



*RS*  
Addl. Treasury Officer  
Thane

24 MAY 1996

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane this 28<sup>th</sup> day of May in the Christian year One Thousand Nine Hundred and Ninety Six BETWEEN M/S. BHUVANENDRA CONSTRUCTION COMPANY (JOINT VENTURE) having its office at Laxmi Industrial Complex, Vartak Nagar, Pokhran Road No.1, Thana (West), hereinafter referred to as "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include Achuta R. Kamat and another and M/s. Vardhman Engineers and Builders and their respective heirs, executors and administrators or assigns) of the One Part; AND ~~Mr./Mrs./Messrs.~~ PELEECON LINKERS, 1, Basement, "Ganesh Tower" Dada Patel Road, OPP. Rly P.F. NO.1, Thane (West), Indian Inhabitant, hereinafter referred to 'as Purchasers' (which expression shall unless it is repugnant to the context or meaning thereof include their respective heirs, executors, administrators and assigns) of the Second Part.

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entitled to all those pieces or parcels of land bearing Survey No.215, Hissa No.1 (Part) till 7 (Part) admeasuring 19650 sq.mts. or thereabout lying and being in the village Majiwade Taluka and District Thane in the Registration and Sub-District of Thane and now within the limits of Thane Municipal Corporation at Pokhran Lake Road, more particularly described in the Schedule hereunder written and for brevity's sake referred to as the said piece or parcel of land at Thane absolutely and free from encumbrances.

AND WHEREAS the Owner at its own costs, charges and expenses have the building plans sanctioned and obtained the requisite permission in the name of the owner including the commencement certificate and I.O.D. from Thane Municipal Corporation and other concerned authorities for the development of the said piece or parcel of land for residential, commercial and industrial uses,

AND WHEREAS by an Agreement for Development dated November 18, 1987 made between the Owner of the one part and Mr. Achuta Kamat then Proprietor of Bhuvanendra Construction Company of the other part, the Owner has agreed to allow the said Achuta R. Kamat to develop the said pieces or parcels of land more particularly described in the Schedule hereunder written and delineated in the red colour boundary lines on the plan thereof annexed thereto together with the benefit of full FSI of the said land for consideration and on the terms and conditions therein contained.

WHEREAS by an Agreement dated 24th day of March 1991, and supplementary Agreement dated 31st March, 1991 made between Mr. Achuta R. Kamat, Proprietor of M/s. Bhuvanendra Construction Company of the one part and M/s. Vardhaman Engineers & Builders, a

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name and style of Bhuvanendra Construction Company, (Joint Venture), on the terms, conditions and consideration contained in the said agreement, dated 24th day of March 1991 and the said supplementary Agreement dated 31st March, 1991.

AND WHEREAS the Owner by an agreement dated 28th day of October, 1991 has confirmed the said Agreement dated 18th November, 1987 in favour of the said M/s. Bhuvanendra Construction Co. (Joint-Venture) on terms therein contained.

AND WHEREAS under the said agreements, the said Achuta R. Kamat and another and the said Vardhaman Engineers & Builders have agreed to further develop the said property under the agreement, dated 18/11/1987 between Achuta R. Kamat Proprietor of Bhuvanendra Construction Company and the Owner M/s. Asiatic Gases Limited.

AND WHEREAS in pursuance of the said agreements hereinbefore recited the Promoters of the first part have commenced further development and construction in respect of Industrial Units in the said property

AND WHEREAS the Promoters alone have sole and exclusive right to sell the galas/units in the building/s to be constructed by the Promoters on the said property and to enter into Agreement/s with the Purchaser of the said galas/units and to receive sale price in respect thereof.

AND WHEREAS the Purchaser demanded from the promoters and the Promoters have given inspection to the Purchaser of all the Documents of Title relating to the said property, and the plans, designs and specifications prepared by the Promoters

*mdg*  
*Sub:*



12/15/87

Construction, Sale Management and Transfer Act 1963 hereinafter referred to as "the Act") and the Rules made thereunder.

AND WHEREAS the copies of the Certificate of Title issued by the Advocates, M/s. I.A. Bape, dated December 4, 1987 of the Promoter, copies of the property extract Forms VII-XII, ground floor detail Plan and Typical floor Detail Plan and copies of the plans and specifications of the land purchased by the Promoter approved by the concerned Local Authorities are hereto annexed and marked EX. "A" "B" and "C" respectively.

AND WHEREAS the Promoters have got the revised layout Plans approved from the concerned local authorities for construction of the Industrial Commercial and Residential complex, the plans, specifications, elevations, sections and details of the said buildings are available for inspection.

AND WHEREAS while sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land and the said buildings and upon due observance and performance of which only the completion and occupation certificates in respect of the said buildings shall be granted by the concerned local authority.

