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MARVEL ENTERPRISES

Builders & Developers



Ref. No.:ME/48/08-09

Date : 4.9.2008

To,
STATE BANK OF INDIA,
Rahuri Br., Dist- Ahmednagar.

Respected Sir,

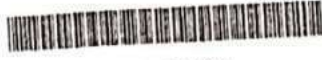
We M/s. Marvel Enterprises hereby certify that

- 1) Flat No. 601 in the building known as "Siddhivinayak", situated at Plot No. 03, Sector-14, New Panvel (W) # 410206 bearing Survey No. _____ has been allotted to MR. ARUN BABURAO TANPURE, MRS. SUJATA ARUN TANPURE & MR. HARSHA ARUN TANPURE.
- 2) That the total cost of the flat is Rs. 37,98,464/- (Rupees Thirty Seven Lacs Ninety Eight Thousand Four Hundred Sixty Four Only).
- 3) That title to the said loan and the building thereon is clear, marketable and free from all encumbrances and / doubts.
- 4) We confirm that we have no objection whatsoever to MR. ARUN BABURAO TANPURE, MRS. SUJATA ARUN TANPURE & MR. HARSHA ARUN TANPURE Mortgaging the Flat / House to State Bank of India as security for the amount advanced by the Bank.
- 5) We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat allotted to him during the currency of the loan sanctioned / to be sanctioned by the bank to him.
- 6) We hereby state and confirm that the building plan sanctioned under Commencement Certificate No. CIDCO/ATPO/1523 dated 10.11.2006 shall not be altered / changed without the prior written consent of the Flat / House purchaser.

"We further state and undertake to record the charge of the bank on the said Flat / House in our register and further agree to inform and give proper notice to the Co-operative Housing Society or and Association of Apartment Owners as and when formed, about the said flat being so mortgaged to your bank."

Yours truly,
For M/s. Marvel Enterprises

(Signature)
For M/s. Marvel Enterprises



Tuesday, September 02, 2008
1:19:34 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 7104

दिनांक 02/09/2008

गावाचे नाव नविन पनवेल (नगर पालिका हद्द


दस्तऐवजाचा अनुक्रमांक पवल1 - 06708 - 2008

दस्ता ऐवजाचा प्रकार करारनामा
करारनामा

सादर करणाराचे नाव: अरुण बाबूराव तनपूरे हे स्वतः करीता व सुजाता अरुण तनपूरे यांचे वतीने
कु.मु. म्हणून - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (47)	:	940.00
एकूण	रु.	30940.00

आपणास हा दस्त अंदाजे 1:34PM ह्या वेळेस मिळेल


दुय्यम निवधक
पनवेल 1

बाजार मूल्य: 2376864 रु. मोबदला: 3798464 रु.
भरलेले मुद्रांक शुल्क: 210550 रु.

शुल्क दस्त परत घेऊन घेऊन
सक्षकाती सही
शुल्क दस्त परत दिला


सह दुय्यम निवधक, पनवेल-१

PART III
For the Customer
ACKNOWLEDGEMENT

Serial No. : 20889

Date : 2/9/08 07649

Received From : ARUN BABURAO TANPURE


Franking Amount : 2,10,550

Charges : 10

Total : 2,10,560

Vide P/O No. / Cash / Transfer Cheque

Drawn on 210560/1
or Cash towards franking of document

Signature / Stamps of Bank


Signature of Customer :
I confirm that I have checked the value franked and the bank is not liable for anything related to the document.



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For HDFC BANK LTD.
Authorised Signatory

HDFC Bank Ltd.
Navi Entrepres, Plot No.02/03
Sector 14F, New Panvel (E),
Navi Mumbai - 410206.
D-5/STP(V)/C.R.1070/14/07/
453-456/2007

210560 07649
154894
SEP 02 2008
2105501-205619
STAFF DUTY MAHARASHTRA

AGREEMENT FOR SALE

(In respect of Flat & other Premises bearing No. 601 on the 6th Floor, area admeasuring 846 Sq.Fl.(Carpet) equivalent to 78.60 Sq.Mtrs. (Carpet) of the building to be known as "SIDDHIVINAYAK", Plot No.03, lying and being at Sector-14, New Panvel(W), Tal-Panvel, Dist-Raigad, Navi Mumbai,.

This Agreement is made and entered into at Panvel, this 2nd day of SEPTEMBER 2008.

For M/s. Marvel Enterprises


Partner

BETWEEN

M/S. MARVEL ENTERPRISES, (I.T. PAN No. AAGFM6847B), a Partnership Firm, duly registered under the provisions of Indian Partnership Act, having its office address at Vighnaharta Complex, Gr. Floor, Plot No.07, Sector-01, Khanda Colony, New Panvel(W), Tal-Panvel, Dist-Raigad, (hereinafter for the sake of brevity called & referred to as the "PROMOTER-BUILDERS") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include partner or partners for the time being constituting the said firm, the survivor or survivors of them and their heirs, executors and administrators of such survivor his or her assigns) of the **ONE PART**.

AND

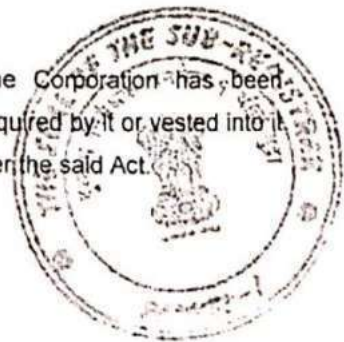
- 1) SHRI/SMT. ARUN BABURAO TANPURE Age: 56 years, Occu-_____ &
- 2) SHRI/SMT. SUJATA ARUN TANPURE Age: 46 years, Occu-_____ &
- 3) SHRI/SMT. HARSHA ARUN TANPURE Age: 19 years, Occu-_____

both Indian Inhabitant, residing at AT-PO & TAHSIL - RAHURI, DIST-AHMEDNAGAR, MAHARASHTRA, PIN: 413705. hereinafter called & referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators, assigns, successors) of the **OTHER PART**.

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WHEREAS:

- 01) The City & Industrial Development Corporation of Maharashtra Limited, is a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Bombay-400 021, (hereinafter referred to as the "CIDCO" or the "Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns). The said Corporation has been already declared as a New Town Development Authority, under the provisions of Sub Section (i) (3-a), of Section 113 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) (hereinafter referred to as "The Said Act") for the New Town of Navi Mumai by Government of Maharashtra in the exercise of its powers of the said area designated as site for New Town under sub Section (i) of Section 113 of the said Act.
- 02) AND WHEREAS the State Government of Maharashtra has acquired certain lands within the designated areas of Village-Kalamboli, Tal-Panvel, Dist-Raigad and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113(1) of the said Act.
- 03) 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.



