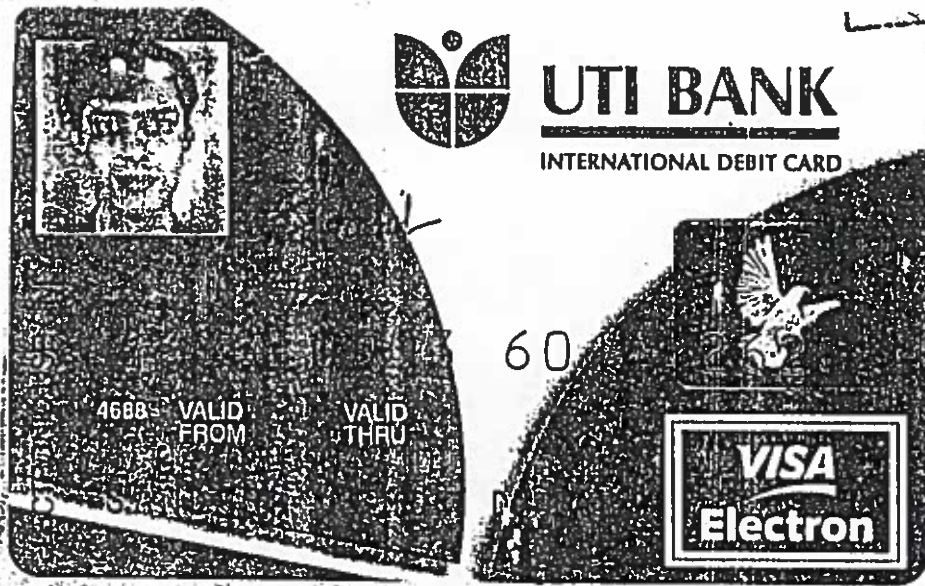
## घोषणापत्र

मी .....Soni Mahesh ..... Naib ..... याद्वारे घोषित  
रतो की, दुय्यम निबंधक ..... Panel 12 ..... यांचे  
द्वारे कार्यालयात ..... Agreement for sale ..... या शिर्षकाचा दस्त नोंदणीसाठी  
दर करण्यात आला आहे. श्री. .... Ajith Kumar Padmanabhan  
..... व इ. यांनी दि. .... 26/10/07 ..... रोजी मला दिलेल्या  
कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत  
हून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र  
केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले  
ही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२  
खाली वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



कुलमुखत्यारपत्र धारकाचे नांव व सही





शिक्षणक्रम : मि. B. A.

शैक्षणिक वर्ष 2006-07

नोंदणी क्रमांक : 96011973

पूर्ण नाव : ओपी कपेश

मु. ००११

पत्ता : मु. रिटघर  
पो. मोर्बे ता. पन्वेल

जि. रायगड

जन्मतारीख : 20 04 1985

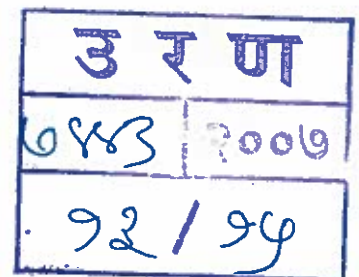
रक्तगट : \_\_\_\_\_

आयुर्विद्य : \_\_\_\_\_



केंद्रप्रमुख/केंद्रसंयोजक  
साही व शिक्का

  
विद्यार्थ्यांनी राखी



उरण

दस्त क्र 7443/2007

१४/१५

31/10/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

10:48:49 am

साह दु.नि.पगवेल 2

दस्त क्रमांक : 7443/2007

दस्ताचा प्रकार : चुक दुरुस्ती पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अजितकुमार पद्मानाथन तर्फे कुमु सुभिल एम नायर

लिहून घेणार

पत्ता: घर/प्लॉट नं. 101, सरकार जागेड, पुनीत दर्शन

वय 31

समोर, रामचंद्र नगर, डीवीवली

सही

मल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं.:

पेट/वसाहत:

श:



2 नाव: म.अनिक कार्पोरेशन तर्फे भागीदार गनिप जे पटेल

लिहून देणार

पत्ता: घर/प्लॉट नं. 12/ए, प्रभात सट्टर, सी वी डी

वय 31

नेलापूर, नवी मुंबई 27

सही

मल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं.:

पेट/वसाहत:

शहर/गाव:





दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (7443/2007)

94/94

दस्त क्र. [उरण 7443-2007] वा गोषवारा  
वाजार मुल्य 50 गोवदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र : 7482 दिनांक 31/10/2007  
पावतीचे वर्णन  
नांव: अजितकुमार पद्मनाभन तर्फे कुमु सुनिल एम  
नाथर

दस्त हजर केल्याचा दिनांक : 31/10/2007 10:45 AM  
निष्पादनाचा दिनांक : 30/10/2007  
दस्त हजर करणा याची सही :



100 : नोदणी फी  
300 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुज्यात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी  
400: एकूण

दस्तावा प्रकार : 65) चुक दुरुरती पत्र  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 31/10/2007 10:45 AM  
शिकका क्र. 2 ची वेळ : (फी) 31/10/2007 10:47 AM  
शिकका क्र. 3 ची वेळ : (कवुली) 31/10/2007 10:48 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 31/10/2007 10:48 AM



दस्त नोद केल्याचा दिनांक : 31/10/2007 10:48 AM

दु. निबंधकाची सही, सह दु.नि.पनवेल 2

ओळख :  
खालील इसम असं निबंधीत करतात की, ते दस्तऐवज करुन देणा गाना व्यक्तीश ओळखतात,  
न त्यांची ओळख पटवितात.