AND WHEREAS the Promoters have accordingly commenced construction of the Industrial building/s in accordance with the said plans of the said buildings approved and sanctioned by Thane Municipal Corporation.



AND WHEREAS the Purchaser has applied to the Promoters for



annexed and marked in Red Colour in the Project known as Laxmi Industrial Complex situated at Pokhran Road No.1 Village Majwade, Taluka and Dist. Thane (Maharashtra).

AND WHEREAS the promoters have agreed to sell to the Purchaser and Purchaser has agreed to purchase the said galas/units at the price and on the terms and conditions hereinafter appearing.

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AND WHEREAS prior to the execution of these presents the Purchaser has paid to the promoters a sum of Rs. 50000/- (Rupees Fifty Thousand Only) being part payment of the sale price of the galas/units agreed to be sold by the promoters to the Purchaser as advance payment or deposit (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoters balance of the sale price in the manner hereinafter appearing.



AND WHEREAS under section (4) of the said Act, the Promoters are required to execute a written agreement for sale of the said galas/units the Purchaser, being in fact these presents and also to register the said agreement under the Registration Act.

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

1. The promoters shall construct the said buildings consisting of ground and upper floors on the said land in accordance with the layout plans, design, specifications, modifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variations and modifications as the Promoters may consider necessary or as may be



Provided that the Promoters shall have to obtain prior consent in writing of the Purchasers in respect of such variations or modifications which may adversely affect the units of the Purchasers.

2. The purchasers hereby agree to purchase from the Promoters and the Promoters hereby agree to sell to the Purchasers flats/units bearing Nos. 213 on Second floor having built up area 560 sq.ft. (which is inclusive of area of balcony, common area and other facilities, if any) detailed measurements whereof are shown on the Floor Plan thereof and which is shown by red coloured boundary lines on the said Floor Plan hereto annexed and marked Annexure "C" in the Building No. 3 (Krishna) in "LAXMI INDUSTRIAL COMPLEX" (hereinafter referred to as the Unit) for the price of Rs. 5,60,000/- (Rupees Five Lacs Sixty Thousand Only). The Purchaser hereby agrees to pay to the Promoters amount of purchase price of Rs. 5,60,000/- (Rupees Five Lacs Sixty Thousand Only) in the following manner :-

- (I) Rs. 50000/- on or before the execution of this Agreement.
- (II) Rs. 118000/- on or before 15th June 1996
- (III) Rs. 398000/- on or before 30th June 1996
- (IV) Rs.        on or before
- (V) Rs.        on possession

3. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning of the said plan or thereafter and shall, before handing over possession of Units to the purchaser, obtain the concerned local authority's sanction and/or completion

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4. The Promoter hereby declares that the Floor Space Index available in respect of the said land has not been utilised by the Promoters elsewhere for any purpose whatsoever. In case the said Floor Space Index has been utilised by the promoters elsewhere, then the Promoters shall furnish to the Purchasers all the detailed particulars in respect of such utilisation of the said floor space index by them. In case while developing the said land or property by way of floating floor space index, then the particulars of such floor space index shall be disclosed by the Promoters to the Purchasers.

5. The Certificate of Title dated 4.12-1987 given by the Promoters' Advocates, M/s. I. A. Bape, stating that there is clear and marketable Title and free from any encumbrances and it has no antecedent deterrent condition which could render the property worthless, but subject to condition laid down in the N. A. Order. The Purchaser has taken inspection of the said Certificate and relevant extracts attached thereto and have accepted the same.

6. The Purchasers agree to pay to the Promoters interest at 2% per annum, on all the amounts which become due and payable by the Purchaser to the promoters under the terms of this agreement from the date the said amount becomes due and/or is payable by the Purchaser to the Promoters.

7. On the Purchaser committing default in payment on the due date of any amount due and payable by the Purchaser to the promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoters shall be entitled to their own option

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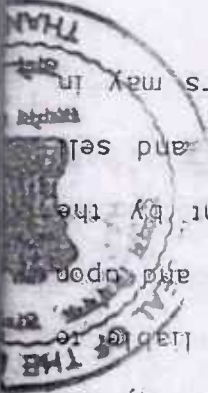
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respect of the Galas/Units with simple interest at nine per cent per annum in respect to the Purchaser the amounts already received by them in refund to the Promoters shall be liable on demand to prescribed above, then the promoters shall be liable on demand to of Maharashtra Ownership Units Act, by the aforesaid date or dates their control and of their agents as per the provisions of section 8 possession of the Units to the Purchaser on account of reasons beyond day of June 1996. If the Promoters fail or neglect to give possession of the Galas/Units to the Purchasers on or before 30th