For M/s. Marvel Enterprises

[Signature]
Partner

[Signature]

- 04) AND WHEREAS the M/s. Marvel Enterprises through its authorized Partners have by its application dated. 25/10/2005 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government, as described hereinafter, for the purpose of constructing a building or buildings to provide residential accommodations.
- 05) AND WHEREAS the M/s. Marvel Enterprises has, before the execution of an Agreement to Lease paid on 10/08/2006 to the Managing Director of the Corporation a sum of entire amount of lease premium agreed to be paid by the Licensee to the Corporation.
- 06) AND WHEREAS upon payment of entire amount of lease premium the said Corporation has handed over quite, vacant & peaceful possession of said Plot of land to M/s. Marvel Enterprises.
- 07) AND WHEREAS by an Agreement to Lease, dated.31/08/2006, the City & Industrial Development Corporation of Maharashtra Limited, therein & herein called & referred to as "the Corporation "of the One Part & 1) Shri. Kiran Hari Bagad, 2) Shri. Ravindra Shaligram Raut, all in resident at New Panvel, Navi Mumbai in Maharashtra, Indian Inhabitants all carrying on business in partnership having its office address at Office No.02, Vighnaharta Complex, Plot No.07, Sector-01, Khanda Colony, New Panvel(W), Navi Mumbai, under the name & style of M/s. Marvel Enterprises, therein called and referred to as "the Licensee", of the Other Part, the Corporation agreed to demise and the said Licensee agreed to take on lease, the said Plot No.03, area admeasuring 2853.80 Sq. Mtrs., or thereabout lying and being at Sector-14, New Panvel(W), Tal-Panvel, Dist-Raigad, Navi Mumbai, in the registration Sub-District & District Raigad, for the purpose of constructing a building for residential use for a period of 60 years upon the terms & conditions contained therein. The said Agreement to Lease is duly stamped & registered in the office of Sub Registrar of Assurances at Panvel, vide its registration at Serial No.Pawal3-06312-2006 on 31/08/2006.
- 08) AND WHEREAS by virtue of the said Agreement to Lease, the M/s. Marvel Enterprises, Promoter-Builders are absolutely seized & possessed of or otherwise well and sufficiently entitled to the said Plot of land known as Plot No.03, area admeasuring 2853.80 Sq. Mtrs. or thereabout lying and being at Sector-14, New Panvel (W), Tal-Panvel, Dist-Raigad, Navi Mumbai, in the registration Sub-District & District Raigad.
- 09) AND WHEREAS upon payment of development charges for residential building on the said Plot of land by the Promoter-Builders, to the said Corporation, the Corporation, by its letter under Ref.NO.CIDCO/BP/ATPO/1523,dated.10/11/2006 has granted its Permission to develop the said Plot of land & also issued Commencement Certificate as required under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 in the name of M/s. Marvel Enterprises, to construct building/buildings or tower thereon for residential purpose

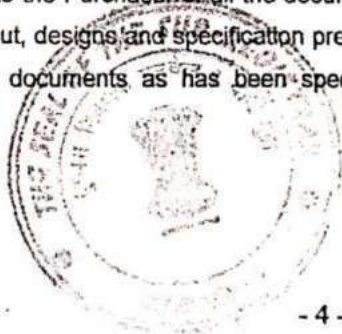


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as per the terms & conditions of the said commencement certificate and thereby approved and sanctioned the Plans in respect of the proposed building.

- 10) AND WHEREAS the Promoter-Builders have appointed "M/s. Vistaar, Architects & Planners", having their office at P6/24/3, Sector-15, New Panvel, Tal-Panvel, Dist-Raigad, and "Structural Concept", Consulting Structural Designers, having its office at 4/9, J.K.Chambers, Sec-17, Vashi, Navi Mumbai, 400 703, for the preparation of the structural designs and drawings of the building and the Promoter-Builders accepts the professional supervision of said "M/s. Vistaar, Architects & Planners", & "Structural Concept", as a Architects & R.C.C. Consultant, respectively till the completion of the said building.
- 11) AND WHEREAS the Promoter-Builders have prepared a lay out in respect of the said Plot of land providing for construction of multistoried building comprising of stilt on ground floor and thirteen (13) upper floors residential building & other amenities as shown on the layout plan. A copy of the lay out plan showing the location of the various structures proposed to be constructed and proposed amenities to be provided in the said lay out area is hereto available. The lay out in respect of the said property is herein referred to as the "said lay out" area.
- 12) AND WHEREAS the Promoter-Builders have got the plans, specifications, elevations, sections and details of the said building sanctioned and approved by the CIDCO and its concerned authorities and in pursuance whereof, the CIDCO issued the commencement certificate, vide letter under Ref.No.CIDCO/BP/ATPO/1523, dated.10/11/2006 has granted its Permission to develop the said Plot of land & also issued Commencement Certificate as required under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, to the Promoter-Builders, to commence the construction work of the said building having stilt on ground floor and thirteen (13) upper floors, consisting of Flats and other Premises, laying down certain terms and conditions & stipulations which are to be observed and performed by the Promoter-Builders and upon the observance and performance whereof the completion and/or Occupancy Certificate will be granted by the CIDCO & its Town Planning Authorities.
- 13) AND WHEREAS the Promoter-Builders are constructing a multi-storied building or buildings/tower on the said Plot of land consisting of stilt on ground floor and thirteen upper floors by name and style "SIDDHIVINAYAK" (hereinafter called and referred to as the "SAID BUILDING").
- 14) AND WHEREAS the Purchaser being desirous of purchasing Flat or other Premises in the said building, demanded from the Promoter-Builders and the Promoter-Builders have given inspection to the Purchaser of all the documents of title relating to the said Plot of land, the plans, lay out, designs and specification prepared by the Promoter-Builders Architect and all such other documents, as has been specified under the Maharashtra Ownership Flats



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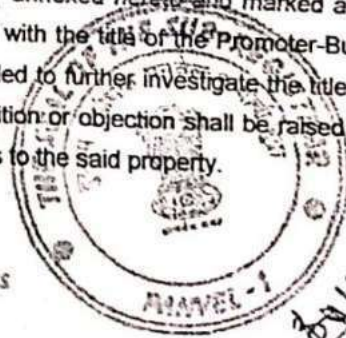
(Regulation of Permission of Construction Sale, Management and Transfer) Act, 1963, hereinafter referred to as the "SAID ACT" and the Rules made there under, hereinafter referred to as the "THE SAID RULES".

