

Tuesday, March 14, 2006
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Page 39 M

पावती

पावती क्र. 2122

दिनांक 14/03/2006

गावाचे नाव आंधळे

दस्तावेजाचा अनुक्रमांक वराद 3 - 02122 - 2006

दस्तावेजाचा प्रकार

नोंदणी फी

4830.00

नवकल (अ. 11(1)) वृष्टाकनाची नवकल (अ. 11(2)),

1140.00

रुग्णवात (अ. 12) व छायाचित्रण (अ. 13) > एकत्रित फी (5%)

एकूण रु.

5970.00

आफोभार हा दस्त बंधाज 3:56PM

हा वेळेस मिळेल

११५

दुय्यन निवधक ३.

मार्च १४ २००६

Customer Copy

Deposit Br. Date: 18/3/06

Pay for Acct Stamp Duty Number

Presenting Value	Rs.	1310/-
Service Charges	Rs.	10/-
Total	Rs.	1310/-

Name of Stamp duty paying party:
 Mr. Harvinder J. Nagi
 Mrs. Baljeet H. Kaur

DD / Cheque No. 415438

Drawn on Bank OBC Bank

Received With Thanks
 Rs. 1310/- Towards
 Payment Of Stamp Duty

Transit (Stamp Duty only) 41763

Stamp: SANGRA (W) ER

पसद-3
 दत्त 22/4/06
 9/11/06



ICICI BANK LTD FRANKING DEPOSIT SLIP

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai, this 14th day of March in the Christian year 2005, BETWEEN EVERSHINE BUILDERS PRIVATE LIMITED, a Company, incorporated under the Companies Act, 1956 and having registered office at 215, Veena Beena Shopping Centre, Guru Nanak Road, Bandra (West) Mumbai - 400 050, hereinafter called "the BUILDERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include successors and assigns) of the ONE PART, and Mr. Harvinder J. Nagi & Mrs Baljeet Harvinder Singh Kaur Of Indian Inhabitant, residing at/having office at. T - 333 Shivapuri No 2, L.B.S. Marg, Gurunank Nagar, Ghatkoper (West), Mumbai - 400 086, hereinafter called "the PURCHASER", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/heirs executors and administrators or its successors and assigns) of the OTHER PART.

RKH

Baljeet Kaur Nagi

(Signature)

RKH

Baljeet Kaur Nagi

ICICI Bank Ltd. Kewal Ramdani
 Saurabh Bhowali
 Officer
 ICICI Bank Ltd
 D:\SRV\G.P.10110120012406

Written by one
 21/3/06
 21/3/06
 21/3/06

WHEREAS Rakesh Kumar Wadhawan alias Rakesh Dewan (hereinafter referred to as "Dewan") has purchased or agreed to purchase from several Owners, the properties situated in villages Manickpur, Achole and Gokhlware, Taluka Vasal and District Thane, under several Agreements for Sale and Deeds of Conveyance pursuant to which the Owners delivered peaceful and vacant possession of the said properties and executed in his favour Deeds or Power of Attorney containing powers and authorities, inter alia, for development of the said properties in accordance with the permission, approvals and sanctions of the concerned authorities;

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प्राप्त दिनांक 22/11/2010

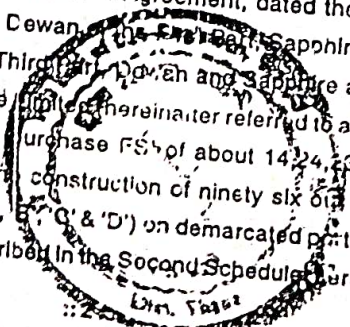
AND WHEREAS in accordance with the powers and authorities reserved to him, Dewan prepared a layout of the said properties on the basis of amalgamation of the said properties and division of said properties into four Sectors 'A', 'B', 'C' & 'D', more particularly described in the First Schedule hereunder written and submitted layout together with the buildings plans for construction of buildings, to the Government of Maharashtra (hereinafter called "CIDCO") for approval.

AND WHEREAS pursuant to the Order No. TPS1290/2151/CR219UD12 dated the 15th July 1991 made the Government of Maharashtra, CIDCO by its Commencement Certificate Issued No. CIDCO/VVSP/BPZCC20/826 dated 6th September, 1991 under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, approved the said layout and the building plans on terms and conditions mentioned therein which, inter alia, provide for the setting up of infrastructure, including infrastructure for providing sweet potable, drinking water for consumption by the occupants, of the proposed buildings in accordance with the norms and specifications of CIDCO.

AND WHEREAS by Agreements of Sale made, from time to time, between Dewan of the One Part and Sapphire Land Development Private Limited (hereinafter referred to as "Sapphire") of the Other Part, Dewan agreed to sell and Sapphire agreed to purchase several immovable properties, including the said properties within Sectors 'A', 'B', 'C' & 'D' more particularly described in the First Schedule hereunder written, for the consideration and on terms and conditions therein mentioned.

AND WHEREAS Dewan delivered peaceful and vacant possession of the said properties to Sapphire with the irrevocable right and the authority to set up such infrastructure in accordance with norms and specifications of CIDCO and Sapphire commenced the work of setting up the said infrastructure.

AND WHEREAS by a Tripartite Agreement, dated the 27th February, 1992, made by and between Dewan of the First Part, Sapphire of the Second Part and the Builders of the Third Part, Dewan and Sapphire agreed to sell to the Evershine Builders Private Limited (hereinafter referred to as "Evershine") and the Evershine agreed to purchase FSI of about 1424.339 Square Feet to be used by Evershine in the construction of ninety six out of the hundred and twenty buildings (Type 'A', 'B', 'C' & 'D') on demarcated portions of Sectors 'A' & 'B' more particularly described in the Second Schedule hereunder written.



including the FSI of 91,803.11 Square Feet to be used in the construction of a Shopping Complex on Plots No. 1 and 4, Schools (Including K. G. School) on two Plots 2 & 3, earmarked under the layout for school and development of four Recreational Plots in accordance with the building plans to be prepared by the Evershine and sanctioned by CIDCO, which have since been prepared and submitted to CIDCO for approval;

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AND WHEREAS pursuant to the said Tripartite Agreement, Dewan and Sapphire granted irrevocable licence to the Evershine to enter upon Sector 'A' & 'B' respectively, hereunder written, for the purpose of constructing the said buildings thereon, in accordance with plans sanctioned and to be sanctioned as aforesaid in accordance with the said Tripartite Agreement.

AND WHEREAS by Agreement made, from time to time, with the Owners of various properties, Dewan agreed to purchase the said properties for the consideration and on terms and conditions therein mentioned.

AND WHEREAS Sapphire and Dewan revised the said layout, sanctioned by CIDCO with respect to Sector 'B', inter alia, with a view to merging and making the various Properties, Part of Sector 'B', (hereinafter referred to "Enlarged Sector "B").

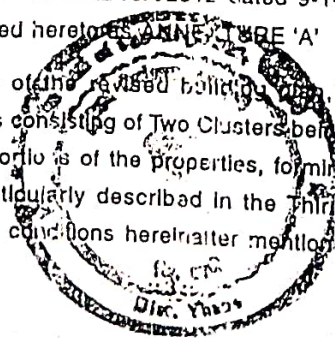
AND WHEREAS CIDCO has since sanctioned the revised layout and building plans and specifications vide Commencement Certificate No. CIDCO/VVSR/ZCC20/1/2020 dated 25th August 1992.

AND WHEREAS by TRIPARTITE Agreement, dated the 28th day of October, 1992, made by and between Sapphire, as Vendors of the First Part, Dewan as Confirming Party of the Second Part and the Evershine of the Third Part, Sapphire agreed to sell and Dewan agreed to confirm and Evershine agreed to purchase the additional F.S.I. of Sector 'A', inclusive of enlarged Sector 'B', amounting 8,32,780.76 Square Feet and building plans aggregating to 8,32,780.76 Square Feet, sanctioned vide the Commencement Certificate No. CIDCO/VVSR/BF/ZCC20/2020, dated the 25th day of August 1992, issued by CIDCO.

AND WHEREAS Evershine evolved a Scheme for construction and setting up of a Residential Complex to be known as "EVERSHINE CITY AVENUE PHASE II " (Consisting of Residential Buildings and Shopping Centres and Schools).

AND WHEREAS CIDCO has sanctioned the further revised and Building plans and specification (vide Commencement Certificate No. CIDCO/VVSR/BF/ZCC-20/E/15A/2012 dated 9-1-2001) a copy whereof is annexed and marked hereto as ANNEXURE 'A'

In pursuance of the revised building plans, Evershine intends to construct 44 buildings consisting of Two Clusters, being cluster six and seven on the demarcated portions of the properties, forming part of the enlarged Sector 'B', more particularly described in the Third Schedule hereunder written on terms and conditions hereinafter mentioned;



AND WHEREAS the Builders have already commenced the construction of 44 buildings consisting of cluster six and seven in enlarged Sector 'B'.