1) रुपेश कृष्ण गोपी घर/प्लॉट नं: प्लॉट नं.46, गिडलवतारा सोसा.पनवेल  
मल्ली/रस्ता:   
इमारतीचे नाव:   
इमारत नं:   
पेठ/वसाहत:   
शहर/गाव:   
तालुका:   
पिन:



2) सदेश अशोक दलाल घर/प्लॉट नं: 11  
मल्ली/रस्ता:   
इमारतीचे नाव:   
इमारत नं:   
पेठ/वसाहत:   
शहर/गाव:   
तालुका:   
पिन:

  
दु. निबंधकाची सही  
सह दु.नि.पनवेल 2

प्रमाणित करणेत को की, वा दस्ता  
एकूण 9 पाने आहेत.  
  
दुय्यम निबंधक,  
उरण.

9 नंबराचे बुकाचे 0803 नंबरा  
नोंदला.



तारीख 39 माहे 90 सन 200 6  
दुय्यम निबंधक, उरण.



पुणेकरांचा दिनांक 2 ऑगस्ट 2004  
 उपविभागाचे अधिकारी, पुणे



*Handwritten signature*

रुपये 500 अ. क्र. 4259 दिनांक 11/8/04  
 तहसीलदार ऑफिस, धर, क्र. 693, पुणे.

नाम: आनिक कॉर्पोरेशन प्राईवट लिमिटेड  
 ठेकेदार

*Handwritten signature*  
 विद्या डी. रॉयकर  
 स्टॅम्प ऑफिस, पुणे.

अनुसूची क्र. 2/1992-2000

Issued under section 15 of  
 Bombay Stamp Act, 1958

**TRIPARTITE AGREEMENT**

Collector of Stamps  
 Date 16/8/04  
 Pune - Maharashtra

THIS AGREEMENT made and entered at CBD, Belapur this Day 18<sup>th</sup> of August, 2004.

BETWEEN

प	क	ल
01/8	2004	
19	76	

1) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 and having its Registered Office at Nirmal 2<sup>nd</sup> Floor, Nariman Point, Mumbai, 400 021, hereinafter referred to as the corporation (which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successor and assigns) of the FIRST PART



*Handwritten signature*  
**Estate Office - (P&K)**  
 CIDCO Limited,  
 CIDCO Bhavan, 1<sup>st</sup> Floor,  
 CBD, Belapur,  
 Navi Mumbai - 400 814

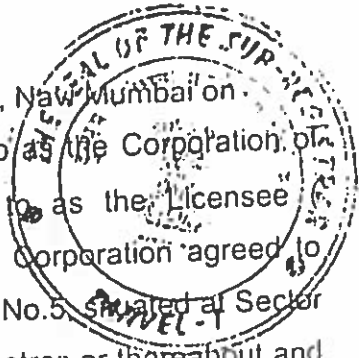
For LARSEN & TOUBRO LIMITED  
*Handwritten signature*  
 (RAJI VISHWANATHAN)  
 SENIOR LEGAL ADVISOR

FOR ANIK CORPORATION  
*Handwritten signature*  
 PARTNER

LARSEN & TOUBRO LIMITED, an existing public limited company within the meaning of the provisions of the Companies Act, 1956 and having its Registered Office at L&T House, Ballard Estate, Mumbai 400 001.(hereinafter referred to as "Original Licensee" (Which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **SECOND PART**

3) AND M/s. AANIK CORPORATION, a partnership firm registered under the Indian Partnership Act, 1932 through its authorized partner, Mr. PRAVIN LALJI PATEL, age 41, having its principal place of business at Add. 12/A, Prabhat Centre, C.B.D, Belapur, hereinafter collectively referred to as " the New Licensee" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors and permitted assigns) of the **THIRD PART**

WHEREAS by an Agreement to Lease made at CBD , Belapur , New Mumbai on 1996 BETWEEN the Corporation, therein also referred to as the Corporation, of the One Part and the original Licensee, therein referred to as the Licensee hereinafter referred to as "the said agreement to lease") the Corporation agreed to accept a lease of all that piece or parcel of land known as Plot No.5, situated at Sector -02, Kharghar, containing by admeasuring 6000=00 Square Metres or thereabout and more particularly described in the said agreement( hereinafter referred to as " the said land") upon the terms and conditions in the said agreement to lease



AND WHEREAS, the Original Licensee paid the Corporation agreed lease premium of Rupees 18,48,60,000/- ( RUPEES EIGHTEEN CRORES FORTY EIGHT LAKHS SIXTY THOUSAND RUPEES ONLY) and the Corporation delivered the possession of the said land the Original Licensee in pursuance of the said Agreement.