- 15) AND WHEREAS a copy of Certificate of Title issued by the Advocate Shri. Jagdish N. Urankar, showing the nature of title of the Promoter-Builders to the said property, a copy of the floor plan & specification of the said Premises other tenements agreed to be purchased by the Purchaser, has been annexed hereto respectively. The Purchaser shall not be entitled to make any requisition or call for any further documents of title of the Promoter-Builders to the said property.
- 16) AND WHEREAS the Promoter-Builders have disclosed and/or kept Xerox copies of all the documents, plans and specification referred above and referred to in clause (a), (b), & (c) of Sub Section 2 of Section 3 of the said Act, at the site of Plot of land and permitted the Purchaser to take inspection thereof.
- 17) AND WHEREAS the Promoter-Builders have accordingly commenced construction of the said building in accordance with the said sanctioned plan and pursuant to the said commencement certificate of CIDCO.
- 18) AND WHEREAS the Promoter-Builders are entitled to sell, transfer and convey all the Flats and other Premises in the said building to be constructed on the said property, in any manner, at any consideration they deem fit to the intending Purchaser's on "OWNERSHIP BASIS" & appropriate the sale proceeds thereof.
- 19) AND WHEREAS at the request of the Purchaser the Promoter-Builders have agreed to allot to the Purchaser on "OWNERSHIP BASIS", a Flat and/or other Premises No. 601 on the 6th Floor, Area admeasuring about 646 Sq.Fts.(Carpet), i.e. 78.60 Sq.Mtrs.(Carpet) in the said building known as "SIDDHIVINAYAK", which is more particularly described in the "SECOND SCHEDULE", hereunder written.
- 20) AND WHEREAS the Purchaser has agreed to purchase said Premises in the said building with full notice of the terms and conditions referred in these recitals on the terms and conditions hereinafter appearing.
- 21) AND WHEREAS the title of the Promoter-Builders to the said Plot of land has been investigated by Advocate Shri. Jagdish N. Urankar, who has issued Certificate of Title in respect thereof as per copy annexed hereto and marked as ANNEXTURE-'B'. Prima facie the Purchaser has satisfied with the title of the Promoter-Builders to the said property. The Purchaser shall not be entitled to further investigate the title of the Promoter-Builders to the said property and no requisition or objection shall be raised upon Advocate in regard to the title of the Promoter-Builders to the said property.

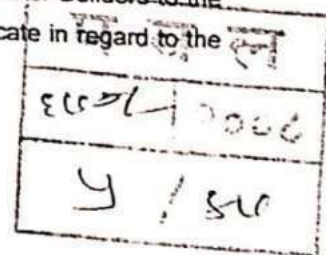
For M/s. Marvel Enterprises

(Signature)

Partner



- 5 -



- 22) AND WHEREAS the Purchaser has seen the said property prior to the execution of this Agreement. The Purchaser has also taken inspection of the said plans for construction of the said building hereinafter referred to be the sanctioned plans and all the other documents referred to herein above in the recitals;
- 23) AND WHEREAS the Promoter-Builders have supplied to the Purchaser true copies of all such documents as mentioned in Rule-A of the Maharashtra Ownership Flat Rules of 1964, hereinafter called "THE SAID RULES", as desired by the Purchaser.
- 24) AND WHEREAS the Promoter-Builders are entering into separate Agreements with several other Purchaser's for sale of Flat, and other Premises in the said building to be constructed on the said Plot of land.
- 25) AND WHEREAS under Section-4 of the said Act, the Promoter-Builders are required to execute an individual written Agreement for Sale of the said Premises with each Purchaser, being in fact these present and also to register the said Agreement under the provisions of the Registration Act, 1908.

NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Promoter-Builders shall construct the said building on the said Plot of land in accordance with the plan, designs, specifications approved by CIDCO and its other concerned authorities. The Promoter-Builders shall also construct the said building/tower or such number of further buildings as may be permitted by the concerned authority on the said property.
2. The Purchaser hereby agrees to purchase/acquire from the Promoter-Builders and the Promoter-Builders hereby agrees to sell to the Purchaser, the Premises being Flat and other Premises (with/without attached terrace) bearing No. 601 on the 6th Floor, area admeasuring about 846 Sq.Ft.(Carpet) equivalent to 78.60 Sq. Mtrs.(Carpet), having Flower Bed, area admeasuring 37 Sq.Ft.(Carpet), Cup Board, area admeasuring 85 Sq.Ft.(Carpet), Open Terrace, area admeasuring 45 Sq.Ft.(Carpet), Deck area admeasuring - Sq.Ft. (Carpet) as shown in the Floor Plan thereof, hereto annexed hereto & marked as Annexure 'A' and hereinafter called "THE SAID PREMISES", in the said building to be known as "SIDDHIVINAYAK" from the Promoter-Builders for the total consideration of Rs. 37,98,464/- (Rupees THIRTY SEVEN LACS NINETY EIGHT THOUSAND FOUR HUNDRED SIXTY FOUR Only) The said price is fixed on lump-sum basis and has no bearing whatsoever on the actual area of the said Premises.

For M/s. Marvel Enterprises

[Signature]
Partner



[Signature]

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3. The Purchaser hereby agrees to pay the aforesaid prize to the Promoter-Builders in the manner given below.

i) Rs. 50,000/- /-(Rupees. FIFTY THOUSAND — — — Only) as a Earnest Money booking amount on or before execution of this Agreement. The Promoter-Builders doth hereby admit and acknowledges the said payment hereof.

i) The said purchase prize shall be paid by the Purchaser to the Promoter-Builders in accordance with the installments as under:

At the time of Booking	10 %
On Commencement of Work.	10 %
On Commencement of Plinth Work	10%
On Commencement of 1 st Slab	06%
On Commencement of 4th Slab	12%
On Commencement of 7th Slab	12%
On Commencement of 10th Slab	12 %
On Commencement of 14th Slab	14 %
On Commencement of Brick Work & Plaster work.	6%
On Commencement of Plumbing & Electrification etc.	03%
On Commencement of Sliding & Painting Work	03%
On or Before Possession	02%
	100%

It is expressly agreed by & between the parties hereto that in respect of the above said payments, time is the essence of the contract.

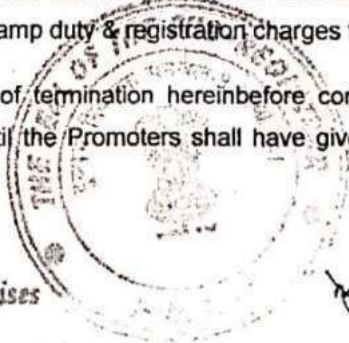
4. It is hereby expressly agreed that at the time of payment of each of the aforesaid installment of the purchase price as set out in Clause- 3 above shall be the essence of the contract. In the event of the Purchaser making any default in payment of any of the two installments of the purchase price, the Promoter-Builders will be entitled to terminate this Agreement in which event 35% (Thirty Five Percent) of the purchase price of the said Flat or other premises shall stand forfeited and balance shall be refunded to the Purchaser by the Promoter-Builders (but without any interest, compensation, damage or cost) within 60 (Sixty) days after the termination of this Agreement and the Promoter-Builders will be entitled to immediately after the termination of this Agreement to sell and/or dispose off the said Flat/Premises in favour of any third party or person, and the Purchaser herein shall have no right to object, obstruct or interfere to such sale/disposal of the said Premises by the Promoter-Builders. In that event the Purchaser shall have no any right or claim amount of stamp duty & registration charges from the Promoter-Builders.