NOW THIS PRESENTS WITNESSESH AND IT IS AGREED BY 1922
AND BETWEEN THE PARTIES AS FOLLOWS :

1. The Builders have acquainted the Purchasers with the details of the Scheme of Development evolved by the Evershine.

(a) Constructing and setting up a Residential Complex to be known as "EVERSHINE CITY AVENUE PHASE II" On enlarged Sec or 'B', more particularly described in the third Schedule, hereunder written, (i) Forty Four Residential Buildings on demarcated portions of Sector 'B' in accordance with the layout and amended building plans sanctioned by CIDCO, (ii) Residential Buildings on the Third Schedule Properties; (iii) Shopping Centre and Schools in accordance with the building plans and specifications, to be sanctioned by CIDCC and (iv) Recreation Areas earmarked under the said layout pursuant to the hereinbefore recited Tripartite Agreement, dated the 27 the day of February 1992 to be executed in favour of such Purchasers or Co-operative Societies or Limited Companies to be formed of Purchasers of flats/shops, garages, transferable and assignable leases in perpetuity at an annual lease rent Re. 1.00 (Rupees One only), Sectorwise, wingwise, buildingwise, zonewise or Plotwise, so that each such Purchasers Society or Limited Company becomes the owner of a building or a group of buildings together with demarcated spaces, required to be kept open according to building regulations, as may be decided by the Builders in their sole and absolute discretion, without reference or notice to such Purchasers/Society/ Limited Company.

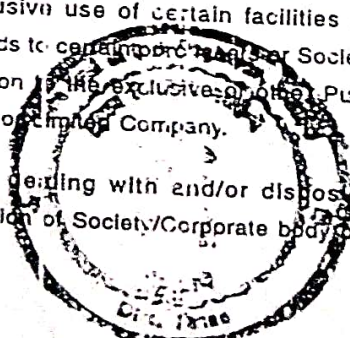
(b) Notionally amalgamate or sub-divide the properties within enlarged or Sector 'B' into further sub-sectors or Zones for the purposes of granting separate Leases or for any other reasons.

(c) Developing the part of the said enlarged Sector 'B' in phases or parts, as may be convenient or feasible in the opinion of the Builders.

(d) Redesigning or allocating any building or buildings or the recreation area or internal road and passages and such other area or areas, which the Evershine may desire, to realign and redesign or allocated for the purpose of exclusive use, occupation and enjoyment of such building facilities amenities, recreation areas internal roads passages as are provided in Clause "e".

(e) Granting exclusive use of certain facilities or recreation areas, passages, internal roads to certain purchasers or Society or Company at the Builders' Sole discretion to the exclusive use of the Purchasers or group of purchasers or Society or Limited Company.

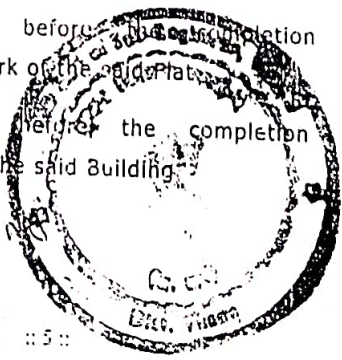
(f) Constructing, dealing with and/or disposing off at any time, notwithstanding formation of Society/Corporate body for execution of Lease



or other transfer documents, the remaining building flats, premises and areas, including recreation areas, and/or facilities or amenities as they may deem fit in their sole discretion without notice or reference to the Purchaser or their assigns and entering into Agreements with other Purchasers of Flats/Snops/Garages/Premises and Buildings on such terms and conditions as they may deem fit in their sole discretion, including incorporating in such Agreements any special or exclusive rights to such Purchasers of a nature or kind as the Builders and Purchasers may deem fit.

2. The Builders have already commenced the construction of Building No. EC-178 out of the said ~~5~~ Seven Cluster (Consisting of 44 Buildings) on portion of enlarged Sector 'B', more particularly described in the Third Schedule hereunder, in accordance with the further revised sanctioned building plans, location of which building and the building plans the Purchaser confirms, having seen and inspected. The Builders have agreed to sell and the Purchaser/s has agreed to purchase the flat No. 201 on the 2nd floor and hereinafter referred to as "the said Building" of the said Building No. EC-178 in enlarged Sector 'B' measuring 341 Square Feet (carpet area), at the lumpsum price of Rs. 4,83,000/- (Rupees Five Lacs Forty Thousand Ninety Five Only) to be paid by the Purchaser to the Builders in the following manner, that is to say:-

- (a) Rs. 29,850/- as Earnest-money on the execution of these do hereby admit & acknowledge)
- (b) Rs. _____/- On or before the completion of plinth of the said Building.
- (c) Rs. _____/- On or before the completion of 1st floor slab of the said Building.
- (d) Rs. _____/- On or before the completion of 2nd floor slab of the said Building.
- (e) Rs. _____/- On or before the completion of 3rd floor slab of the said Building.
- (f) Rs. _____/- On or before the completion of 4th floor slab of the said Building.
- (g) Rs. _____/- On or before the completion of 5th floor slab of the said Building.
- (h) Rs. _____/- On or before the completion of the Brick/block work of the said Building.
- (i) Rs. _____/- On or before the completion of the plaster work of the said Building.



Subject to
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(j) Rs 4,29,000/-

On or before the completion of the flooring of the said Building

(k) Rs. 24,150/-

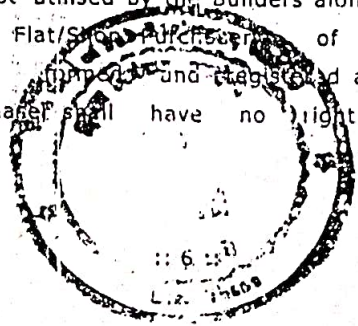
on the possession of the said Premises,

Handwritten signature

being offered by the Builders to the purchaser/s as licence, pending execution of Deed of Lease in Perpetuity in favour of a Co-operative Society or Limited Company or Condominium of Apartments, as the case may be, and upon execution of such personal licence to enter upon and enjoy the said Premises in favour of the Purchasers shall automatically become absolute possession of the Purchaser. The Purchaser shall pay the amounts, as aforesaid, on the due dates, without fail and without any delay or default or demur, as time in respect of the said payments is the essence of the contract. The Builders will forward to the Purchasers intimation of having carried out/completed the aforesaid work at the address given by the Purchasers, under this Agreement and the Purchaser will be bound to pay the amount of installments within eight days of Builders' despatching such intimation under Certificate of Posting at the address of the Purchaser/s given in these presents. The Builders will keep Certificate of their Architects, certifying that the Builders have carried out/completed/complete item or work and such Certificate will be open for inspection by the Purchaser/s at the Office of the Builders. The Certificate shall be valid and binding upon the Purchaser and the Purchaser agrees not to dispute the same.

3. The Builders have informed the Purchasers that the organisation, known as "Dewan Kuldip Singh Nagar Developers Association", (hereinafter referred to as "the Association") will be constituted for looking after the management and maintenance of internal amenities and facilities usable in common by all the occupants of buildings in Sector 'A' and 'B', including enlarged sector B, 'C' and 'D', such as layout roads, street lighting, sewerage/drainage, pipe lines, recreation areas and playgrounds, not specifically earmarked for the exclusive use of any of the Purchasers or set of Purchasers (hereinafter referred to as "common amenities and facilities").

4. Notwithstanding what is contained herein, the Purchaser agrees and undertakes to pay the sum of Rs. 10/= (Rupees Ten only) per sq. ft. in respect of the premises agreed to be purchased or at any other rate as may be determined by the Builders before the possession of the premises is delivered to the Purchaser. The Builders shall maintain an account to be known as 'Corpus Fund', to be utilised at its sole discretion alone towards the maintenance and management of the common infrastructures and general amenities and facilities excluding the health club and other special amenities, if any. The amount collected including the interest earned, if any on such amount shall be utilised by the Builders alone, without obtaining any further consent from Flat/Shop/Apartment of the Society / Company / Condominium to be approved and registered and/or any other concerned person/s. The Purchaser shall have no right to seek any set off and/or adjustment against



ANNEXURE "A"

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA
AMBICA COMMERCIAL COMPLEX, VASAI (EAST), DIST. THANE. TEL: 210 PHONE: (912) 334486 / 334487 FAX: 334466

Ref.: CIDCO/VVSR/3P/ZCC-20/E/15A/2012 Date: 09/01/20

Sr. J. R. K. Wadhwa (P.A. Holder)
District Engineer
Nawangan, Vasai Road,
Taluka Vasai
DIST. THANE.

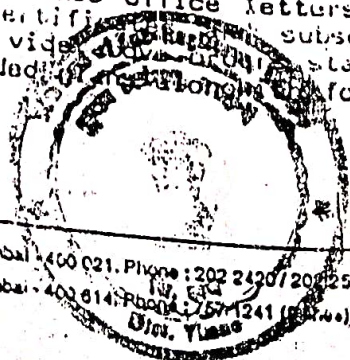
Sub: Amended plan approval for Residential Buildings in Part Sector-B & Pocket P3 of Group Housing Scheme on 1/2 bearing S.No.201, H.No.1,2,3,4,5(part); S.No.204, H.No.1,2,3,5(part); S.No.205, H.No.1,2,3(part); S.No.206, H.No.3,4(part); S.No.205, H.No.3,4(part); S.No.395, H.No.1(part); S.No.254, H.No.1/6(part), 1/2(part)(New) 357(Old); S.No.259(part), S.No.260(part), Village Achole, Taluka Vasai Dist. Thane

- 1) Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/E/26 dated 06/07/91.
- 2) This office letter No. CIDCO/VVSR/3P/ZCC-20/I/20 dated 25/08/92.
- 3) This office letter No. CIDCO/VVSR/3P/ZCC-20/I/43 dated 12/05/95.
- 4) This office letter No. CIDCO/VVSR/BP/ZCC-20/I/43 dated 24/08/95.
- 5) This office letter No. CIDCO/VVSR/BP/ZCC-20/E/71 dated 10/09/95.
- 6) Appeal Order No. IPO-1298/613/P. No. 156/UD-12 dated 08/09/1999.
- 7) Your architect's letter dated 05/01/2001.