18	48	60	000
00	00	00	00
18/04/2004			
[Signature]			

AND WHEREAS, the Original Licensee requested the Corporation to grant to it the requisite permission to transfer and assign its rights, interests in or benefits under the said Agreement to Lease in respect of the said land being Plot No.05, situated at Sector -02, Kharghar containing by admeasuring 6000=00 Square Metres or thereabout to the New Licensee and the Corporation having granted permission to the Original Licensee agreed to do so on the terms and conditions appearing hereinafter.

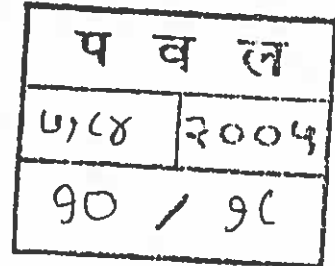
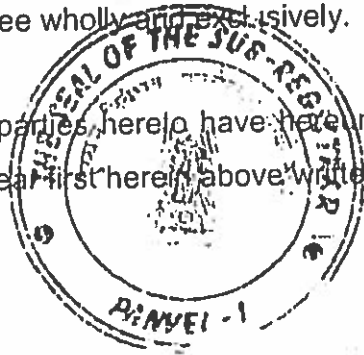
*Mubh*  
**Estate Officer (P&E)**  
CIDCO Limited.  
CIDCO Bhavan, 1<sup>st</sup> Floor,  
CBD, Belapur,  
Navi Mumbai - 400 814

For LARSEN & TOUBRO LIMITED FOR AANIK CORPORATION  
*RT*  
(RAJI VISHWANATHAN)  
SENIOR LEGAL ADVISOR  
PARTNER  
*Pravin*  
PARTNER

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

- 1) The Corporation shall, in pursuance of the said agreement to Lease, grant lease of the said land being Plot No.05, situated at Sector-02, Kharghar, containing by admeasuring 6000=00 square meters or thereabout, to the New Licensee.
- 2) The New Licensee shall be substituted for the Original Licensees in the said Agreement and shall have all the rights, obligations, liabilities, benefits and equities accordingly thereunder.
- 3) The Original Licensee relinquish and release all its rights, titles, benefits, interest, claims or demands whatsoever in the said agreement and discharges the Corporation from all obligations or liabilities required to be performed to it by the Corporation under the said agreement.
- 4) The new licensee indemnifies and saves harmless the Corporation against any loss or damage that may be caused to the Corporation in consequences of this Agreement for the permission granted to it as aforesaid.
- 5) The stamp duty payable under this Agreement shall be borne and paid by the new Licensee wholly and exclusively.

IN WITNESS WHEREOF, the parties hereinto set and subscribed their respective hands the day and year first herein above written.



*[Signature]*  
**Estate Officer (P&K)**  
 CIDCO Limited.  
 CIDCO Bhavan, 1<sup>st</sup> Floor,  
 CBD, Belapur,  
 Navi Mumbai - 400 814.

For LARSEN & TOUBRO LIMITED  
*[Signature]*  
 (RAJI VISHWANATHAN)  
 SENIOR LEGAL ADVISOR

FOR AANIK CORPORATION  
*[Signature]*  
 PARTNER



4

**SCHEDULE**

All that piece or parcel of land known as Plot No. -05, situated at Sector - 02, Kharghar, containing by admeasuring 6000=00 Square Meters or thereabout and bounded as follows that is to say :

- On or towards the North by : 24.00 Mtr. wide Road.  
 On the or towards the South by : 24.00 Mtr. wide Road  
 On or towards the East by : 5.00 Mtr. stall strip  
 On the or toward West by : 24.0 Mtr. wide Road

**SIGNED, SEALED AND DELIVERED**

for and on behalf of the Corporation i.e.

the CITY AND INDUSTRIAL DEVELOPMENT

CORPORATION OF MAHARASHTRA LTD. by the

hand of Shri S.L. Bhosle Assistant Estate officer

*[Signature]*  
**Estate Officer (P&A)**  
 CIDCO Limited.  
 CIDCO Bhavan, 1<sup>st</sup> Floor,  
 CBD, Belapur,  
 Navi Mumbai - 400 814.

In the Presence of .....

- 1) T. G. Correa *[Signature]*  
 2) V. M. Paigude *[Signature]*

**SIGNED, SEALED AND DELIVERED**

Within named the Original Licensee

LARSEN & TOUROBO LTD,

AAACL 0140P

For LARSEN & TOUBRO LIMITED

*[Signature]*  
 (RAJI VISHWANATHAN)  
 SENIOR LEGAL ADVISOR

In the presence of .....

- [1] T. G. Correa *[Signature]*  
 [2] V. M. Paigude *[Signature]*

प व ल	
0948	2004
99 / 96	

**SIGNED SEALED AND DELIVERED BY**

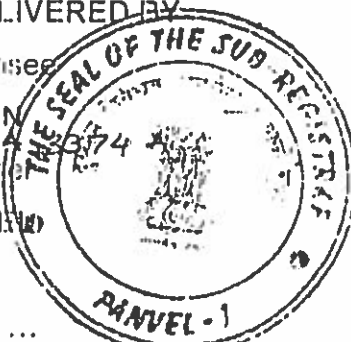
the within named "New Licensee"

M/s. AANIK CORPORATION

PAN CARD NO. AA KSA 374

Through its authorised partner

Shri. PRAVIN LALAJI PATIL



In the presence of.....