9. Notwithstanding anything contained, the Promoters shall give set out in Annexure "D" annexed hereto. the Promoters in the said building and the Units are those that are 8. The fixtures, fittings and amenities to be provided by

their absolute discretion think fit. the Units to such person and at such price as the Promoters may in promoters, the promoters shall be at liberty to dispose of and sell termination of this Agreement and refund of aforesaid amount by the pay to the purchaser any interest on the amount so refunded and upon Purchaser to the Promoters but the promoters shall not be liable to of sale price of the Units which may then have been paid by the aforesaid, the Promoters shall refund to the Purchaser the instalments Provided further that upon termination of this agreement as

reasonable time after the giving of such notice. have been made by the Purchaser in remedying such breach within a which it is intended to terminate the agreement and default shall specific breach or breaches of terms and conditions in respect of in writing of their intention to terminate this agreement and of the promoters shall have given to the Purchaser fifteen days prior notice contained shall not be exercised by the promoter unless and until the Provided always that the power of termination hereinbefore





section 8 have been satisfied or not will be referred to the  
Competent Authority who will act as an Arbitrator. Till the entire  
amount and interest thereon is refunded by the promoters to the  
Purchaser the same shall subject to prior encumbrances if any, be a  
charge on the said land as well as the construction or building in  
which the Units are situated or were to be situated, subject to the  
rights of Purchasers of Galas/Units.

Provided that the promoters shall be entitled to a  
reasonable extension of time for giving the delivery of Galas/Units on  
the aforesaid date, if the completion of building in which the  
Galas/Units is to be situated is delayed on account of :-

- i) war, civil commotion or act of God;
- ii) any notices, order, rule, notification of the Government  
and/or other public or competent authority and thereby  
resulting in the delays of the execution, delivery of  
Possession or due to the non availability of cement,  
steel, water or other building materials.

The Purchasers shall take the possession of Galas/Units  
within 7 (seven) days of the promoters giving written notice to the  
Purchasers intimating that the said Galas/Units is ready for use and  
occupation.

11. The Purchasers shall use the Galas/Units or any part  
thereof or permit the same to be used only for purpose of carrying  
on any service Industry or business.

12. The Purchaser alongwith other purchasers of Galas/Units  
in the building or buildings including the building of the owners  
shall join in forming and registering the Society or a Limited Company

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purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the promoter within 15 days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the organisation of the Purchasers under section 10 of the Maharashtra of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Units (Regulation of the promotion of construction, Sale, Management and Transfer Rules, 1964). No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Associations, as may be required by the Registrar of Companies as the case may be, or any other Competent Authority.

13. Unless it is otherwise agreed to by and between the parties hereto the promoter shall, within four months of registration of the Society or Limited Company, as aforesaid cause to be transferred to the Society or Limited Company all the right, title and the interest of the Owner and/or the owners in the allotted part of the said land together with the building/s by obtaining or executing the necessary conveyance of the said land or to the extent as may be permitted by the authorities and the said building in favour of such Society or Limited Company, as the case may be such conveyance shall be in keeping with the terms and provisions of this Agreement.

14. Commencing a week after notice in writing is given by the promoter to the Purchaser that the Galas/Units are ready for use and occupation, the Purchaser shall be liable to bear and pay the

proportional share (i.e. in proportion to the floor area of the



by the concern local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and buildings/s. Until the Society/Limited Company is formed and the said land and buildings/s transferred to the Society and more particularly detailed in Annexure "E" Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 250/- (Rupees Two Hundred Fifty only) per month towards the outgoings. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

15. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amounts:-

- i) Rs. 1000/- for legal charges.
- ii) Rs. 510/- for share money, application entrance fee of the Society or Limited Company.
- iii) Rs. 500/- for formation and registration of the Society or Limited Company.
- iv) Rs. 3000/- for proportionate share of taxes and other charges;
- v) Rs. 10000/- Proportionate share of cable charges.
- vi) Total Rs. 17500/- (Rupees Seventeen thousand + the hundred +)

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part thereof.

a) To maintain the Galas/Units at the Purchasers own cost in good tenable repair and condition from the date of possession of the Galas/Units is taken and shall not do or suffered to be done anything in or to the building in which the Galas/Units is situated, staircase or any passage which may be against the rules, regulations or bye-laws or concerned local or any other authorities or change/alter or make addition in or to the building in which the Units is situated and Units itself or any

hereby covenant with Promoter as follows:-

18. all persons into whosever hands the Galas/Units may come, doth The Purchaser himself/hemselfes with intention to bring

in favour of the Society or Limited Company.

17. At the time of handing over the possession the Purchaser shall pay to the Promoters the Purchasers share of stamp duty and registration charges payable, if any, by the said Society or Limited Company on Conveyance or lease or any document or instrument of transfer in respect of the said land and the building executed to be

engrossing this Agreement and the Conveyance or assignment of lease. rules, regulations and bye-laws and the cost of preparing and said Society, or Limited Company as the case may be, preparing its Law/Advocates of the Promoter in connection with formation of the charges and expenses, including professional costs of the Attorney-at-law paid by the Purchaser to the Promoter for meeting all legal costs,

16. The Promoter shall utilise the sums of Rs. 1500/- (Rupees One thousand five hundred only)

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Units is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the Units is situated including entrance of the building in which the Units is situated and in case any damage is caused to the building in which the Units is situated or the Units on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequence of the breach.