Sir,

With reference to your architect's letter referred above please find enclosed herewith approved amended plans for Residential Buildings in part Sector-B & Pocket P3 of Group Housing Scheme on S.No.201, H.No.1,2,3,4,5(part); S.No.204, H.No.1,2,3,5(part); S.No.205, H.No.1,2,3(part); S.No.206, H.No.3,4(part); S.No.205, H.No.3,4(part); S.No.395, H.No.1(part); S.No.254, H.No.1/6(part), 1/2(part)(New)/357(Old); S.No.259(part), S.No.260(part), Village Achole, (ZCC-20 Layout), Vasai Taluka Vasai, Dist. Thane.

The amended plan duly approved herewith supersedes all earlier approved plans of this office letters. The conditions of commencement certificate and subsequent amended plans approvals granted vide above mentioned stands applicable to this approval of amended plans. The following conditions:-



Contd... 09/01/20

Regd. Office: 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone: 202 2430/202 2579 Fax: 00-91-22-22-11-22-75
Head Office: 'CIDCO Bhava', CBD-Belapur, Navi Mumbai - 400 614. Phone: 2571241 (Ext. 1000) Fax: 00-91-22-75

in Part
on 1/2
No. 201
S. No. 204
S. No. 205
S. No. 206
S. No. 395
S. No. 254
S. No. 259
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URBAN AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMERCIAL COMPLEX, VASAI (EAST), DIST. THANE - 401 210 PHONE : (912) 334486 / 334417 FAX : 334406 (STD 022)

Date :

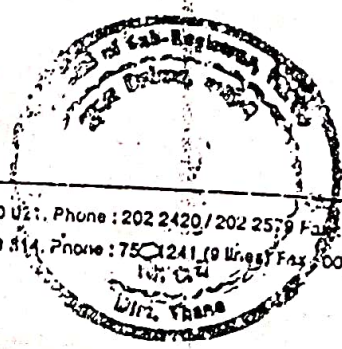
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- 1) The occupancy certificate for the building will be issued only after provision of potable water is made available to each occupant.
- 2) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 3) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 4) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall obtain Chief Fire Officer's clearance before applying for occupancy certificate.

Yours faithfully,

[Signature]
ASSOCIATE PLANNER / UOPO (VVP)

c.c. to :-
M/s. Shah Gattani Consultants, Architects
105, Lucky Palace, Station Road,
Vasai (W), Taluka Vasai
DIST : THANE.



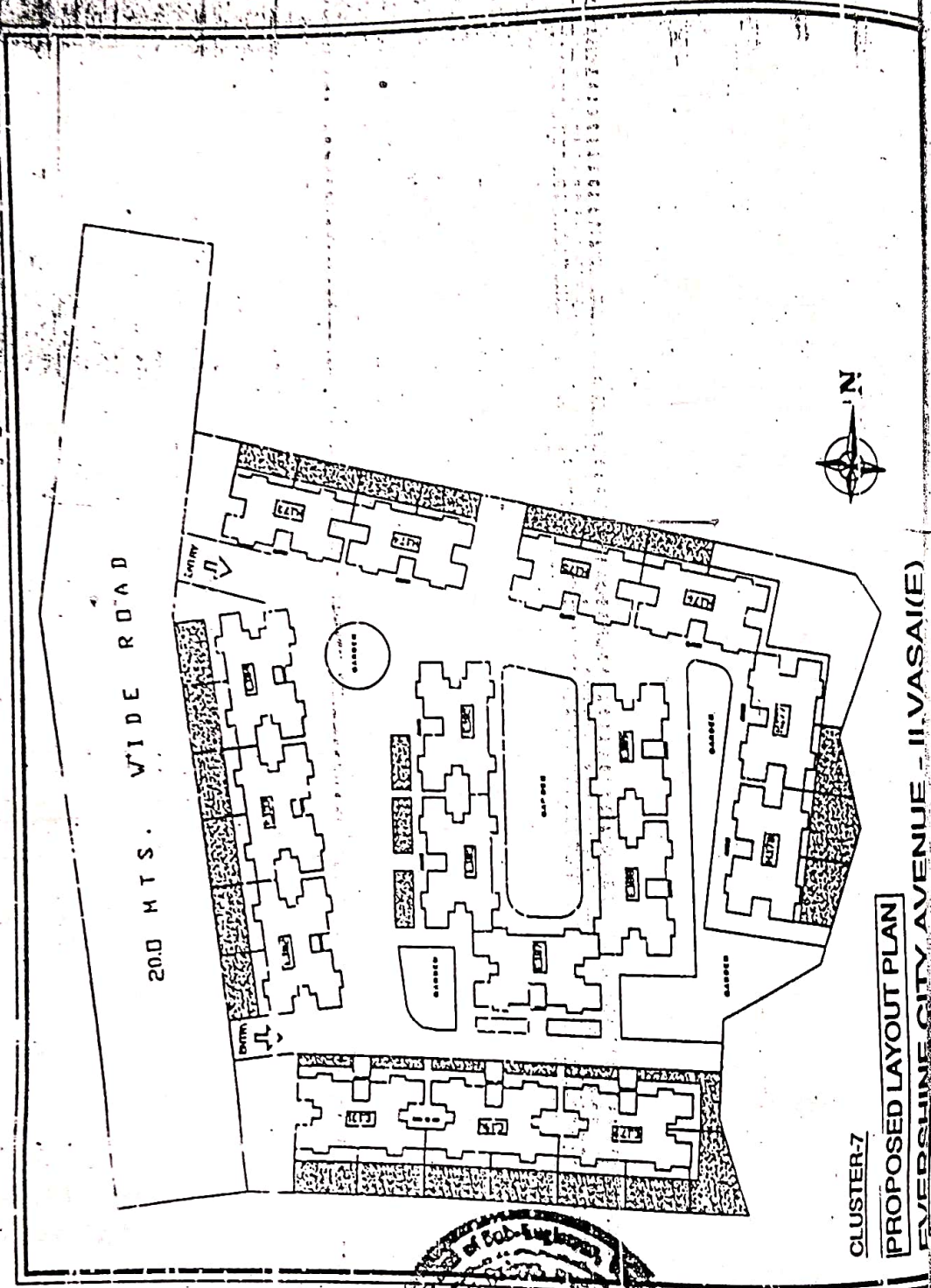
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Office : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 202 2420 / 202 2579 Fax : 00-91-22-232 2509
Office : 'CIDCO Bhavan', CBD-Balapur, Navi Mumbai - 400 814. Phone : 75 1241 (9 lines) Fax : 00-91-22-737 1066

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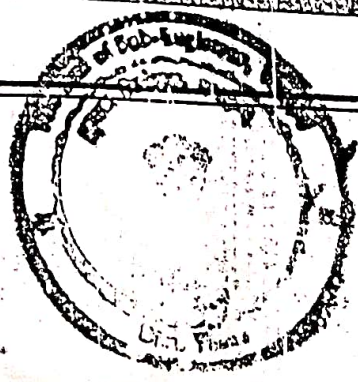