- 1) T. G. Correa *[Signature]*  
 2) V. M. Paigude *[Signature]*

FOR AANIK CORPORATION

*[Signature]*  
 PARTNER

21/10/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

पवेल 1



दस्त क्र 7184/2005



96/9C

दस्त क्रमांक : 7184/2005

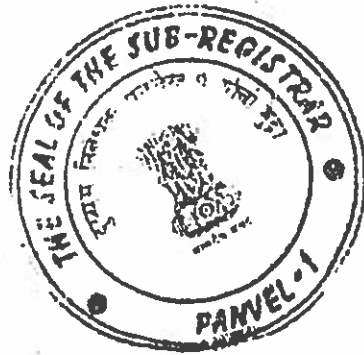
दस्ताचा प्रकार : मान्यता पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा उसा

<p>1 नाम: गै/आनिक कॉर्पोरेशन तर्फे मागीसार प्रविण लात्की पटेल - - पत्ता: घर/प्लॉट नं: 12/ए, प्रभात सेंटर, सीगीडी, वेलापूर मल्की/रस्ता: - इंग्रजीचे नाव: - ईमेल नं: - पेट/वसाहत: - शहर/गाव: - तालुका</p>	<p>लिहून देणार वय 041 FOR AANIK CORPORATION सही <i>Banij</i> PARTNER</p>	<p>23497 - 649</p> 	
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<p>2 नाम: गै/लार्सन अॅण्ड टूर्स लि. तर्फे राजी विश्वनाथन विश्वनाथन - पत्ता: घर/प्लॉट नं: एलएनटी हातरा, FOR LARSEN &amp; TOUBRO LIMITED मुंबई - मल्की/रस्ता: - इंग्रजीचे नाव: - ईमेल नं: - पेट/वसाहत: -</p>	<p>लिहून देणार सही <i>Raji Vishwanathan</i> (RAJI VISHWANATHAN) SENIOR LEGAL ADVISOR</p>	<p>23497 - 64965</p> 	
--	--	--	---

<p>3 नाम: गै/सिडको लि. तर्फे इस्टेट ऑफीसर श्री एस एल भासले - - पत्ता: घर/प्लॉट नं: सिडको भवन, सीगीडी वेलापूर नवी मुंबई मल्की/रस्ता: - इंग्रजीचे नाव: - ईमेल नं: - पेट/वसाहत: - शहर/गाव: -</p>	<p>मान्यता देणार वय 00 सही</p>	<p>उपलब्ध नाही</p>	<p>उपलब्ध नाही</p>
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दस्त गोपवारा भाग - 2

पवला

दस्त क्रमांक (7184/2005)

96196

दस्त क्र. [पवला-7184-2005] चा गोपवारा  
वाजार मुत्य : 184860000 मांबदला 184860000 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 7179 दिनांक: 21/10/2005  
पावतीचे वर्णन  
नांव: मे/-आनिक कार्पोरेशन तर्फे भागीदार प्रविण  
लालजी पटेल - -

दस्त हजर केल्याचा दिनांक : 21/10/2005 05:05 PM  
निष्पादनाचा दिनांक : 21/10/2005  
दस्त हजर करणा यानी राही : FOR ANIK CORPORATION

Pouin  
PARTNER

आकार : गोपनी फी  
360 : नकल (अ. 11(1)), पृष्ठाकनाची नकल  
(आ. 11(2)).  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार : 25) मान्यता पत्र  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 21/10/2005 05:05 PM  
शिक्का क्र. 2 ची वेळ : (फी) 21/10/2005 05:09 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 21/10/2005 05:10 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 21/10/2005 05:11 PM

30360: एकूण

दस्त नांद केल्याचा दिनांक : 21/10/2005 05:12 PM

कपडे  
दु. निबंधकाची सही, पनवेल 1

ओळख :

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

1) जयवंत एकनाथ भोपी - , घर/प्लॉट नं: रिटघर, ता. पनवेल

गल्ली/रस्ता: -

ईगा तीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) संजय दलाल - , घर/प्लॉट नं: संजना झॅरॉक्स, पनवेल

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

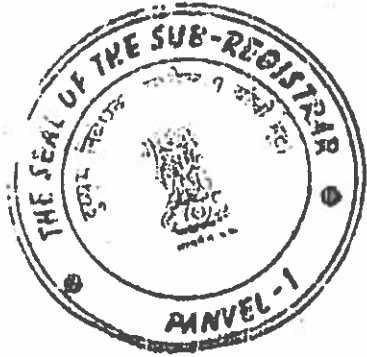
पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

कपडे  
दु. निबंधकाची सही  
पनवेल 1



प्रमाणित करणेत येते की सदर दस्तास एकूण 96

पाने आहेत. पुस्तक क्रं. 9

क्रमांक 6968 वर नोंदला.