Provided that the power of termination hereinbefore contained shall not be exercise by the Promoters unless and until the Promoters shall have given to the Purchaser 15(Fifteen) days

For M/s. Marvel Enterprises

(Signature)

Partner



(Signature)

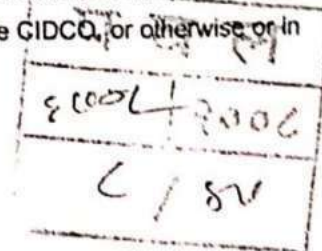
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prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of the terms and conditions in respect of which it might be intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice.

5. The Purchaser hereby agree to pay to the Promoter-Builders interest at 36% per annum on all the amounts/installments which become due and payable by the Purchaser to the Promoter-Builders under the terms of this Agreement from the date the said amounts/installments is/are payable by the Purchaser to the Promoter-Builders.
6. The Promoter-Builders shall sell to the Purchaser and Purchaser shall purchase from the Promoter-Builders said Premises being constructed by the Promoter-Builders on the said property (herein referred to as "THE SAID PREMISES". The floor plan in respect of the said Premises is hereto annexed and marked as ANNEXTURE - "A".
7. The said building shall be constructed by the Promoter-Builders in accordance with the building plan prepared by their Architects and sanctioned by the CIDCO & its other concerned authorities as aforesaid with such modifications thereto as the Promoter-Builders may be incorporate therein as aforesaid. The said Premises in the said building shall contain amenities as per the particulars given in the "THIRD SCHEDULE" hereunder written.
8. The building to be constructed on the said property is herein referred to as the "SAID BUILDING".
9. The entire building structure/complex/tower to be constructed on the said property is to be known as "SIDDHIVINAYAK".
10. The area of the said Premises agreed to be purchased by the Purchaser is on the basis of built up area. The calculation of the built up area includes the full thickness of internal and external walls, passages, toilets, staircase and any other area used for amenities to the building such as balcony, meter room, open space, etc, proportionately.
11. The certificate of the Architects of the Promoter-Builders shall be conclusive proof that the plinth or the respective slabs are completed and within 10(Ten) days from the receipt of a notice from the Promoter-Builders to the Purchaser, time being of the essence, informing, the Purchaser shall make the payments as herein provided. The Purchaser shall not be entitled to raise any objections as regard the completion of plinth or the casting of the respective slabs or in regard to the certificate of the Promoter-Builders Architects.
12. In the event of the Promoter-Builders being entitled to construct any additional structure or structures or the Promoter-Builders desiring to make alterations or additions in the plans of the said building under the building bye-laws, rules and regulations of the CIDCO, or otherwise or in

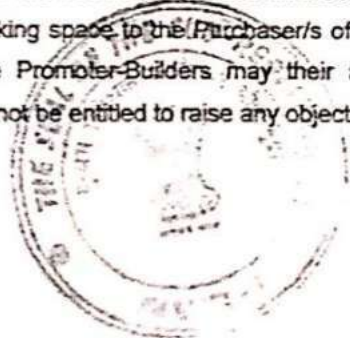


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the event of the Promoter-Builders becoming entitled to construct any structure or structures or alteration and/or additions in the said building by virtue of any alterations or amendments of the building bye-laws or rules and regulations of the CIDCO, or otherwise, the Promoter-Builders shall be entitled to carry out construction of such additional structure and/or additions or modifications, alterations or additions in the said building which is proposed to be constructed on the said property. The Purchaser/s hereby gives his/her/their irrevocable consent under the provisions of Section-7 of the Maharashtra Ownership Flats Act, 1963 to such additional structure being constructed under such alterations, additions or modifications being carried out by the Promoter-Builders in the said building.

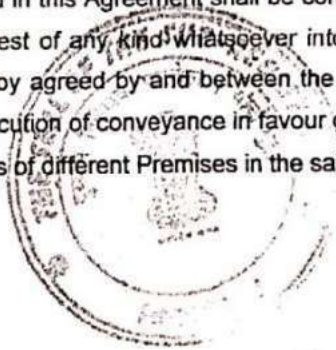
13. The Purchaser hereby agrees and confirms that inspection has been given by the Promoter-Builders of the plan and the specification of the said building which is proposed to be constructed by the Promoter-Builders on the said property. The Purchaser hereby further agrees and covenants with the Promoter-Builders to sign and execute all papers and documents in favour of the Promoter-Builders to construct the said building in accordance with the said plan relating thereto or such other plan with such additions and alterations as the Promoter-Builders may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining approval or sanction of CIDCO, or any other appropriate authorities in that behalf as well as for the construction of such building on the said property upon or after the grant of such approval or sanction relating thereto provided the size and location of the Premises agreed to be purchased by the Purchaser is not in any manner adversely affected. The Purchaser agrees that the said consent is irrevocable.
14. The Purchaser hereby agrees to give all the facilities and assistance to the Promoter-Builders as the Promoter-Builders may request from time to time, after the Promoter-Builders shall have delivered possession of the Premises agreed to be sold to the Purchaser, but at the costs and expenses of the Promoter-Builders so as to enable the Promoter-Builders to complete the development of the said property in the manner that may be determined by the Promoter-Builders.
15. And whereas only such of the Purchaser/s of Flats and Premises in the said building as shall have separately agreed to purchase a parking space under the stilt or covered parking shall be entitled to have exclusive use of such parking space so agreed to be sold to him and the Purchaser/s in the said building who shall not have agreed to purchase parking space separately from the Promoter-Builders will not be entitled to have any use of the parking space under the stilt or covered parking. The Promoter-Builders shall be entitled to sell all parking spaces under the stilt or covered parking space to the Purchaser/s of the said Premises at such price and to such person/s, as the Promoter-Builders may in their absolute discretion determine and the Purchaser herein shall not be entitled to raise any objection to the same.