200 MTS. WIDE ROAD



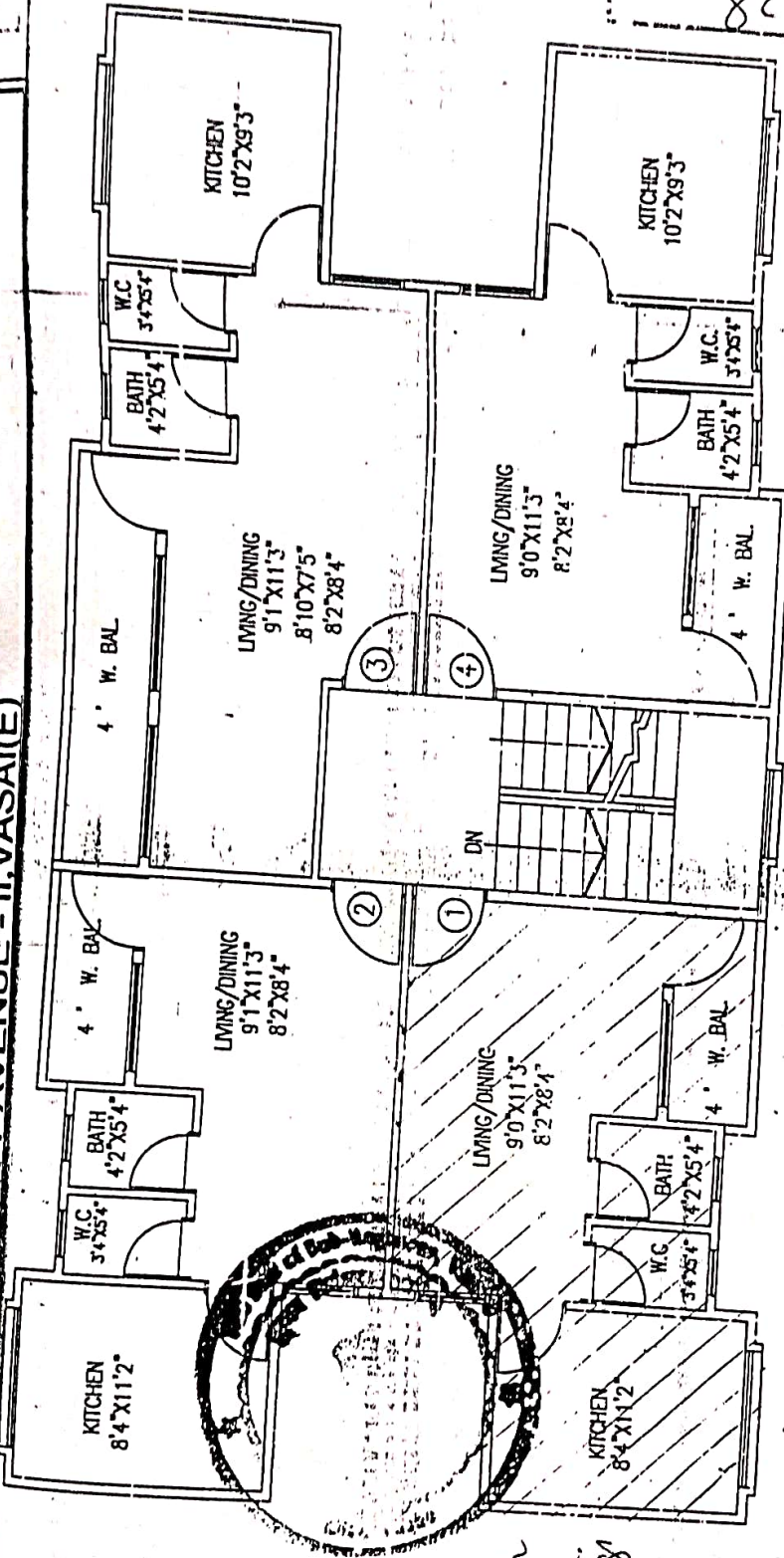
CLUSTER-7

PROPOSED LAYOUT PLAN
EVERSHINE CITY AVENUE II VASAI(E)



PROPOSED LAYOUT PLAN

EVERSHINE CITY AVENUE - II, VASAI(E)



29/22/18
80/150

PROPOSED PLAN OF FLAT NO. 201
ON 2ND FLOOR IN WING OF BLDG EC-178
AGREED TO BE ACQUIRED BY THE
PURCHASER MARKED RED.

TYPICAL FLOOR PLAN (1st to 4th)
H-TYPE, BLDG.NO.-174,176,178 CLUSTER -7

EVERSHINE CITY AVENUE - II, VASAI(E)

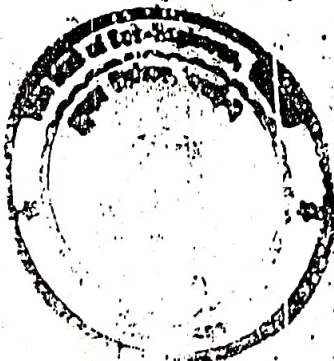
वसई - ७
दस्त क्र. १२२/२००६
४९/५७

THIS PLAN SHALL NOT BE
CONSIDERED AS A PROOF
OF OWNERSHIP FOR ANY
PURPOSE UNDER ANY
LAW.

Approved as amended this
subject to the conditions mentioned in
Order No. C.P.D.C. (V.V.S.I.) (B)
Date: 07/01/2001

[Signature]
ASSOCIATE PUBLISHER (V.V.S.I.)
GICCO LIMITED,
MURRAY COMMERCIAL COMPLEX,
GROUND FLOOR, VASAL (EAST),
MIDC, THANE

CERTIFIED TO
[Signature]



CO. TO
FLOOR
CIRCULATION


SIXTH SCHEDULE ABOVE REFERRED TO :
(Schedule of Expenses and Charges)

2922 13
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19

1. The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the terrace, gutters and rain water pipes of the building, water pipes, lift and electric wires in, under or upon the building and enjoyed or used by the flats/premises holder/holders in common with the other occupiers of the flats and the main entrance, passages, landings, lift and staircases of the building as enjoyed by the flat holder/s used by him/her/them in common as aforesaid and the boundary walls of the building, compound, terraces, etc.
2. The cost of cleaning and lighting the passages, water pumps, landings, staircases, common lights and parts of the building used by the flat holder/s in common as aforesaid.
3. The cost of salaries of clerks, bill collectors, chowkidars, pumpmen, sweepers, etc.
4. The cost of working and maintenance of common light, water pump, lift and other service charges.
5. Deposits for Building water meter, electric meter, sewer line, etc.
6. Property and other taxes, such as water charges bills, electric charges bills, levy and revenue, N.A. taxes etc.
7. Insurance of Buildings.
8. Such other expenses, as are necessary, incidental for the maintenance and up-keep of building.
9. Lease rent of Re. 1.00 (Rupee One only) per year.
10. Amounts referred to in clauses of these presents.

The above amounts are to be paid at the time of use and occupation of the Flat/Shop/Premises, by the Purchasers, Maintenance charges, if any, will be paid according to bye-laws, rules and regulations, which the Builders may make from time to time.

Signature
R.K.


IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal to these presents the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED) For EVERSINE BUILDERS PVT. LTD.

Rachna K. Ludhani

Director

by the withinnamed Builders

M/D EVERSINE BUILDERS PVT. LTD.)

Mrs. Rachana K. Ludhani)

in the presence of

SIGNED SEALED AND DELIVERED)

by the withinnamed Purchaser)

Mr. Harvinder J. Nagi)

Mrs. Baljeet Harvinder Singh Kaur)

in the presence of)

Baljeet Harvinder Nagi

Handwritten notes and dates: 29.01.2006, 31.01.2006

Receipt

Received of and from the Purchaser/s the sum of Rs. 29,850/-

(Rupees Twenty Nine Thousand Eight Hundred Fifty Only) as

and by way of earnest money by Cheque No 620387 Dated 15.01.2006

Drawn on The Bharat Co - op Bank.

WITNESS :

WE SAY RECEIVED

For EVERSINE BUILDERS PVT. LTD.

1.

Rachna K. Ludhani

LTD d/c

2.

(Director)

Builders





Tuesday, March 14, 2006

3:41:36 PM

Original

नोंदणी 39 न.

दिनांक 39 न.

पावती

पावती क्र. : 2122

मावाचे नाव जाचोले

दिनांक 14/03/2006

दस्तावेजाचा अनुक्रमांक

दस्तावेज - 02122 - 2006

दस्तावेजाचा प्रकार

करारनामा



सादर करणाराचे नाव श्री हसदिवर जे नैनी -

नोंदणी फी

:-

4230.00

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

:-

1140.00

रुजदात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (57)

एकूण

रु.

5970.00

आपणास हा दस्त अंदाजे 3:56PM ह्या वेळेस मिळेल

इय्यम निवेद्युक्तिकुर्त-३

बाजार मूल्य: 404533 रु.

मोडदला: 483000 रु.

मरलेले मुद्रांक शुल्क: 13100 रु.

पुणे नगरपालिका परत सिद्ध

इय्यम निवेद्युक्तिकुर्त-३

Handwritten signature and text

Handwritten mark

दस्तावेज क्रमांक व वर्ष: 2122/2006
Wednesday, April 11, 2006
5:04 11 PM

दुय्यम निबंधक: वसई 3

सूची क्र. दोन INDEX NO. II

गावाचे नाव : आचोळे

दुय्यम निबंधक



(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 483,000.00
बा.भा. रु. 404,533.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)
(1) सर्वे क्र.: 254/-/-/- वर्णन: विभागाचे नाव - मौजे (गांव) आचोळे क्रमांक (नालासोपारा नगरपालिका), उपविभागाचे नाव - 10/89 - सभाव्य बिनशेतीच्या जमिनी, सदर मिल्कत सर्वे, नंबर - 254 मध्ये आहे. सदनिका क्र - 201, दुसरा माला, वि न ईसी/178, एकरशाईन शिटी एकेन्सु फेज/2.
(1)38.02 चौ मी

(3) क्षेत्रफळ
(4) आकारणी किंवा जुडी देण्यात असलेले तसे
(1) मे. एकरशाईन बिल्डर्स प्रा लि चे डायरेक्टर सौ रचना लुधानी तर्फे कु.मु श्री विजय शेंडीगज - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: विणा बिना शॉपींग सेंटर; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: वांद्रे प, तालुका: मुंबई; पिन: 50; पॅन नंबर: -.

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) श्री हरविंदर जे नेगी - -; घर/फ्लॅट नं: टी/331; गल्ली/रस्ता: एस बी एस मार्ग; ईमारतीचे नाव: शिवापूरी नं:2; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: चाटकोपर प, तालुका: मुंबई; पिन: 86; पॅन नंबर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता
(2) सौ बलजीत हरविंदर सिंग कौर - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -.

(7) दिनांक करून दिल्याचा 11/03/2006
(8) नोंदणीचा 14/03/2006
(9) अनुक्रमांक, खंड व पृष्ठ 2122 /2006
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 13070.00
(11) बाजारभावाप्रमाणे नोंदणी रु 4830.00
(12) शोरा

खरी प्रत

मकल केली
चली
नवात घेतली



सदर नकल धी हबविल्लेनेगी
...
यांचा अर्थ क्रमांक 082105
अन्वये हानी दिला असे.