कपडे  
दुययमी निबंधक, पनवेल - 9  
दिनांक 29 ऑक्टोबर 2005

4-3/2

शहर व औद्योगिक विकास महागंडक (महाराष्ट्र) मधील

प्राधान्य विभाग, सि.जी.डी, नवी मुंबई.

तोंजगापाराह रस्तावर

नगर मधील क्षेत्र क्रमांक २

प्लॉट क्र. १९ (L.P.T.)

मा.वा. शिमांकनाचा नकाशा

वा.वा. पत्र क्र. शिडचओ/निरीक्षण-(मा.वा.)/२४९

दिनांक ११-१-९६

द्वारा नुसार शिमांकनाचा नकाशा तयार केला.

२४.०० गी: रेंदीचा रस्ता

विद्यमान क्षेत्र

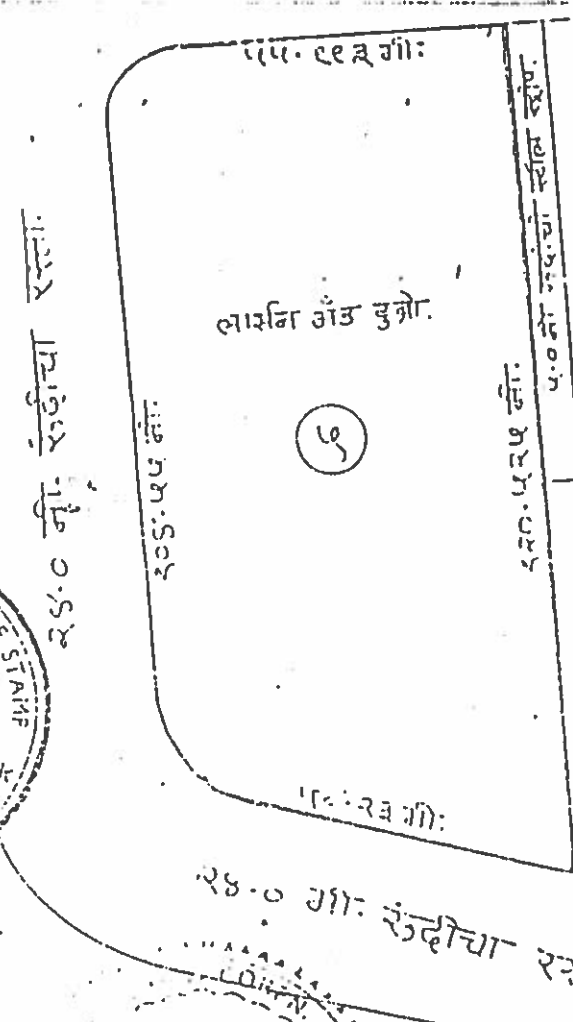
— गी.मी.

मोकळी जागा

— गी.मी.

एकूण क्षेत्र

— गी.मी.



— इ.मी. —

१] भू.म. १. १. १.

२] तोंजगापाराह - हर:

गुरखंड क्र.

क्षेत्र क्षेत्र:

५

६०००.००

— तंतुत शिमांकन नकाशा —

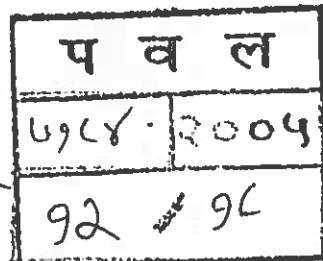
मा. वा. शिमांकन नकाशा

पत्र क्र. शिमांकन/निरीक्षण (मा.वा.)/२४९

दिनांक ११/१/९६

श्री. वि. बा. (मु. प्र.) / मा. वा. शिमांकन ( )

शिमांकन



३.

प्रमाण १: २०००

श्री. वि. बा. (मु. प्र.) / मा. वा. शिमांकन ( )

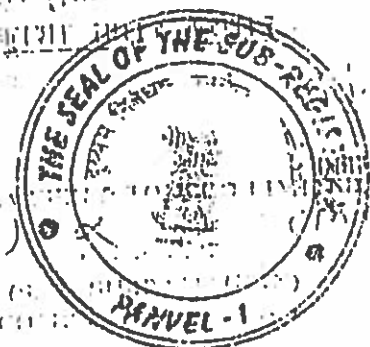
प्रमाण, शिमांकन.

शिमांकन

श्री. वि. बा. (मु. प्र.) / मा. वा. शिमांकन ( )

शिमांकन

शिमांकन



Signature

पुस्तक

**OFFICE OF THE COLLECTOR OF STAMPS**

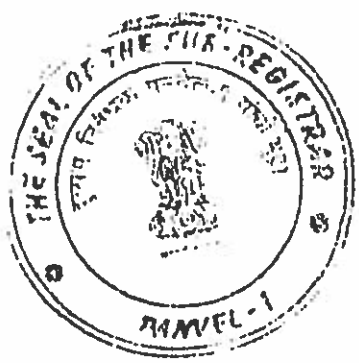
No. Evn 173/205-06 Date: 16.8.06  
 received from Shri M/S Aundk Corporation through its Partner Pravin Chellani  
 (Dated: residing at C.B.D.) Insufficient Stamp Duty Rs. 18,48,600 +  
 Rupees Eighteen Lakh forty eight thousand six hundred Only) vide Challan  
 No. Transfer, Dated 18/8/05 paid at State Bank of India, Alibuy.  
 Branch chargeable under Article 5(9)(i) of schedule I of Bombay Stamp Act 1958.