To carry on at his own cost all internal repairs to the said Units and maintain the Galas/Units in the same conditions, state and order in which it was delivered by the promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Units is situated or the Units which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the Units or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Units or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Units is situated and shall keep the portion, sewers, drains pipes in the Units and appurtenances thereof in good tenable repair and condition, and in particular, so as to support shelter and



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The Purchaser shall not let, sub-let, transfer, assign or part with Purchaser Interest or benefit of this Agreement or part with the possession of the Units until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and only if the Purchaser had not been notified as

To bear and pay increase in local 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 on account of change of user of the Units.

Pay to Promoter within 8 days of demand by the Promoter his share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Units is situated.

Not to do or permit to be done any act or things which may render void or voidable any insurance of the said land and the building in which the Units is situated or whereby any increase premium shall become payable in respect of the insurance.

Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Units in the compound or any portion of the said land and the building in which the unit is situated.

structural members in the Units without the prior written permission of the Promoter and/or the Society or the Limited Company.





to the Promoter and obtained the consent of the Promoters in writing.

j) The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Units therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the Units in the Building and shall pay/contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.

k) Till a conveyance of building in which Units are situated is executed the Purchaser shall permit the promoter and their surveyors and agents with or without workmen and others, at all reasonable times to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

19. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the out goings, legal charges and shall utilise the amounts only for the purposes for which the Promoter is authorised to do so.

*Handwritten signatures and initials.*





PELECON LINKERS  
1, Basement Canal Tower Dada path  
D. 100 Biv DE XIN T THON (WWT)

Handwritten signature and initials.

Certificate of Posting at his address specified below :-

23. All notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser, by Registered Post A.D./Under

22. The Purchasers shall present this Agreement as well as the Conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof. All charges for such registration shall be borne and paid by the Purchaser.

21. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance of giving of time to the Purchasers by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non compliance of any of the terms and conditions of this agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Promoters.

shall be construed as a grant, demise or assignment in law of the said unit or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and any remaining or additional F.S.I. etc., will remain the property of the Promoter until the said land and Building is transferred to the Society/Limited Company as hereinbefore mentioned.



THE PARTIES hereto that the terrace space in the building, not specifically sold to any unit purchaser if any, shall belong to all purchasers of the said building and such terrace spaces are intended for the use of the Purchasers in common. The said terrace shall not be enclosed by the Purchasers till the permission in writing is obtained from the concerned local authority and the Promoters or the Society, or the Limited Company, as the case may be.

25. The Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act (Mah. Act No. XV of 1971) and the rules made thereunder/said Act and the rules made thereunder.

It is agreed that all costs, charges and expenses including the stamp duty and registration charges of this agreement and of the conveyance of the property, agreed to be executed in favour of the proposed co-operative society or incorporated body as the case may be including the professional charges of the Advocates/Solicitors of the promoters shall be borne and paid by the Purchaser/all Purchasers of the premises in the said property and the promoters shall not be liable to contribute any amount towards the same.

27. The Developers have informed the Purchasers that under the said Agreement for the Development dated 18th November, 1987 all the rights attached to the well situated in the property, the owners alone WILL have the exclusive right to use the well water for the purpose of their factory or otherwise, with an exclusive right of way or access including to lay pipelines, electric connection, etc., to the same. The Purchasers agree to abide by the said Agreement between the developers and the Owners and shall not claim any right to the said well or user thereof.

*Handwritten signatures and initials.*





THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land bearing Survey No. 215, Hissa No. one part till seven part admeasuring about 19650 sq. mts. situate at Village Majwade and Taluka Thane, District Thane in the State of Maharashtra.

(Description of the lands at Thane)

-----  
 Survey No.                      Hissa No.                      Area in sq.mt.  
 -----

|     |        |                 |
|-----|--------|-----------------|
| 215 | 1 Part | 4350.00 Sq.mt.  |
| 215 | 2 Part | 9080.00 Sq.mt.  |
| 215 | 3 Part | 1950.00 Sq.mt.  |
| 215 | 4 Part | 940.00 Sq.mt.   |
| 215 | 5 Part | 1820.00 Sq.mt.  |
| 215 | 6 Part | 780.00 Sq.mt.   |
| 215 | 7 Part | 730.00 Sq.mt.   |
|     |        | -----           |
|     |        | 19650.00 Sq.mt. |



EXHIBIT - "A"

I. A. BAPE, B.A. LL.B.  
Advocate

Phone : 505456  
'Rabiya House'  
2nd, Raboddi,  
Thane - 400 601

Ref.....