दुय्यम निबंधक, वसई-3

दुय्यम निबंधक, वसई-3

PAKI.

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ICICI BANK LTD FRANKING DEPOSIT SLIP

Customer Copy		
Deposit Br.	Date: 8/3/06	
Pay to:	Acct Stamp Duty Mumbai	
Franking Value	Rs.	13100/-
Service Charges	Rs.	101/-
Total	Rs.	131101/-

Name of Stamp duty paying party:
 Mr. Harvindar J. Nagi
 Mrs. Baljeet H. Kaur

DD / Cheque No. H15438
 Drawn on Bank OBC Bank

Received With Thanks
 Rs. 13100/- Towards
 Payment Of Stamps Duty

Tran No. 91763
 Franking Sr. No. 91763
 BANDRA (W) BR.

वसई-३
 दस्त क्र. 2922/2005
 9/1/06



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai, this 11th day of March in the Christian year 2006, BETWEEN EVERSHINE BUILDERS PRIVATE LIMITED, a Company, incorporated under the Companies Act, 1956 and having its registered office at 215, Veena Beena Shopping Centre, Guru Nanak Road, Bandra (W), Mumbai - 400 050, hereinafter called "the BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART, and Mr. Harvindar J. Nagi & Mrs Baljeet Harvindar Singh Kaur Of Indian Inhabitant, residing at/having office at. T - 331, Shivapuri No 2, L.B.S. Marg, Gurunanak Nagar, Ghatkoper (West), Mumbai - 400 086. hereinafter called "the PURCHASER", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/heirs executors and administrators or its successors and assigns) of the OTHER PART.

RK
Baljeet Kaur Nagi
RK
Baljeet Kaur Nagi

ICICI Bank Ltd. Koyraji Building,
 Water-Field Road, Bandra (west),
 Mumbai-400055
 Saurabh Bhauwala
 Officer
 ICICI Bank Ltd.
 D-5/STP(V)/C.R.101103/2004/2408-11
 भारत 91763
 183805
 Special
 Adre SIV
 MAR 08 2006
 17:25
 1001-8554
 SAM DITY M...
 11/03/06
 17:25

1072187878
 one level
 2

WHEREAS Rakesh Kumar Wadhawan alias Rakesh Dewan (hereinafter referred to as "Dewan") has purchased or agreed to purchase from several Owners, the properties situated in villages Manlokpur, Achole and Gokhlware, Taluka Vasal and District Thane, under several Agreements for Sale and Deeds of Conveyance pursuant to which the Owners delivered peaceful and vacant possession of the said properties and executed in his favour Deeds or Power of Attorney containing powers and authorities, interalia, for development of the said properties in accordance with the permission, approvals and sanctions of the concerned authorities;

वसई - ७
22/2008
2/146

AND WHEREAS in accordance with the powers and authorities reserved to him, Dewan prepared a layout of the said properties on the basis of amalgamation of the said properties and division of said properties into four Sectors 'A', 'B', 'C' & 'D', more particularly described in the First Schedule hereunder written and submitted layout together with the buildings plans for construction of buildings, to the Government of Maharashtra (hereinafter called "CIDCO") for approval.

AND WHEREAS pursuant to the Order No. TPS1290/2151/CR219UD12 dated the 15th July 1991 made by the Government of Maharashtra, CIDCO by its Commencement Certificate issued No. CIDCO/VVSR/BPZCC20/826 dated 6th September, 1991 under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, approved the said layout and the building plans on terms and conditions mentioned therein which, interalia, provide for the setting up of infrastructure, including infrastructure for providing sweet potable, drinking water for consumption by the occupants, of the proposed buildings in accordance with the norms and specifications of CIDCO.

AND WHEREAS by Agreements of Sale made, from time to time, between Dewan of the One Part and Sapphire Land Development Private Limited (hereinafter referred to as "Sapphire") of the Other Part, Dewan agreed to sell and Sapphire agreed to purchase several immovable properties, including the said properties within Sectors 'A', 'B', 'C' & 'D' more particularly described in the First Schedule hereunder written, for the consideration and on terms and conditions therein mentioned.

AND WHEREAS Dewan delivered peaceful and vacant possession of the said properties to Sapphire with the irrevocable right and the authority to set up such infrastructure in accordance with norms and specifications of CIDCO and Sapphire commenced the work of setting up the said infrastructure.

AND WHEREAS by a Tripartite Agreement, dated the 27th February, 1992, made by and between Dewan of the First Part, Sapphire of the Second Part and the Builders of the Third Part, Dewan and Sapphire agreed to sell to the Evershine Builders Private Limited (hereinafter referred to as "Evershine") and the Evershine agreed to purchase FSI of about 14,24,239 Square Feet to be used by Evershine in the construction of ninety six out of the hundred and twenty buildings (Type 'A', 'B', 'C' & 'D') on demarcated portions of Sectors 'A' & 'B' more particularly described in the Second Schedule hereunder written,

Including the FSI of 81,808.11 Square Feet to be used in the construction of a Shopping Complex on Plots No. 1 and 4, Schools (Including K. G. School) on two Plots 2 & 3, earmarked under the layout for school and development of four Recreational Plots in accordance with the building plans to be prepared by the Evershine and sanctioned by CIDCO, which have since been prepared and submitted to CIDCO for approval;

वसई - ७
19/24/2008
३ 196

AND WHEREAS pursuant to the said Tripartite Agreement, Dewan and Sapphire granted Irrevocable licence to the Evershine to enter upon Sector 'A' & 'B' respectively, hereunder written, for the purpose of constructing the said buildings thereon, in accordance with plans sanctioned and to be sanctioned as aforesaid in accordance with the said Tripartite Agreement.

AND WHEREAS by Agreement made, from time to time, with the Owners of various properties, Dewan agreed to purchase the said properties for the consideration and on terms and conditions therein mentioned.

AND WHEREAS Sapphire and Dewan revised the said layout, sanctioned by CIDCO with respect to Sector 'B', inter alia, with a view to merging and making the various Properties, Part of Sector 'B', (hereinafter referred to "Enlarged Sector "B").

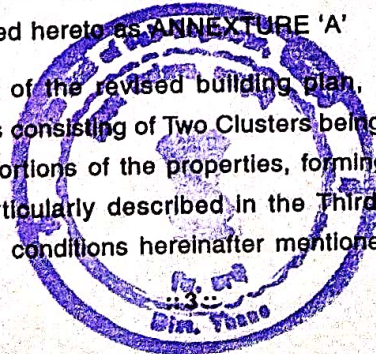
AND WHEREAS CIDCO has since sanctioned the revised layout and building plans and specifications vide Commencement Certificate No. CIDCO/VVSR/ZCC20/1/2020 dated 25th August 1992.

AND WHEREAS by TRIPARTITE Agreement, dated the 28th day of October, 1992, made by and between Sapphire, as Vendors of the First Part, Dewan as Confirming Party of the Second Part and the Evershine of the Third Part, Sapphire agreed to sell and Dewan agreed to confirm and Evershine agreed to purchase the additional F.S.I. of Sector 'A', inclusive of enlarged Sector 'B', admeasuring 8,32,780.76 Square Feet and building plans aggregating to 8,32,780.76 Square Feet, sanctioned vide the Commencement Certificate No. CIDCO/VVSR/BP/ZCC20/2020, dated the 25th day of August 1992, issued by CIDCO.

AND WHEREAS Evershine evolved a Scheme for construction and setting up of a Residential Complex to be known as "EVERSHINE CITY AVENUE PHASE II " (Consisting of Residential Buildings and Shopping Centres and Schools).

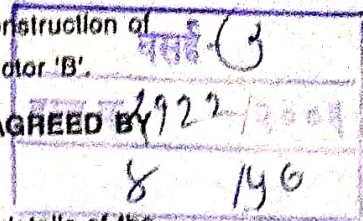
AND WHEREAS CIDCO has sanctioned the further revised and Building plans and specification (vide Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/E/15A/2012 dated 9-1-2001) a copy whereof is annexed and marked hereto as ANNEXTURE 'A'

In pursuance of the revised building plan, Evershine intends to construct 44 buildings consisting of Two Clusters being cluster six and seven on the demarcated portions of the properties, forming part of the enlarged Sector 'B', more particularly described in the Third Schedule hereunder written on terms and conditions hereinafter mentioned;



AND WHEREAS the Builders have already commenced the construction of 44 buildings consisting of cluster six and seven in enlarged Sector 'B'.

NOW THIS PRESENTS WITNESSESH AND IT IS AGREED BY
AND BETWEEN THE PARTIES AS FOLLOWS :



1. The Builders have acquainted the Purchasers with the details of the Scheme of Development evolved by the Evershine,

(a) Constructing and setting up a Residential Complex to be known as "EVERSHINE CITY AVENUE PHASE II" On enlarged Sector 'B', more particularly described in the third Schedule, hereunder written, (I) Forty Four Residential Buildings on demarcated portions of Sector 'B' in accordance with the layout and amended building plans sanctioned by CIDCO, (II) Residential Buildings on the Third Schedule Properties; (III) Shopping Centre and Schools in accordance with the building plans and specifications, to be sanctioned by CIDCO and (iv) Recreation Areas earmarked under the said layout pursuant to the hereinbefore recited Tripartite Agreement, dated the 27 the day of February 1992 to be executed in favour of such Purchasers or Co-operative Societies or Limited Companies to be formed of Purchasers of flats/shops, garages, transferable and assignable leases in perpetuity at an annual lease rent Re. 1.00 (Rupees One only), Sectorwise, wingwise, buildingwise, zonewise or Plotwise, so that each such Purchasers Society or Limited Company becomes the owner of a building or a group of buildings together with demarcated spaces, required to be kept open according to building regulations, as may be decided by the Builders in their sole and absolute discretion, without reference or notice to such Purchasers/Society/ Limited Company.