Certified under Section 41 of the Bombay Stamp Act, 1958 that the proper Stamp  
 duty of Rs. 18,48,600/- (Rupees Eighteen Lakh forty eight thousand  
 six hundred Only) and penalty of Rs. 4,43,670/- (Rupees four Lakh forty  
 three thousand six hundred seventy Only) vide challan No. under  
 Article of Schedule I have been paid in respect of this instrument.

This certificate is subject to the proviso of section 53(A) of Bombay Stamp Act, 1958  
 M.V. 2 18,48,60,000/

Place: Alibuy  
 Date: 24.8.06

*[Signature]*  
 Collector of Stamps Raigad



प व ल	
07/8	2004
C / 9C	



## विद्या डी. सोनटक्के

स्टॅम्प वेंडर पनवेल

लायसन्स नं. अनुज्ञाप्ती क्रमांक पनवेल ३/१९९९/२००० दिनांक २०/८/१९९९.

दिनांक : ११ / ४ / २००५

### दा ख ला

दाखला दण्यांत येतो की,

श्री. प्रो. आर्किटेक्चर कार्पोरेशनचे पब्लिक पुब्लिक पनवेल  
वतीने रमेश शोपी यांनी रक्कम रु. ५००८/-  
(अक्षरी रुपये पाचशे रुपये मात्र)  
चे मुद्रांक दिनांक ११/४/०५ रोजी अनुक्रमांक नं. ५२५९  
ने खरेदी केलेला आहे. त्याबाबत हा दाखला दिला असे.

स्टॅम्पचे तपशील :-

५००० X	=	
१००० X	=	
५०० X	1	= ५००/-
१०० X	=	
५० X	=	
२० X	=	
१० X	=	

५००/-

प. व ल	
५१८४	२००५
६२	१८

*Vaidhalee*  
(विद्या डी. सोनटक्के)  
स्टॅम्प वेंडर पनवेल.



D.D.O. Code No. 01170

चलन क्रमांक 443454  
दिनांक 17/08/2004  
चलन क्रमांक 443455  
दिनांक 17/08/2004  
चलन क्रमांक 443456  
दिनांक 17/08/2004

₹ 1,00,000/-  
₹ 1,00,000/-  
₹ 82,500/-

**CANCELLED**

भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणा-याने भरावयाचे  
2004-05

विभागीय अधिकारी-याने किंवा कोषागाराने भरावयाचे

कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/भारतीय स्टेट बँकेने/रिझर्व बँकेने भरावयाचे

अध्यावधान रकम भरण्यात आली आहे या व्यक्तीचे नाव/पदनाम आणि पत्ता

लेखाचे वगणकरण विभाग : मुख्य वित्त विभाग

रकम मिळाली

प्रधानशाखा 0030 मुद्रांक व नोंदणी

उपप्रधानशाखा 02 मुद्रांक व याचिकेतर

रुपये (आकडेवात)

भरणा करण्यासंबंधीच्या अधिकारपत्राच्या तपशील आणि भरणा करण्याचा उद्देश

गोणशाखा

कोषापाल लेखापाल

भरणा केलेली रकम (अक्षरी) रूपये

संगणक संकेतांक

कोषागार/उपकोषागार अधिकारी/बँकेचा व्यवस्थापक

भरणा करणाचा स्वाक्षरी दिनांक

वारावर आहे, पैसे खोलीत व पावता, याची

STATE BANK OF INDIA ALIBAG

भरणा करणाचा दिनांक

दिनांक

PTN INL CH

यथे कोषागारात/बँकेत भरणा करण्याबाबत आदेश देणा-या अधिका-याचा खरी शिक्का (कृपया मागे पत्ता.)

न.मु. (100,00,000)-1127000-1 एच 174  
म. वि. विभाग, क. संतीर्ण-1027/प्रक.25/क. नाक 22 सप्टेंबर 1987

**CANCELLED**

D.O. Code No. 01170

चलन क्रमांक

प व ल

भरणा करणा-याने भरावयाचे

विभागीय अधिकारी-याने किंवा कोषागाराने भरावयाचे

कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/भारतीय स्टेट बँकेने/रिझर्व बँकेने भरावयाचे

अध्यावधान रकम भरण्यात आली आहे या व्यक्तीचे नाव/पदनाम आणि पत्ता

लेखाचे वगणकरण विभाग : मुद्रांक व नोंदणी

रकम मिळाली

प्रधानशाखा 0030 मुद्रांक व नोंदणी

उपप्रधानशाखा 02 मुद्रांक व याचिकेतर

रुपये (आकडेवात)