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16. The Promoter-Builders agrees to hand over possession of the said Premises to the Purchaser by the end of December Two Thousand Eight subject to availability of cement, steel or other building material and water for building construction, electric supply, or in case of any notice, order, rule, notification of the Government and/or other public or competent authority or any prohibitory or stay orders of civil court or any other court/s and subject to any act of God such as earthquake, flood, or any other reason beyond the control of the Promoter-Builders, failing which the Promoter-Builders shall refund the amounts received by them, hereunder as provided in Section-8 of the Maharashtra Ownership Flats Act, 1963. The Purchaser shall not be entitled to any interest or damages whatsoever for any delay in handing over possession of the said Premises by the Promoter-Builders to the Purchaser.
17. The said Building shall be constructed and completed in accordance with the Plans and specification as approved by the concerned authorities as aforesaid with such modification thereto as may be made by the Promoter-Builders as herein above set out and if any defect in the said building or materials used or if any unauthorized change in the construction in the said building is brought to the notice of the Promoter-Builders within the period stipulated in the Maharashtra Ownership Flat Act, it shall wherever possible be rectified by the Promoter-Builders without further charge to person who have purchased premises in the said building. In case there shall be any dispute as regards any defect in the said building or materials used or any unauthorized change in the construction thereof or as to whether it is reasonably possible for the Promoter-Builders to rectify any such defect or change or as regards the amounts of reasonable compensation payable in respect of such defect or change which can not be or is not rectified by the Promoter-Builders the matter shall within the period specified in the Ownership Flats Act, be referred to the decision of the authority specified in Sub-Section (2) of Section.7 of Maharashtra Ownership Flat Act,1963.
18. The Purchaser shall take possession of the said Premises within 07 (Seven) days of the Promoter-Builders giving written notice to the Purchaser, intimating that the said Premises is ready for use & occupation. However, the Purchaser has to observe & comply with terms of this Agreement and pay the balance amount of consideration and other dues mentioned herein to the Promoter-Builders.
19. The Purchaser shall use the said Premises or any part thereof or permit the same to be used only for purpose of residence as per plan sanctioned by CIDCO or other local authority. The Purchaser shall use the parking space only for the purpose of keeping or parking his/her/their own vehicle. The Purchaser shall not use the said Premises for any other illegal purpose.
20. Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser any right, title or interest of any kind whatsoever into or over said property or building or any part thereof. It is hereby agreed by and between the parties that, such conferment shall take place only upon the execution of conveyance in favour of a Co-operative Housing Society to be formed by the Purchaser/s of different Premises in the said building as hereinafter stated.



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21. It is agreed that, if the Floor Space Index is not consumed in full in the construction of the said building and if before the transfer of the property to a Co-operative Housing Society any further construction on the land is allowed in accordance with rules and regulations of the CIDCO, or any other appropriate authorities in that behalf, then the Promoter-Builders would be entitled to put up additional or other construction without any let or hindrance by the Purchaser and also entitled to sell the additional Flats or other Premises thus available on ownership basis to the prospective Purchaser/s and also entitled to receive and appropriate the price in respect thereof. It is however agreed by the Promoter-Builders that they will not construct such additional or other structure so as to adversely affect the area or the location of the Premises agreed to be sold to the Purchaser. The Purchaser hereby gives his irrevocable consent to such construction by the Promoter-Builders and for that matters to make such alterations or changes in the plans shown to the Purchaser.
22. In the event of any portion of the said property being required by the MSEB for putting a Electric Transformer or sub station for electricity the Promoter-Builders shall be entitled to give such portion to the MSEB or any other appropriate body for such purpose on such terms and conditions the Promoter-Builders shall think fit.
23. In the event of a portion of the land being notified for set back prior to the transfer of the property to a Co-operative Housing Society, the Promoter-Builders alone shall be entitled to receive the amount of compensation for such set back land.
24. The Purchaser shall have no claim save and except in respect of the Premises hereby agreed to be acquired. All open spaces, lobbies, staircases, etc., will remain the property of the Promoter-Builders, until the whole property is transferred and conveyed to the proposed Co-operative Housing Society or to the Purchaser on execution of the Deed of Conveyance as hereinbefore mentioned but subject to the rights of the Promoter-Builders as mentioned herein.
25. The Promoter-Builders shall be entitled to offer possession of the Premises upon the Promoter-Builders obtaining part occupancy certificate in respect of the said building and as soon as the building is notified by the Promoter-Builders as ready for occupation, each of the Purchaser of the said building (including the Purchaser) shall pay their respective arrears of price payable by him/them within 7(Seven) days of such notice served individually or put at some permanent place in the building. If any of the Purchasers fails to pay the arrears in spite of the notice, the Promoter-Builders will be entitled to forfeit the amount of earnest money previously paid by the Purchaser who shall cease to have all rights in the Premises to be taken by him/her. The Promoter-Builders shall be entitled to proceed with the construction work of the remaining building.
26. Under no circumstances the Purchaser shall be entitled to the possession of the said Premises unless and until all payments required to be made under this Agreement by the Purchaser/s

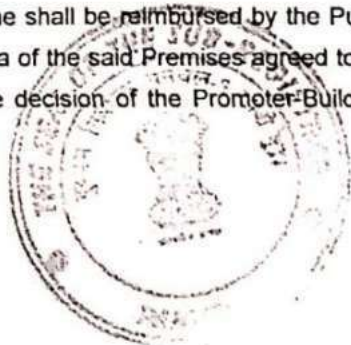


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have been made to the Promoter-Builders and other obligations, terms and conditions agreed by the Purchaser/s and mentioned in this Agreement are carried out fully by the Purchaser/s.

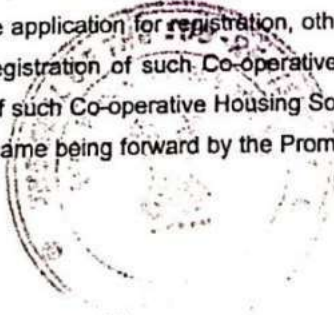
27. The Promoter-Builders shall in respect of any amount payable by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said Premises agreed to be acquired by the Purchaser.
28. Before taking possession of the said Premises, the Purchaser shall deposit with the Promoter-Builders the sum of Rs.20,000/- (Rupees Twenty Thousand Only) as a non refundable deposit for the period of initial 6 (Six) months charges towards (a) the insurance premium for insuring the said building against fire, riot & civil commotion etc., (b) the CIDCO charges and taxes and all other outgoings that may, from time to time, be levied on or in respect of the said property, (c) the charges for the maintenance and management of the said building including wages and salaries of watchman, sweepers, bill collector and accountant, (d) electricity charges of common lights, meter pumps etc., and thereafter the Purchaser along with the other Purchasers shall be liable to pay actual proportionate taxes and outgoings and maintenance charges. The Purchaser shall have no any right to ask details regarding expenditure of said amount from the Promoter-Builders.
29. Before taking possession of the said Premises, the Purchaser shall also deposit with the Promoter-Builders one month before Possession the amount for Electric Meter, MSEB Transformer Charges, Water Meter Deposit, Share Money, Expenses and out goings such as a) Water Sources Development, b) Electric Cabling, c) Sewerage Connection, CIDCO betterment Charges, Legal Fees of the said Agreement for Sale.
30. In case there shall be deficit in this regard, the Purchaser shall forthwith on demand pay to the Promoter-Builders his proportionate share to make up such deficit. It is also agreed by and between the parties hereto that the total price of the Flat or other premises is fixed on the basis of the present price of the building materials, if the rates of the same are increased in excess of 10% of the present price in the future, in that event Promoter-Builders shall be entitled to take the difference of the present price and of the excess price of 10 % at the time of giving possession of the said Flat or other premises.
31. The Purchaser hereby agrees that in the event of any amount by way of premium or security deposit or fire, cess is paid to the Corporation or the State Government of Maharashtra or further betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of similar nature becoming payable by the Promoter-Builders the same shall be reimbursed by the Purchaser to the Promoter-Builders in proportion to the carpet area of the said Premises agreed to be acquired the Purchaser and in determining such amount the decision of the Promoter-Builders shall be conclusive and binding upon the Purchaser.