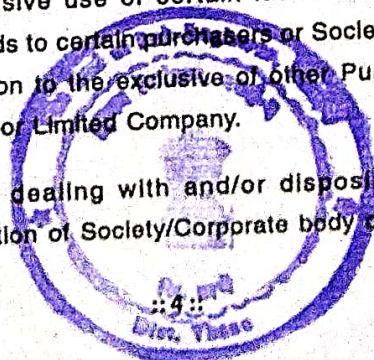
(b) Notionally amalgamate or sub-divide the properties within enlarged or Sector 'B' into further sub-sectors of Zones for the purposes of granting separate Leases or for any other reasons.

(c) Developing the part of the said enlarged Sector 'B' in phases or parts, as may be convenient or feasible in the opinion of the Builders.

(d) Redesigning or allocating any building or buildings or the recreation area or internal road and passages and such other area or areas, which the Evershine may desire, to realign and redesign or allocated for the purpose of exclusive use, occupation and enjoyment of such building facilities amenities, recreation areas internal roads passages as are provided in Clause "e".

(e) Granting exclusive use of certain facilities or recreation areas, passages, internal roads to certain purchasers or Society or Company at the Builders' Sole discretion to the exclusive of other Purchasers or group of purchasers or Society or Limited Company.

(f) Constructing, dealing with and/or disposing off at any time, notwithstanding formation of Society/Corporate body or execution of Lease



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal to these presents the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED) For **EVERSHINE BUILDERS PVT. LTD.**

by the withinnamed Builders

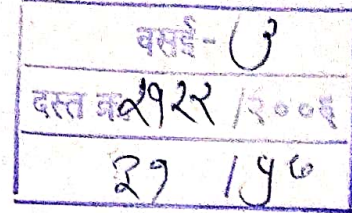
Rachna K. Ludhani

M/S. EVERSHINE BUILDERS PVT. LTD.)

Director

Mrs. Rachana K. Ludhani)

in the presence of



SIGNED SEALED AND DELIVERED)

by the withinnamed Purchaser)

Mr Harvinder J. Nagi)

Mrs. Baljeet Harvinder Singh Kaur)

in the presence of)

Baljeet Harvinder Nagi

Receipt

Received of and from the Purchaser/s the sum of **Rs. 29,850/-**

(Rupees **Twenty Nine Thousand Eight Hundred Fifty** Only) as

and by way of earnest money by Cheque No **620387** Dated **15.01.2006**

Drawn on The **Bharat Co - op Bank.**

WITNESS :

WE SAY RECEIVED

For **EVERSHINE BUILDERS PVT. LTD.**

Rachna K. Ludhani

(Director)

Builders



वसई-७
दस्ता क्र २१२२ २००९
३७/५७

ANNEXURE "A"

CIDCO

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMERCIAL COMPLEX, VASAI (EAST), DIST. THANE - 401 210 PHONE : (912) 334486 / 334487 FAX : 334468 (STD. 0250)

CIDCO/VVSR/BP/ZCC-20/E/ISA / 2012

Date: ०१/०१/२००१

Shri R. K. Wadhwa. (P.A. Holder)
Down Tower
Navy Nagar, Vasai Road,
Taluka Vasai
DIST. : THANE.

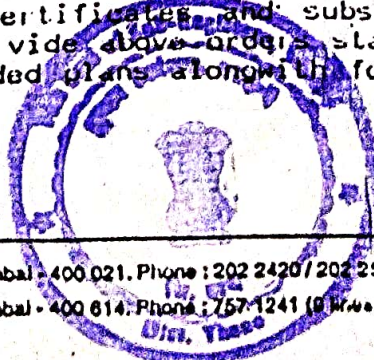
Sub: Amended plan approval for Residential Buildings in Part Sector-B & Pocket P3 of Group Housing Scheme on land bearing S.No.201, H.No.1,2,3,4,5(part); S.No.202, H.No.1,2,3,5(part), S.No.203, H.No.1,2,3(part); S.No.204, H.No.1,2,3,4(part); S.No.205, H.No.3, 4(part); S.No.206, H.No.3(part); S.No.395, H.No.1(part), 2(part), S.No.254, H.No.1/6(part), 1/2(part)(New)/ 357(Old); S.No.259(part), S.No.260(part), Village Achole, Taluka Vasai, Dist : Thane

- Ref. 1) Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/E/826 dated 06/07/91.
2) This office letter No.CIDCO/VVSR/BP/ZCC-20/I/2020 dated 25/08/92.
3) This office letter No.CIDCO/VVSR/BP/ZCC-20/I/4382 dated 12/05/95.
4) This office letter No.CIDCO/VVSR/BP/ZCC-20/I/4826 dated 24/08/95.
5) This office letter No.CIDCO/VVSR/BP/ZCC-20/E/7184 dated 10/09/96
6) Appeal Order No.TPO-1298/613/P.No.156/UD-12 dated 08/09/1999
7) Your architect's letter dated 05/01/2001.

Sir,

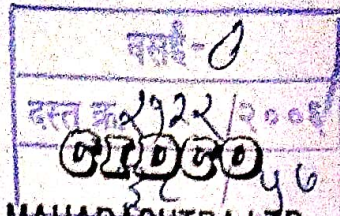
With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for Residential Buildings in Part Sector-B & Pocket P3 of Group Housing Scheme on S.No.201, H.No.1,2,3,4,5(part); S.No.202, H.No.1,2,3,5(part), S.No.203, H.No.1,2,3(part); S.No. 204, H.No.1,2,3,4(part); S.No.205, H.No.3, 4(part); S.No.206, H.No.3(part); S.No.395, H.No.1(part), 2(part), S.No.254, H.No.1/6(part), 1/2(part)(New)/ 357(Old); S.No.259(part), S.No.260(part), Village Achole, (ZCC-20 Layout), Vasai (E), Taluka Vasai, Dist : Thane.

The amended plan duly approved herewith supersedes all the earlier approved plans of this office letters. The conditions of commencement certificates and subsequent amended plans approvals, granted vide above orders stands applicable to this approval of amended plans alongwith following conditions:-



Contd.... 2.

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMERCIAL COMPLEX, VASAI (EAST), DIST. THANE · 401 210 PHONE : (912) 334486 / 334487 FAX : 334466 (STD. 0250)



Date :

- : 2 :-

- 1) The occupancy certificate for the building will be issued only after provision of potable water is made available to each occupant.
- 2) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 3) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 4) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall obtain Chief Fire Officer's clearance before applying for occupancy certificate.

Yours faithfully,


ASSOCIATE PLANNER/TIPO (VVBP)

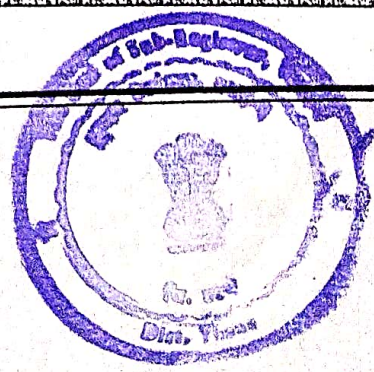
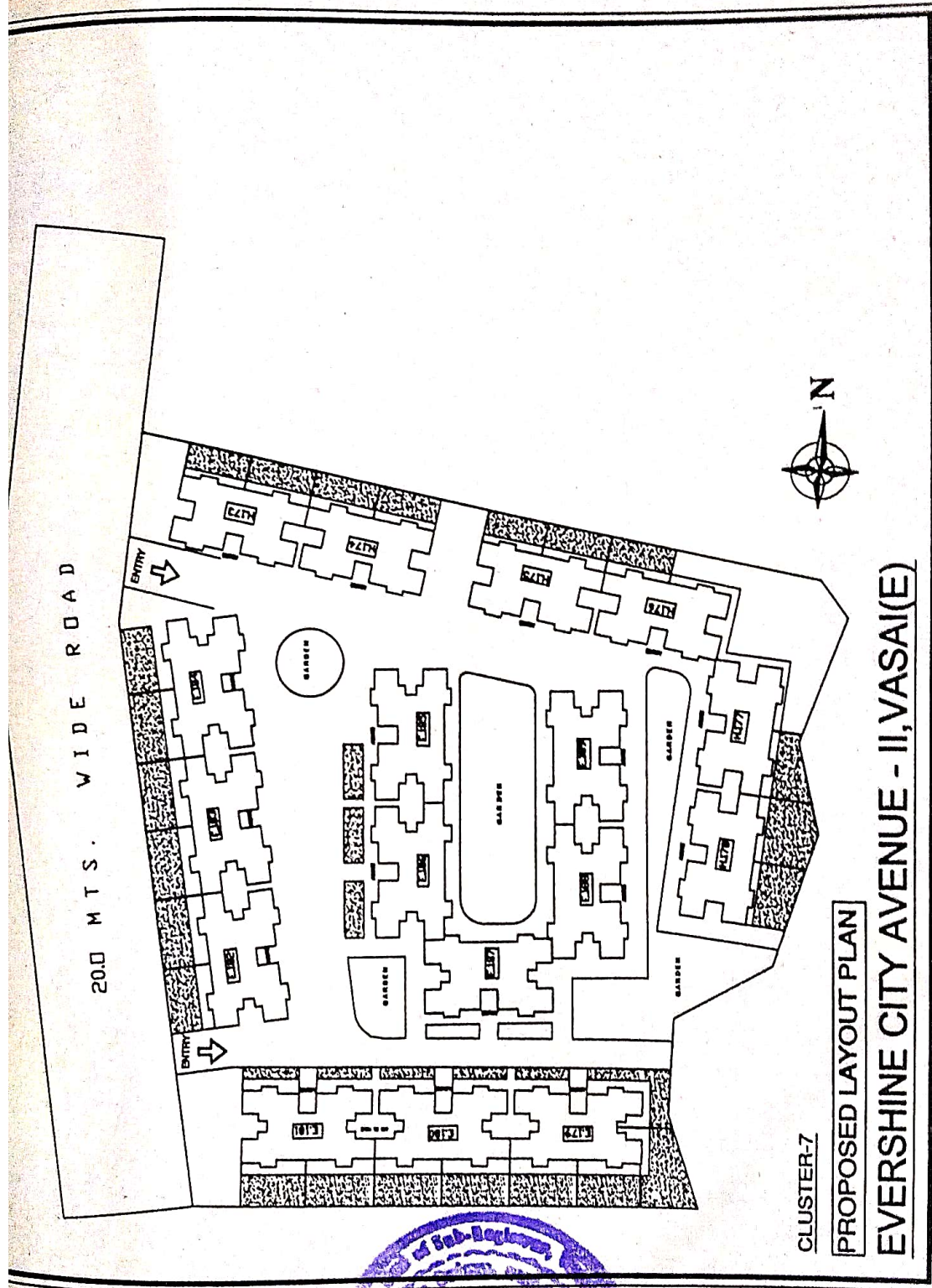
c.c. to :-