भरणा करण्यासंबंधीच्या अधिकारपत्राच्या तपशील आणि भरणा करण्याचा उद्देश

गोणशाखा

कोषापाल लेखापाल

भरणा केलेली रकम (अक्षरी) रूपये

संगणक संकेतांक

कोषागार/उपकोषागार अधिकारी/बँकेचा व्यवस्थापक

भरणा करणाचा स्वाक्षरी दिनांक

वारावर आहे, पैसे खोलीत व पावता, याची

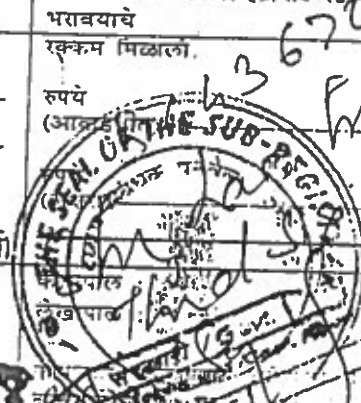
STATE BANK OF INDIA ALIBAG

भरणा करणाचा दिनांक

दिनांक

PTN INL CH

यथे कोषागारात/बँकेत भरणा करण्याबाबत आदेश देणा-या अधिका-याचा खरी शिक्का (कृपया मागे पत्ता.)



Handwritten signatures and notes, including '3670' and 'Hemraj'.

Friday, October 21, 2005  
5:09:11 PM

Original  
नोंदणी 39 प.  
दिनांक 21/10/2005

## पावती

पावती क्र. : 7179

माव्याचे नाव

दिनांक 21/10/2005

दस्तावेजाचा अनुक्रमणिका पवली - 07184 - 2005

दस्तावेजाचा प्रकार

सादर करणाराचे नाव: म. कर्पोरेशन ऑफ आर्गनायझर पॅटिण

नांदणी फी	:-	30000.00
नवकल (अ. 11(1)), पुस्तकांसाठी नवकल (आ. 11(2)), रुजवाता (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)	:-	360.00
एकूण रु.		30360.00

आपणाला हा दस्तावेज 5:21PM हा वेळी मिळेल

*Handwritten signature*  
दुय्यम निवधक

दुय्यम निवधक, पंगवेल-१ (वर्ग-२)

दस्तावेजाचे मूल्य: 30360.00  
दस्तावेजाचे प्रकार: 07184

दस्तावेजाची परत दिला

*Handwritten signature*

दुय्यम निवधक,  
मुक्त दस्तावेजाचे मूल्य मिळाले

*Handwritten signature*  
पंगवेल-१ (वर्ग-२)



दिनांक : 12 / 8 / 2005

दाखला

दाखला देण्यांत येतो आहे.

वी. अ/वि ०१५/२०११ ..... वी. अ/वि ०१५/२०११  
 वरील अ/वि अ/वि ..... वरील अ/वि अ/वि  
 (आधारी रुपरो अ/वि अ/वि ..... नात्र)  
 चे मुद्रांक दिनांक ..... रोजी अनुक्रमांक नं. 702/2005  
 ने खरेदी केलेला आहे. त्याबाबत हा दाखला दिव्य असो.

स्टॅम्पचे तपशील :

- ५००० X
- १००० X
- ५०० X
- १०० X 1
- ५० X
- २० X
- १० X

100 H 317862

100 One hundred Rupees only



अ/वि  
 अ/वि अ/वि  
 स्टॅम्प चेहा पाननेल

प व ल
७९८४/२००५
३ / १८



महाराष्ट्र MAHARASHTRA

307862

राजपूरकर स्टॅम्प वेंडर 19-2 AUG 2005

अ. क्र. 702 रूपये 900 दिनांक :  
 गांधी अणिक कारपोरेशन बेलगाव  
 पत्तिका मालिका रा. पत्तिका  
 मंडळ : (अ. क्र. 10. 10. 99)  
 कोपड गल्ली, अर्बन को. ऑप. रॉके जवळ पनबेल.

पुस्तकशाळा दिनांक  
 उपक्रमांकगणनाचेनांश - 21 JUL 2005  
 जि. पनबेल.

*Handwritten signature*

प व ल	
07/8	2004
2	/ 06

**DEED OF CONFIRMATION**

This deed of confirmation made and entered into at Panvel on this 21<sup>st</sup> Oct, 2005 BETWEEN

- 1) CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED a company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at Nirnal, 2<sup>nd</sup> floor, Nariman Point, Bombay - 400 021 (hereinafter referred to as "the Corporation" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART.
- 2) M/s. LARSEN & TOUBRO LIMITED, an existing public limited company within the meaning of the provisions of the Companies Act, 1956 and having its Registered Office at L&T House, Ballard Estate, Mumbai 400 001, (hereinafter referred to as "Original Licensee" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the SECOND PART.

*Handwritten signature*  
**State Officer (III)**  
 CIDCO Limited.  
 CIDCO Bhavan, 1<sup>st</sup> Floor,  
 CBD, Belapur.  
 Navi Mumbai - 400.614.