Date : 4-12-1987

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref : In the matter of the property situate at Village Majiwada, Taluka & Dist. Thane, and within the limits of Thane Municipal Corporation and in the registration District and Sub-District Thane bearing Survey No.215, Hissa Nos. 1 (Part) to 7 (Part) admeasuring 23,504.00 Sq. Yds. equivalent to 19,650.00 sq.mtrs. owned and possessed by M/s. Asiatic Gases Ltd.

I hereby certify that I have investigated the title of M/s. Asiatic Gases Ltd. to the abovementioned property situate at Village Majiwada, Taluka & District Thane within the limits of Thane Municipal Corporation and in the Registration District & Sub-District of Thane. I have taken due search of the above property from the Office of the Sub-Registrar or Assurance at Thane and from the Revenue records of the Talathi Majiwade, Thane. I hereby certify that the title of M/s. Asiatic Gases Ltd. to the abovementioned property is free, clear and marketable.

I.A. BAPE, B.A.LL.B.  
'Rabiya House', Dr. Ansari Road.  
2nd, Rabodi, THANE - 400 601.

















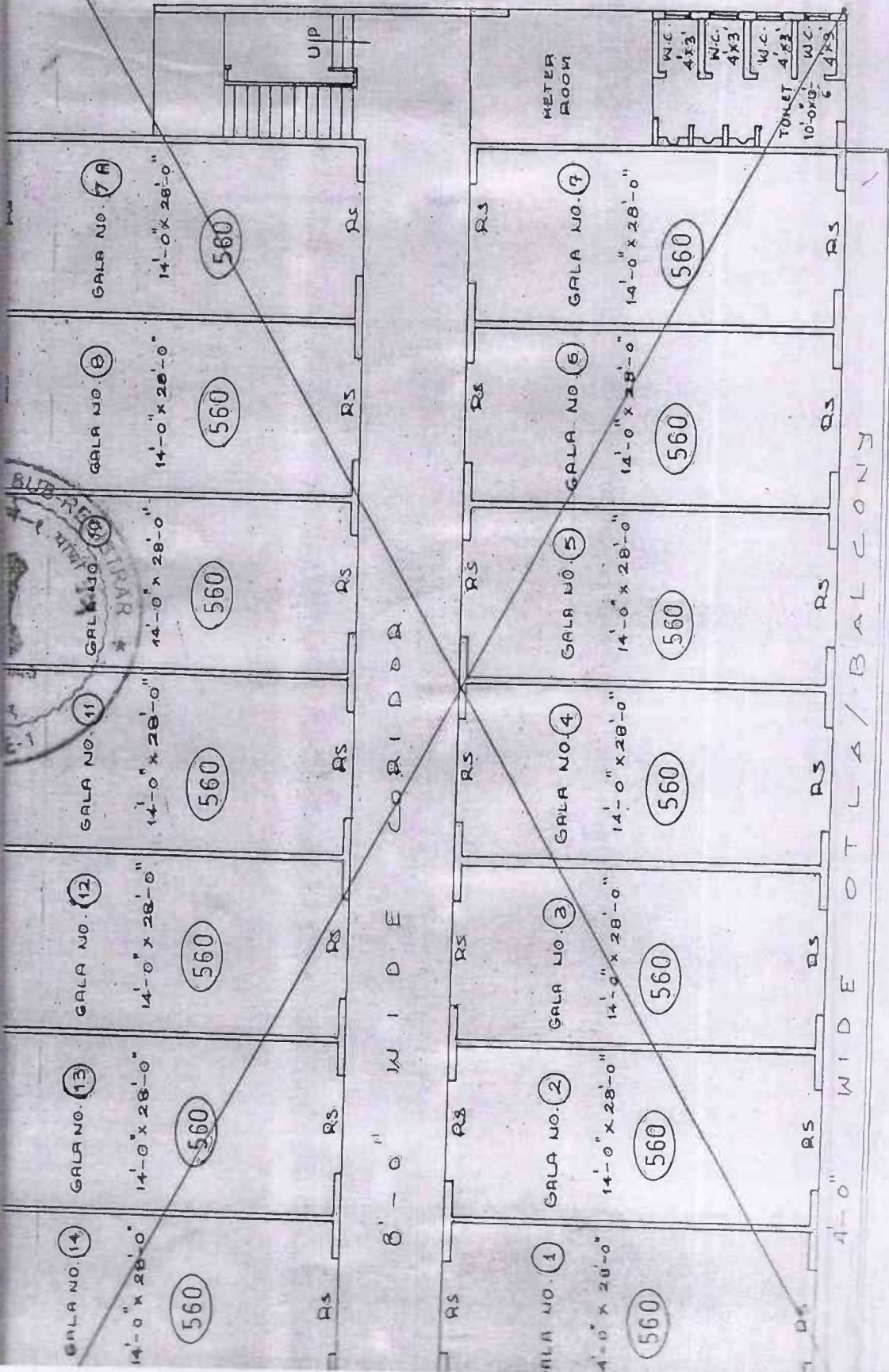






EXHIBIT - "C"