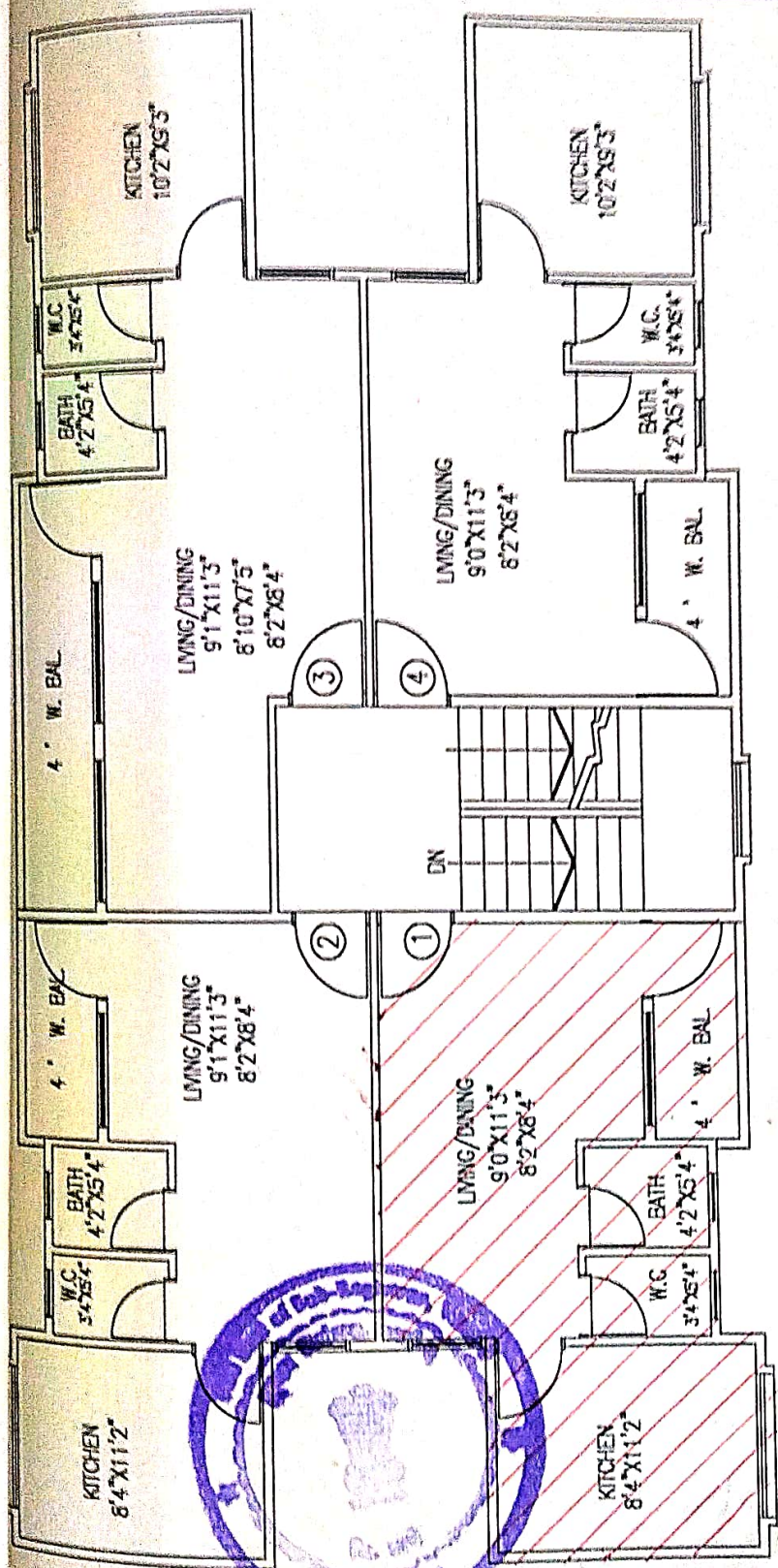
M/s. Shah Gattani Consultants, Architects
105, Lucky Palace, Station Road,
Vasai (W), Taluka Vasai
DIST : THANE.



Office : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 202 2420 / 202 2579 Fax : 00-91-22-202 2509
Office : 'CIDCO Bhavan', CBD-Belapur, Navl Mumbai - 400 614. Phone : 75 1241 (9 lines) Fax : 00-91-22-757 1066

वसई - ७
दस्ता क्र २१२५/२००४
४७ / ५७



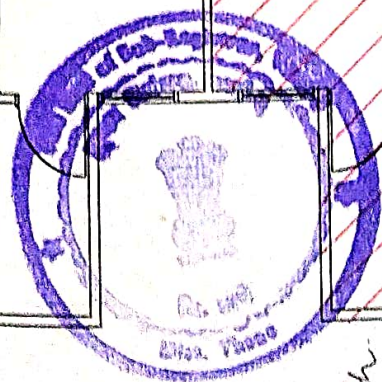


वर्ग - 6
 वस्त क्र 2920/2008
 88190

TYPICAL FLOOR PLAN (1st to 4th)
 H-TYPE, BLDG.NO.-174,176,178 CLUSTER -7

"EVERSHINE CITY AVENUE - II", VASAI(E)

PROPOSED PLAN OF FLAT NO. 301
 ON 2nd FLOOR IN WING OF BLDG. NO. 178
 AGREED TO BE ACQUIRED BY THE
 PURCHASER MARKED RED.



Rch
Prakash Narayan
8/20

CIDCO
CIDCO INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 PHONES: (Code - 95250) 2390486/2390487 • FAX: (Code - 95250) 2390466

Ref No: CIDCO/VVSR/POC/OP/ZCC-20/E/155/E

Date: 22/05/2005 वरस - 7 वरस नं 99 99 130 1099
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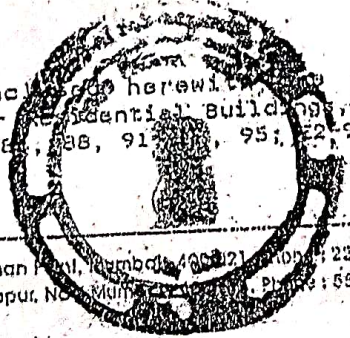
To,
 Shri R.K. Wadhawan (P.A. Holder)
 Dewan Tower
 Navghar, Vasai Road
 Taluka Vasai
 DIST. THANE

Sub: Grant of Part Commencement certificate for Residential Buildings Type G1-84; C2-78; H1-6; C2-77; E2-8; E3-91; E3-95; E2-94; E3-2, 12, 13, 14, 16; C2-72, 74, 75; E1-1, 11, E3-7, 11; H1-E; E3-14; E1-71, 82, 85; G1-81; E3-12; C2-73, 78; E3-20; E2-87; E3-23, 27, 26; E1-83 A in Sector-VI & VII of Grand Housing Scheme on land bearing S. No 254, Nek (257/210), H.No. 46 (pt) H.No. 1/2 (pt) of village Achola, Taluka Vasai, Dist. Thane.