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32. It is further agreed between the Promoter-Builders and the Purchaser if at the time of execution of Conveyance in favour of Co-operative Housing Society that may be formed by all the Purchasers, the Purchaser and/or the said Society shall reimburse to the Promoter-Builders deposit or all the other refundable deposits paid by the Promoter-Builders in respect of the said building. The above deposits shall not carry any interest and will remain with the Promoter-Builders until the said property with building thereon being transferred as aforesaid the balance if any thereof shall be paid over by the Promoter-Builders to the proposed organization;
33. The Promoter-Builders shall not be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever after handing over possession of the Premises to Purchaser.
34. So long as each Premises in the said building is not separately assessed for property taxes and water tax by the concerned authority, the Purchaser shall pay proportionate share of the water taxes and other taxes assessed on the whole building by the CIDCO, are demanded or any other authority by reason of any permitted use, the Purchaser shall bear and pay such special taxes and rates. As from the date of delivery of possession of the said Premises, the Purchaser and other Purchaser shall observe and perform all the rules and regulations of the CIDCO, and/or other statutory bodies and shall indemnify and keep indemnified the Promoter-Builders against any loss or damage.
35. The Purchaser shall permit the Promoter-Builders & their surveyors or agents with or without workman & others at all reasonable times to enter into & upon his Premises or any part thereof to view & examine, state & condition thereof & the Purchaser agrees to make good within two months all defects, decays & wants of repair of which notice in written shall be given by the Promoter-Builders to Purchaser.
36. The Purchaser shall permit the Promoter-Builders & their surveyors & agents with or without workmen & others at reasonable times to enter into and upon the said Premises or any part thereof for the purpose of making, maintaining, rebuilding, cleaning lighting and keeping in order & good condition all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or servicing or used for the said building and also for the purpose of laying downs, maintaining, repairing and for similar purpose of cutting of the water supply to or any or the Premises of the building in respect of the building in respect whereof the Purchaser or occupier prior of such other Premises, as the case may be, shall have made default in paying his/her/their share of the water tax.
37. The Purchaser hereby agrees and undertake to be a member of the proposed Co-operative Housing Society Ltd., to be formed in the manner hereinafter appearing and also from time to time to sign and execute the application for registration, other papers and documents necessary for the formation and the registration of such Co-operative Housing Society or an Incorporated Body including Bye-laws of such Co-operative Housing Society and duly fill in, sign and return within 3 (Three) days of the same being forward by the Promoter-Builders to the Purchaser. No objection

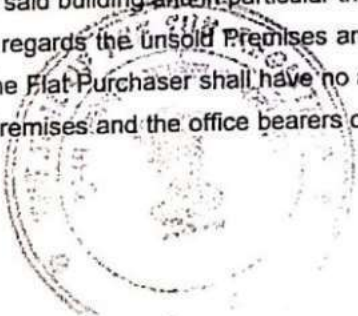


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shall be taken by the Purchaser/s to the charges of modification which are made in the draft by-laws as may be required by the Registrar of Co-operative Societies or other competent authorities. The Purchaser/s shall be bound from time to time to sign all papers and documents and to do all other things as the Promoter-Builders may require him to do from time to time for safeguarding the interest of the Promoter-Builders and of other Purchaser of Premises in the said building and in the proposed multi-storied building. Upon failure to comply with the provisions of this clause this Agreement shall ipso facto come to an end and the deposit and other monies paid by the Purchaser shall stand forfeited by the Promoter-Builders.

38. The Purchaser shall at no time demand partition of his interest in the said Plot of land and building. It being hereby agreed and declared by the Purchaser that his interest in the said Plot of land and the said building is impartial and it is agreed that the Promoter-Builders shall not be liable to execute any conveyance or assignment, or any other documents in respect of the said Premises in favour of the Purchaser.
39. After the possession of the Premises is handed over to the Purchaser, if any addition or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipality, CIDCO or any other statutory authority, the same shall be carried out by the Purchaser in co-operation with the Purchasers of other Premises in the said building at his own costs and the Promoter-Builders shall not be in any manner liable or responsible for the same.
40. The Purchaser shall not decorate the exterior of his Premises otherwise than in the manner agreed to by the Promoter-Builders or in the manner as near as may be in which the same as previously decorated.
41. The Purchaser agrees & undertake to pay, when called upon, his/her/their proportionate share of stamp duty and registration charges for Conveyance Deed or any other document-agreement or instrument of transfer in respect of the plot of land and building to be executed in favour of the proposed Co-operative Housing Society Ltd., & for formation of such Co-operative Housing Society Ltd., apart from the stamp duty & registration charges paid for execution of this Agreement for Sale.
42. In events of the Co-operative Housing Society being formed and registered before the sale and disposal by the Promoter-Builders, of all the Premises in the said building as aforesaid the power and authority of the Society so formed or of the Purchasers of the Premises shall be subject to the overall authority and control of the Promoter-Builders over all and any of the matters concerning the said building and in particular the Promoter-Builders shall have absolute authority and control as regards the unsold Premises and the disposal thereof. The said Co-op. Housing Society of all the Flat Purchaser shall have no any right or claim of whatsoever on all the unsold Flats & other Premises and the office bearers of the said Co-op. Housing Society shall not claim

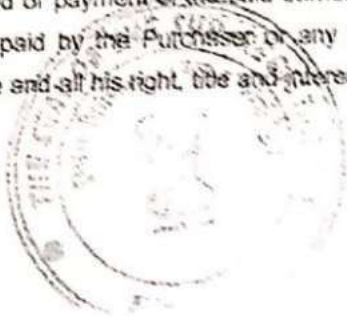


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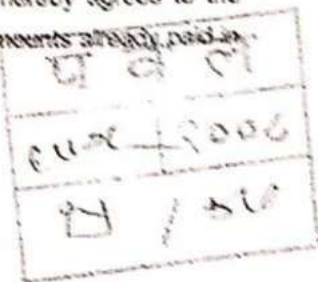
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or demand any kind charges towards Society maintenance charges in respect of the said unsold Flats & other Premises, as well as charges towards NOC for the sale of said unsold Flats & other Premises in favour of prospective Purchasers.