IN LAXMI INDUSTRIAL COMPLEX



ground first and second floor plan

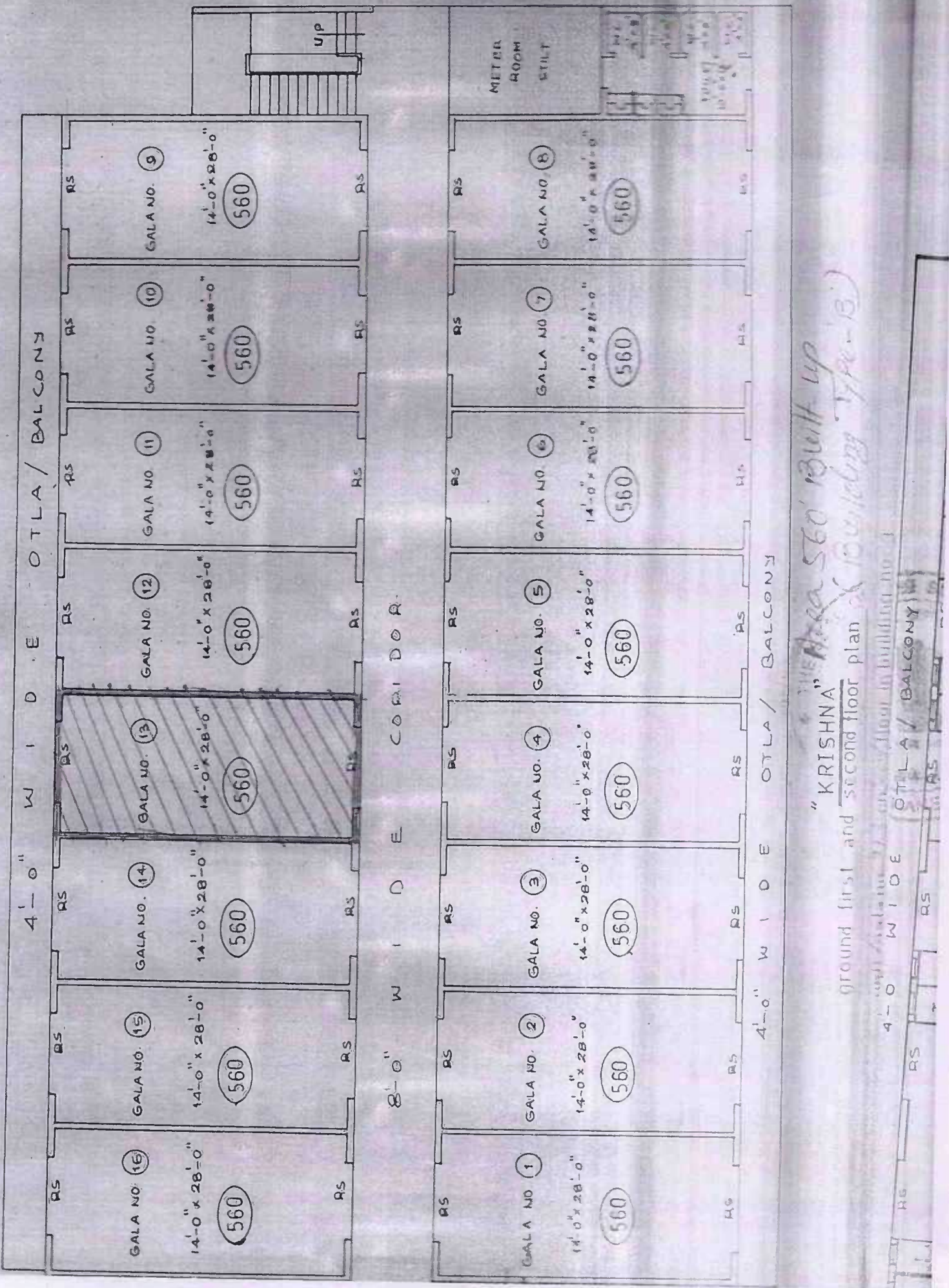
unit/galano.....on.....floor in building no. 4 (GODAVARI)

IN LAXMI INDUSTRIAL COMPLEX



THIS 14'-0" UP (GALVANIZED) AREA SHOWN  
 IN PLAN IS THE AREA OF GALVANIZED  
 PROPERTY WITH AREA OF ENTRANCE,  
 COMMON TOILET, PASSAGE, BALCONY,  
 OTLA STAIRCASE, ETC., ETC.