- Ref:**
- 1) Plan approved by virtue of appeal passed under Section 47 of the MR & TP Act vide order No. TPS/1290/215/CR-219/UD-12 dated 15/01/1992
 - 2) Commencement certificate No. CIDCO/VVSR/OP/ZCC-20/1/826 dated 06/09/1991.
 - 3) This office letter No. CIDCO/VVSR/OP/ZCC-20/1/826 dated 25/08/1992.
 - 4) This office letter No. CIDCO/VVSR/OP/ZCC-20/1/7184 dated 24/06/1995.
 - 5) This office letter No. CIDCO/VVSR/OP/ZCC-20/1/7184 dated 10/08/1996.
 - 6) This office letter No. CIDCO/VVSR/OP/ZCC-20/1/7184 dated 15/12/2000.
 - 7) This office letter No. CIDCO/VVSR/OP/ZCC-20/1/7184 dated 09/01/2002.
 - 8) Plan approved by virtue of appeal passed under Section 47 of the MR & TP Act vide order No. TPS-1290/215/P. No. 156/UD-12 dated 06/09/1992.
 - 9) H.A. Order No. REV/DESK-I/IX/VAP/SR-15/92 dated 04/06/1992 & N.A. Order No. REV/DESK-I/IX/VAP/SR-18/92 dated 06/03/1993 from the Collector Thane.
 - 10) Letter from GSDA vide letter No. GSDA/TH/LGW/GEN/2523/94 dated 16/12/1994 for potable water supply.
 - 11) Development Completion certificate ord. 25/04/2005 from the architect.
 - 12) Structural Stability certificate from structural engineer dated 25/04/2005.
 - 13) Plumbing certificates dated 25/04/2005.
 - 14) Your architect's letter dated 25/04/2005.

Sir/ Madam,

Please find enclosed herewith necessary Occupancy Certificate for Residential Buildings Type : G1-84; C2-78; H1-6; C2-77; E2-8, 88, 91, 95; E2-94; E3-2, 12, 13, 16;



Contd. 2

REGD. OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone: 2302 9197 • Fax: 00-91-22-2202 2809
 HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Mumbai - 400 002. Phone: 5597 8100 • Fax: 00-91-22-5591 8106

EVERSHINE JASMINE CO-OP HOUSING SOCIETY LTD.
 Bldg. No. 173 To 189, Phone 11
 Sector-7, Evershine City,
 Vasai (East), Thane-401 208.

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CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vashi (East), Dist. Thane - 401 210.
 PHONES : (Code - 95250) 2390406 / 2390487 • FAX : (Code - 95250) 2390486

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LIMITED No. :

CIDCO/VVSR/POC/BP/ZCC-20/E/15B/E/289

Date : 27/05/2005

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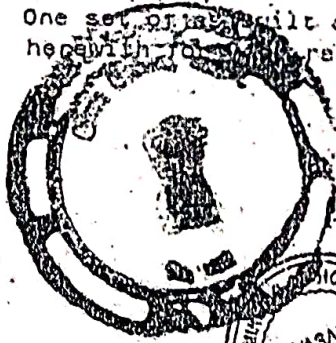
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3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantees/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect of 726 Flats contained in 39 Nos. of Residential Buildings only.
7. Also you shall submit a cloth mounted copy of the built drawings, without which the security deposit will not be refunded.

One set of built drawing duly certified is returned herewith to record.



EXECUTIVE ENGINEER (BP & VSR)

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ICE : 'NIRMAL', 2nd Floor, Narlman Point, Narlman Point, Dist. Thane - 401 210. Phone : 2202 9197 • Fax : 00-91-22-2202 2509
 CE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai, 400 614. Phone : 5591 8100 • Fax : 00-91-22-5591 8166

202 2509
 591 8166

**EVERSHINE JASMINE CO-OP.
 HOUSING SOCIETY LTD.**
 Bldg. No. 173 To 188, Phase II
 Sector 7, Evershine City,
 Vashi (East), Thane-401 208.

CO-OP.
 HOUSING SOCIETY LTD.
 Phase II
 CIDCO
 11 208.

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CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, NO.
Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No. CIDCO/VVSR/POC/SP/ZCC-1016/150/E/284 Date 24/05/2005

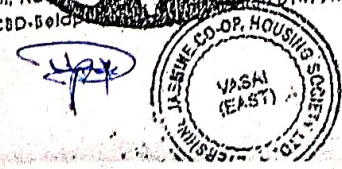
PART OCCUPANCY CERTIFICATE

Residential Buildings, Type I G1-84; C2-70; H1-6; C2-77; E2-86, 88, 91, 93, 95; E2-94; E3-2, 12, 13, 14; D2-72, 74, 76; E3-1, 4, 17; E3-3, 11; H1-5; E3-14; F1-71; 82, 85; G1-81; E3-15; D2-73, 75, 79; F1-80; E2-87, 89, 90, 92, 94; F1-83 in Sector-VI & VII of Group Housing Scheme with built up area 276.02 sq.m. (Detail statement of Sectors, types, built up area, No. of Buildings and No. of tenements is enclosed herewith) on land bearing S.No.254(New)/332(Old), H.No.1/6 (pt), H.No.1/2(pt) of Village Achole, Taluka Vasai, Dist. Thane, completed under the supervision of M/s. Shah Pattani Consultants (License/ Registration No. CA/21/332) and has been inspected on 29/04/2005 and I declare the development conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/SP/ZCC-20/1/826 dated 08/09/1991 & Commencement Certificate No. CIDCO/VVSR/SP/ZCC-20/1/2020 dated 25/08/1992 and Amended plan approved vide letters dated 24/03/1995, 10/04/1996, 25/12/2000, 29/01/2001 & 18/03/2002 issued by the CIDCO and permitted to be occupied, subject to the following conditions :-

- No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
- You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Contd..... 2

REGD. OFFICE : 'NIRMAL', 2nd Floor, Noida
HEAD OFFICE : CIDCO Bhavan, CBD, Delhi
21. Phone : 2202 9197 • Fax : 00-91-22-2202 2501
614. Phone : 5591 6100 • Fax : 00-91-22-5591 8161



EVERSHINE JASMINE CO-OP HOUSING SOCIETY LTD.
Bldg. No. 173 To 189, Phase II
Sector-7, Evershine City,
Thane-401 202.

Amnixa Commercial Complex, Second Floor, Vasai (East), Dist. Thane-401 210.
PHONES : (Code - 95250) 2390466 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No. CIDCO/MSR/POC/BP/ICC/PC/E/156/E/284

Date: 11/05/2005

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02-72, 74, 76; E3-1, 4, 17; E3-3, 11; E1-5; E3-14; F1-74, 82, 85; G1-81; E3-15; 02-73, 75, 78; F1-80; E2-87, 89, 90, 92, 96; F1-83 in Sector-VI & VII of Group Housing Scheme on land bearing S.No.254 (New/2357 (Old), H.No.1/6 (pt), H.No.1/2 (pt) of Village Achole, Taluka Vasai, Dist. Thane, alongwith as built drawings.

You are required to submit revised DLR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the provisional G.C.C./ G.C.C. of the last building.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for next occupancy certificate.

Yours faithfully,

(Signature)

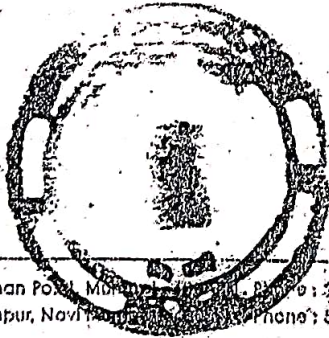
EXECUTIVE ENGINEER (BP & VV)

Encl. : a.a.

c.c. to :-

- 1) M/s. Shah Gattani Consultants, Architects
103, Lucky Palace, Station Road
Near State Bank of India, Vasai (W.)
Taluka Vasai, Dist. Thane.
- 2) The Chief Officer,
Nallasopara Municipal Council.

वसई - 3
दस्तावेज क्र. 99209
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OFFICE : 'NIRMAL', 2nd Floor, Nailman Post, Mumbai - 400 001. Phone: 2202 2197 • Fax: 00-91-22-2202 2609
OFFICE : CIDCO Bhavan, CBD-Belapur, Navimumbai - 400 005. Phone: 5591 8100 • Fax: 00-91-22-5591 8100

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EVERSHINE JASMINE CO-OP. HOUSING SOCIETY LTD.

Bldg. No. 173 To 189, Phase II
Sector-7, Evershine City,
Vasai (East), Thane-401 208.

(Handwritten mark)

Harvinder Singh J. Nagi

Baljeet H. Kaur

Reg No-5
Page No-173

Evershine Jasmine Co-operative Housing Society Ltd

Regd. No. TNA/(VSI)/HSG/TC/18535/2007-08 Dt. 17/05/2007

Add. EC 173 to EC -189 Phase II Sector -7, Evershine City, Vasai (East) Thane - 401 208

Share Certificate

No. 109

Authorised Share Capital Rs. 1,00,000 Divided into 2000 Shares each Rs. 50/- only

Member's Register No. 109

THIS IS TO CERTIFY that Shri/Smt/Kum. HARVINDAR J. NAGI & MRS. BALJEET HARVINDAR SINGH KAUR of 178/201 is the Registered Holder of FIVE Shares from No. 0541 to 0545 of Rs. 250/- (TWO HUNDRED FIFTY ONLY) in the **EVERSHINE JASMINE CO-OPERATIVE HOUSING SOCIETY LTD.**

subject to the Bye laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Vasai this SUNDAY day of 15/11 2009



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Member of the Committee