43. It is hereby expressly agreed and provided that so long as it does not in any way affect or prejudice the rights hereunder granted in favour of the Purchaser in respect of the said Premises the Promoter-Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in the said Property.
44. In the event of the Conveyance Deed in respect of the said property in favour of the Co-operative Housing Society the Promoter-Builders shall have a right to dispose of the remaining Premises in the said building in such manner as they think fit & the sale proceeds thereof shall belong absolutely to the Promoter-Builders & the Purchaser/s of such remaining Premises shall be accepted as members of such Co-operative Housing Society. The Promoter-Builders in that case shall not be required to pay any transfer charges and/or administration costs to the Co-operative Housing Society.
45. Any delay or indulgence by the Promoter-Builders in enforcing the terms of the Agreement any forbearance or giving time to the Purchaser shall not be construed as waiver on the part of the Promoter-Builders nor any breach or non-compliance of any of the terms & conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter-Builders.
46. The Promoter-Builders shall be entitled to alter the terms and conditions of the Agreement relating to the unsold premises in the said building of which the aforesaid premises form part and the Purchaser shall have no right to require the enforcement thereof or any of them at any time. The purchaser herein shall agree to the exercise by the Promoter-Builders under such Agreement of his rights under the same.
47. If the Purchaser neglects, omits, or fails for any reason whatsoever to pay the Promoter-Builders any of the amounts due and payable by the Purchaser under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified or if the Purchaser shall in any other way fail to perform or observe any of the covenants and stipulations on his/henrtheir part herein contained or referred to, the Promoter-Builders shall be entitled to re enter upon and resume possession of the said Premises, if possession is delivered prior thereto and this Agreement shall cease and stand terminated and the earnest and/or deposit money and all other amounts already paid by the Purchaser to the Promoter-Builders shall absolutely stand forfeited to the Promoter-Builders and the Purchaser shall have no claim for refund or payment of the said earnest and/or deposit money and/or the said other amounts already paid by the Purchaser or any part thereof and the Purchaser hereby agrees to the forfeiture and all his right, title and interest in the said Premises and all amounts already paid.



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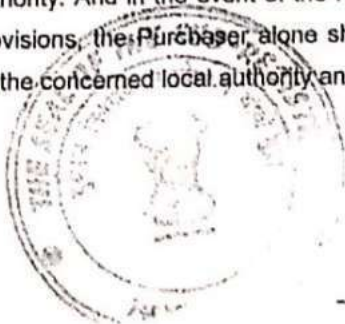
a such event the Purchaser shall also be liable to immediate ejection as trespassers but the right given by this clause to the Promoter-Builders shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this Agreement of the Promoter-Builders against the Purchasers.

48. The Deed of Conveyance and other documents for transferring the title shall be prepared by Advocate of the Promoter-Builders & the same will contain such covenants and conditions as the said Advocate shall think reasonable and necessary having regard to the development of the said Property.

49. The Promoter-Builders shall transfer the recreational facilities to the Co-operative Housing Society to be formed by the Purchasers of all the Premises in the said Building who shall be entitled to regulate the admission to the and to avail of the facilities provided and to recover charges for availing of such facilities. Whatever fees and other charges as aforesaid shall belong to the Society who shall use the same for the upkeep/ maintenance of the said facilities.

50. **The Purchaser himself/herself/themselves with intention to bind all persons into whosoever hands the said Premises may come, doth hereby covenant with the Promoter-Builders as follows:**

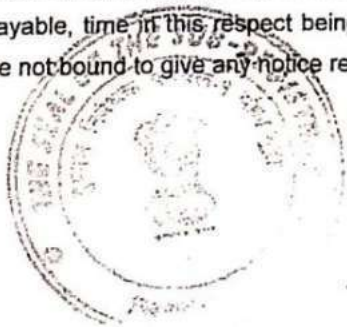
- i. To maintain the said Premises at the Purchasers own cost in good tenantable repair and condition, from the date of possession of the said Premises is taken and shall not do or suffered to be done anything in or to the building in which the said Premises is situated.
- ii. Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Premises is situated or storing of which goods if objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or likely to damage the staircase, common passage or any other structure of the building in which the said Premises is situated or the said Premises any damages caused on account of negligence or default of the Purchaser in this behalf, shall be made good by him/her & the Purchaser alone shall be responsible and liable for the consequences arising there from.
- iii. To carry at his own costs all internal repairs to the said Premises and maintain the said Premises in the same conditions, state and order in which it was delivered by the Promoter-Builders to the Purchaser and shall not to do or suffer to be done anything in or to the building in which the said Premises is situated in or to the building in which may be controversial to the rules and regulations and by-laws of the CIDCO or other concerned local authority or other Public authority. And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser alone shall be responsible and liable for the consequences thereof to the concerned local authority and/or other Public authority.



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- iv. Not to demolish or cause to be demolished the said Premises or any part thereof, not to close verandah or balconies, not at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, or any alteration in the outside elevation & outside colour scheme of the building in which the said Premises is situated & shall keep the portion, sewers, drains pipes in the said Premises & appurtenances thereto in good tenantable repair & condition, & in particular, so as to support shelter & protect the other parts of the building in which the said Premises is situated & shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC, Parties or other structures in the said Premises without the prior written permission of the Promoter-Builders and/or the Co-operative Housing Society.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land & the building in which the said Premises is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance or which may likely to cause nuisance or annoyance to users & occupiers of the other Premises in the said building.
- vi. Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said land and the building in which the said Premises is situated.
- vii. Not to let, sub-let, transfer, assign or part with the possession of the said Premises until all the dues payable by the Purchaser to the Promoter-Builders under this Agreement are fully paid and subject to that the Purchaser is not guilty of breach of any terms or is not guilty for non-observance of any of the terms and conditions of this Agreement and until the Purchaser has obtained consent in writing by the Promoter-Builders for the purpose. Such transfer shall be only in favour of the transferee as may be approved by the Promoter-Builders.
- viii. To observe and perform all the rules and regulations which the Co-operative Housing Society or the Limited Company may adopt at its inception and as it may be in force from time to time for protection and maintenance of the said building and that said Premises therein and shall be responsible for the observance & 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 stipulating and condition laid down by the said Co-operative Housing Society, Limited Company regarding the occupation and use of the said Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- ix. To pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract. Further the Promoter-Builders are not bound to give any notice requiring such payment and the failure thereof shall not



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be a plea, or an excuse for non-payment of any amount or amounts on their respective due dates.