EXHIBIT - 'C'



"KRISHNA" Area 560' Built up  
 Ground first and second floor plan of Building no. 1  
 (OTLA / BALCONY)



unit/galano.....onground floor in building no. 2 (NARMADA)

ground floor plan

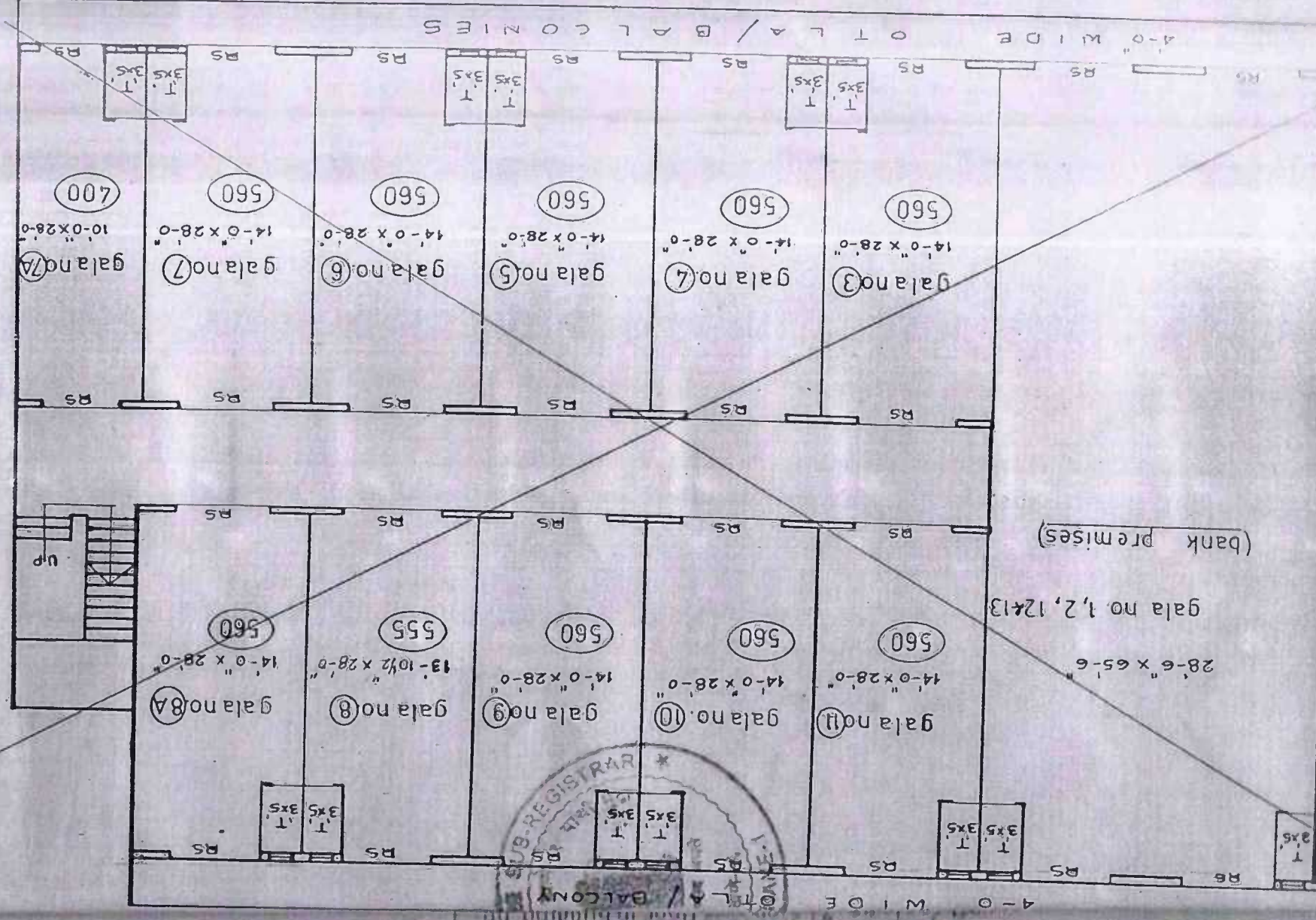
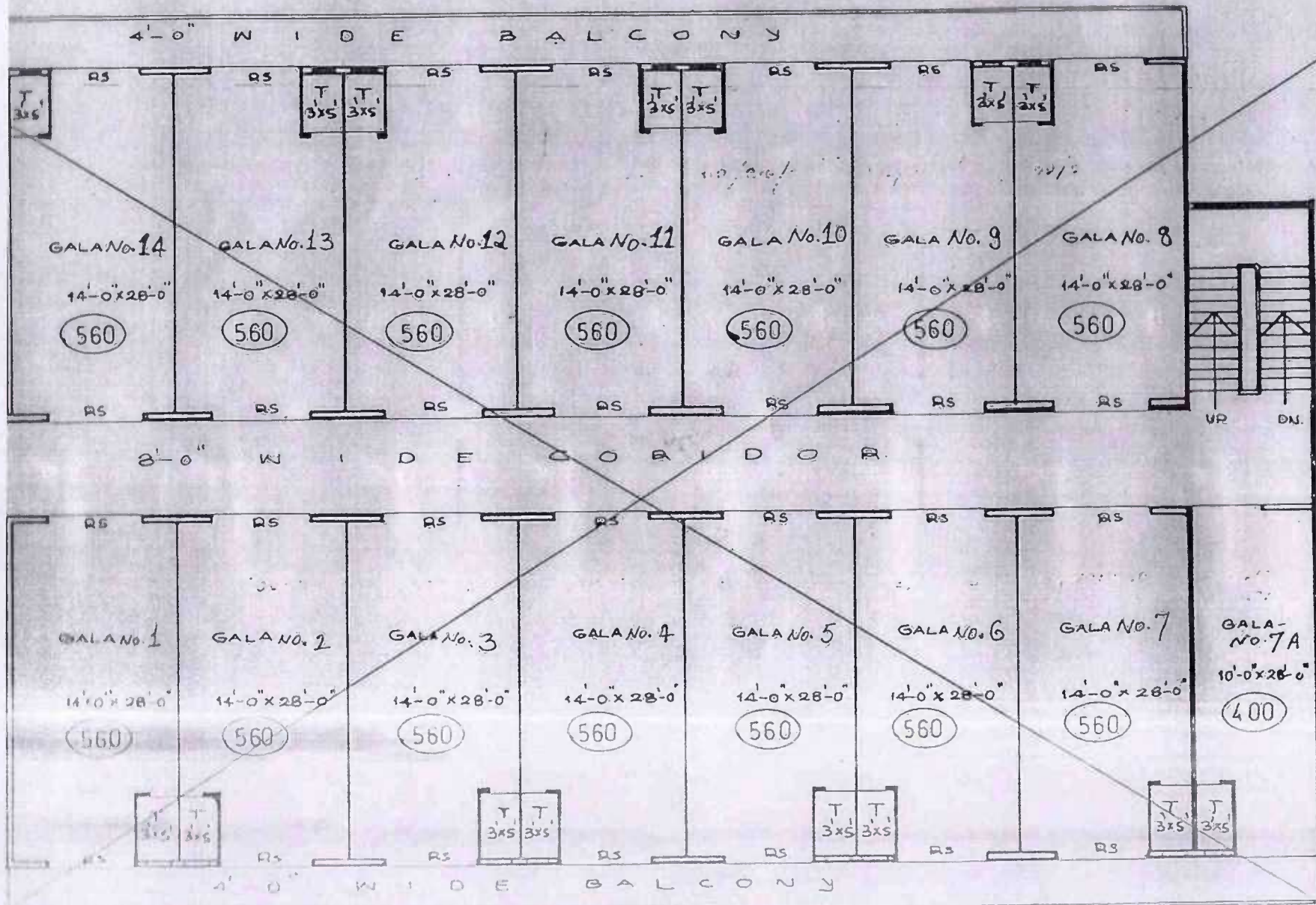