For LARSEN & TOUBRO LIMITED  
*Handwritten signature*  
 (RAJI VISWAMATHAN)  
 SENIOR LEGAL ADVISOR

FOR AANIK CORPORATION  
*Handwritten signature*  
 PARTNER

3) AND M/s. AANIK CORPORATION, a partnership firm registered under the Indian Partnership Act, 1932 through its authorized partner, Mr. PRAVIN LALJI PATEL, age 41 years, having its principal place of business at 12/A, Prabhat Centre, C.B.D. Belapur, hereinafter collectively referred to as "the New Licensee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors and permitted assigns) of the THIRD PART.

**WHEREAS:**

1. By an Agreement to Lease dated 9<sup>th</sup> September 1996 entered into between the Corporation, therein also referred to as the Corporation of the One Part and the Original Licensee, therein referred to as the Licensee of the other Part (which agreement is hereinafter referred to as "the said agreement to lease") the Corporation agreed to lease to the Original Licensee a Plot of Land more particularly described in the schedule hereto and hereinafter referred to as "the said plot of land" in consideration of a premium of Rs.18,48,60,000/- (Rupees Eighteen Crores Forty-eight Lakhs Sixty Thousand only) payable to the Corporation.
2. The Original Licensee paid the Corporation the agreed lease premium and the Corporation delivered possession of the said plot of land to the Original Licensee pursuant to the said agreement to lease on 9.9.1996.
3. By a TRIPARTITE AGREEMENT made at CBD, Belapur on the 18<sup>th</sup> August 2004, between the Parties of the First Part, Second Part and Third Part, the Original Licensee relinquished and released its licence rights in the said plot of land in favour of the New Licensee and the Corporation substituted the New Licensee for the Original Licensee and agreed to grant the lease of the said plot of land to the New Licensee under the said agreement to lease.
4. The stamp duty of Rs.500/- was originally paid vide internal Cash on 11.8.2004 and thereafter the differential stamp duty of Rs.18,48,600/- and penalty of Rs.4,43,670/- was paid on 17.8.2005 and endorsed on the said Tripartite Agreement dated 18.8.2004.
5. The said TRIPARTITE AGREEMENT was not lodged for registration within the prescribed time at the office of the Sub-Registrar of Assurance, Panvel as all the parties to Agreement were not available for admitting execution thereof.
6. The said TRIPARTITE AGREEMENT dated 18<sup>th</sup> August 2004 continues to subsist AND the parties hereto are desirous of confirming that the said TRIPARTITE AGREEMENT continues to be valid and subsisting and binding on the parties hereto.

**NOW THIS DEED OF CONFIRMATION WITNESSETH** that in pursuance of the agreement and consideration of the premises as aforesaid the Parties hereto do and each of them doth hereby ratify and confirm the said TRIPARTITE AGREEMENT dated 18<sup>th</sup> August 2004, the original of which is annexed hereto as Exhibit 'A' AND TO THE END AND INTENT that the said Agreement shall be deemed to have come into effect from the said date and continue in full force and operate and take effect and be binding upon the parties hereto and thereto in the same manner and in all respects as if the same had been duly registered under the provisions of the Registration Act, 1908.

For LARSEN & TOUBRO LIMITED

*Raji. Vishwanathan*  
(RAJI VISHWANATHAN)  
SENIOR LEGAL ADVISOR

FOR AANIK CORPORATION

*Pravin*  
PARTNER

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२००४	
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SCHEDULE

ALL THAT PIECE AND PARCEL OF LAND known as Plot No.5 in Sector No.2, of Kharghar, containing by admeasurement 6000.00 Sq. Mtrs. Or thereabouts and bounded as follows:

On or towards the North by: 24.0 M. wide Road



On or towards the South by: 24.0 M. wide Road


On or towards the East by: 5.0 M. stall strip

On or towards the West by: 24.0 M. wide Road



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED  
By the within named the CORPORATION  
THE CITY & INDUSTRIAL DEVELOPMENT  
CORPORATION OF MAHARASHTRA, LTD.  
By the hand of Shri. S. L. Bhosale  
In the presence of .....

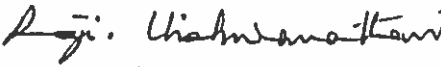
1. T. G. Correa 
2. M. D. Koli 

  
**Estate Officer (III)**  
CIDCO Limited.  
CIDCO Bhavan, 1<sup>st</sup> Floor,  
CBD, Belapur,  
Navi Mumbai - 400 614.

SIGNED SEALED AND DELIVERED  
By the within named THE LICENSEE  
LARSEN & TOUBRO LIMITED,  
Through its Senior Legal Advisor  
MRS. RAJI VISHWANATHAN,  
In the presence of



1. T. G. Correa 
2. M. D. Koli 

For LARSEN & TOUBRO LIMITED

  
(RAJI VISHWANATHAN)  
SENIOR LEGAL ADVISOR

प त ल	
09/08	2004
8 / 96	

SIGNED SEALED AND DELIVERED  
By the within named THE LICENSEE  
M/s. AANIK CORPORATION,  
Through its Partner.  
MR. PRAVIN LALJI PATEL.  
In the presence of:

1. T. G. Correa 
2. M. D. Koli 

FOR AANIK CORPORATION

  
PARTNER