EXHIBIT - "C"







first second and third floor plan

unit/galano on floor in building no. 2 (NARMADA)

IN THE COURT OF THE JUDGE AT THE

IN THE MATTER OF THE

EXHIBIT - "C"



EXHIBIT - "D"

LIST OF AMENITIES

1. The main Door shall be of M.S. Rolling Shutter type with oil painted on both sides.
2. W.C door shall be of Teakwood Panel door with oil painted on both sides.
3. Flooring with cement tiles.

All wiring shall be done in copper in open conduit type in the unit/gala.

5. Power supply for each unit will be provided upto Electric meter room of respective units/galas.
6. All external surface of the building will be in Sandtex paint.
7. All roads, parking and pavement with concrete surface.

*[Handwritten Signature]*  
*[Handwritten Signature]*



COMMERCIAL COMPLEX



EXHIBIT - "E"

LIST OF OUTGOINGS

1. The expenses maintaining, repairing, redecorating etc. water pipes, gas pipes and electric wires in under or upon the buildings and enjoyed or used by the purchaser in common with the other occupier of other units and the main entrance, passages, landings and staircases used by him in common and boundary wall of the buildings, terraces etc.
2. The cost of cleaning and lighting the passages, landings, staircases and other parts of the Building enjoyed by the purchasers in common.
3. The costs of the salaries of clerks, bill collectors, chowkidars, sweepers, etc.
4. Municipal and other taxes.
5. Charges in respect of installation of Electric Meter.
6. Charges/bills for consumption of water and or Electricity.
7. Such other expenses as are necessary or incidental for the maintenance and upkeep of the Buildings.

*mic [signature]*

*Recd:-*