- x. To pay to the Promoters within 07 (Seven) days of demand by the Promoters, his share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the said Premises are situated.
- xi. To bear and pay any increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or State Government and/or other public authority, on account of change of user of the said Premises by the Purchaser viz. user for any purpose other than for residential purpose.
51. All costs, charges, and expenses in connection with the formation of the Co-operative Housing Society as well as the costs of preparing, engrossing, stamping and registering all the Agreements, Conveyance or any other documents required to be executed by the Promoter-Builders or the Purchasers as well as the entire professional costs of the Advocates of the Promoter-Builders in preparing and approving all such documents shall be borne and paid by the Co-operative Housing Society, or proportionately by all the Flat holders of the said Premises in the said building. The Purchaser alone shall also proportionate share of such costs, charges and expenses payable by the Purchaser shall be paid by him immediately on demand. The Promoter-Builders shall not contribute anything towards such expenses.
52. The Promoter-Builders would be entitled to put up Hoardings on the terrace of the said building and also entitled to receive and appropriate the charges in respect thereof. The Purchaser/s hereby gives his irrevocable consent to put up such Hoardings by the Promoter-Builders. The Co-operative Housing Society shall not claim any charges towards maintenance of the said Hoardings, and shall also not claim any other charges for putting said Hoardings.
53. All letters, receipts, and/or notices to be issued and served upon the Purchaser as contemplated by the Agreement shall be deemed to have been duly issued and served if sent to the Purchaser at the address mentioned hereinabove in the recital, by courier service, prepaid post or under certificate of posting and shall duly and effectually discharge by the Promoter-Builders.
54. The Purchaser shall lodge this Agreement for registration with registering authorities within the time specified under the Indian Registration Act and inform the Promoter-Builders to admit execution thereof. It is clarified & understood by and between the parties hereto that the responsibilities to lodge this Agreement for registration with the Sub Registrar of Assurance, shall be of the Purchaser only.
55. The Purchaser shall alone pay the stamp duty & registration charges regarding execution of this Agreement for Sale and all other expenses incidental to and registration thereof.



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56. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and The Maharashtra Ownership Flat Rules, 1964 or any other provisions of law applicable hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE PLOT OF LAND

All that piece or parcel of Plot of land known as Plot No.03, area admeasuring 2853.80 Sq. Mtrs., lying and being at Sector-14, New Panvel(W), Tal-Panvel, Dist-Raigad, Navi Mumbai, in the registration Sub-District & District Raigad, and the same is bounded as follows:

On or towards the North by : 8.0 Mtr. Wide Road.

On or towards the South by : Jonson & Nicholson.

On or towards the East by : Plot.

On or towards the West by : Unauthorized Temple.

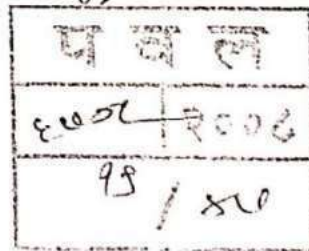
THE SECOND SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF FLAT/OR OTHER PREMISES

All that Premises, being Flat and/or other Premises bearing No. 601 on the 6th Floor, area admeasuring 846 Sq.Ft. (Carpet) equivalent to 78.60 Sq.Mtrs. (Carpet) of the building to be known as "SIDDHIVINAYAK", as shown in the Floor plan thereof hereto annexed, being constructed on Plot No.03 lying and being at Sector-14, New Panvel (W), Tal-Panvel, Dist-Raigad, Navi Mumbai, referred to in the First Schedule herein above written.

For M/s. Marvel Enterprises

(Signature)

Partner



IN WITNESS WHEREOF the parties hereto have hereunto sent and subscribed their respective hands and seals this day year first hereinabove mentioned

SIGNED, SEALED & DELIVERED by the
Within named "PROMOTER-BUILDERS"
M/S. MARVEL ENTERPRISES,
through its authorized Partner
SHRI, KIRAN HARI BAGAD
in the presence of :

- 1) S. R. Shasane
S. R. Shaluse
- 2) Shrikant mahakal
Shrikant

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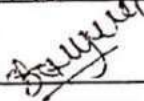
For M/s. Marvel Enterprises

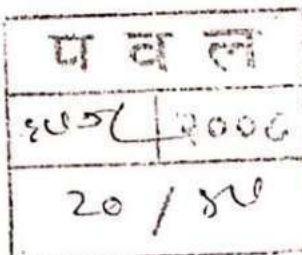
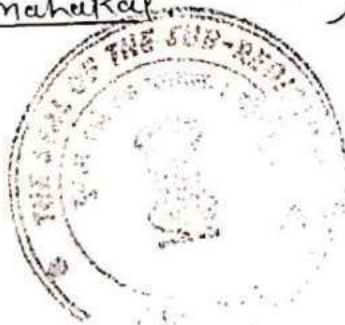
Partner

For M/s. MARVEL ENTERPRISES
through its authorized Partner
SHRI. KIRAN HARI BAGAD
(PROMOTER-BUILDERS)
PARTY OF ONE PART

SIGNED, SEALED & DELIVERED by the
Within named "PURCHASERS"
1. MR. ARUN B. TANPURE
2. MRS. SUJATA A. TANPURE
3. MR. HARSHA A. TANPURE
In the presence of :

- 1) S. R. Shaluse
S. R. Shasane
- 2) Shrikant
Shrikant mahakal


1. MR. ARUN B. TANPURE

2. MRS. SUJATA A. TANPURE
(P.O.A. ARUN B. TANPURE.
Harshapure
3. MR. HARSHA A. TANPURE
PURCHASERS
PARTY OF THE OTHER PART



RECEIPT

RECEIVED the day and the year first herein above written of and from the within named Purchaser/s a sum of Rs. 50000/- /-(Rupees FIFTY THOUSAND ONLY Only) by cash / cheque / demand draft / pay order No. MONEY TRANSFER dated. 29.7.08, drawn on _____ Branch _____ to be paid by him/them to us.

Place :-Panvel.

Date :-

WITNESSES:

For M/s. Marvel Enterprises



Partner

I SAY RECEIVED

Rs. 50000 /-

M/s. MARVEL ENTERPRISES.

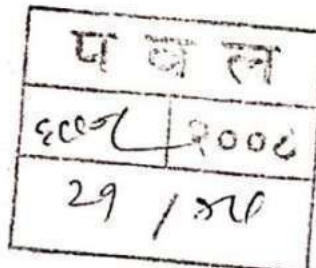
through its authorized Partner

SHRI.KIRAN HARI BAGAD

(PROMOTER-BUILDERS)

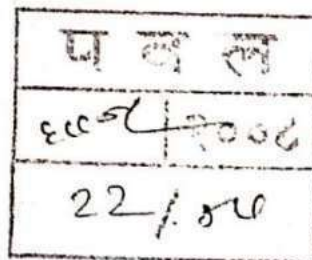
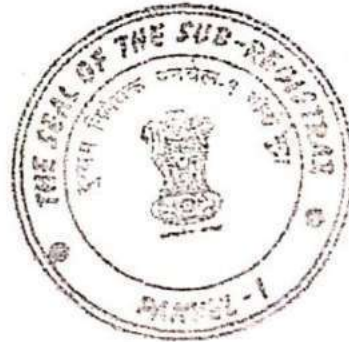
1) S. R. Shalane
SHRI. S. R. Shalane

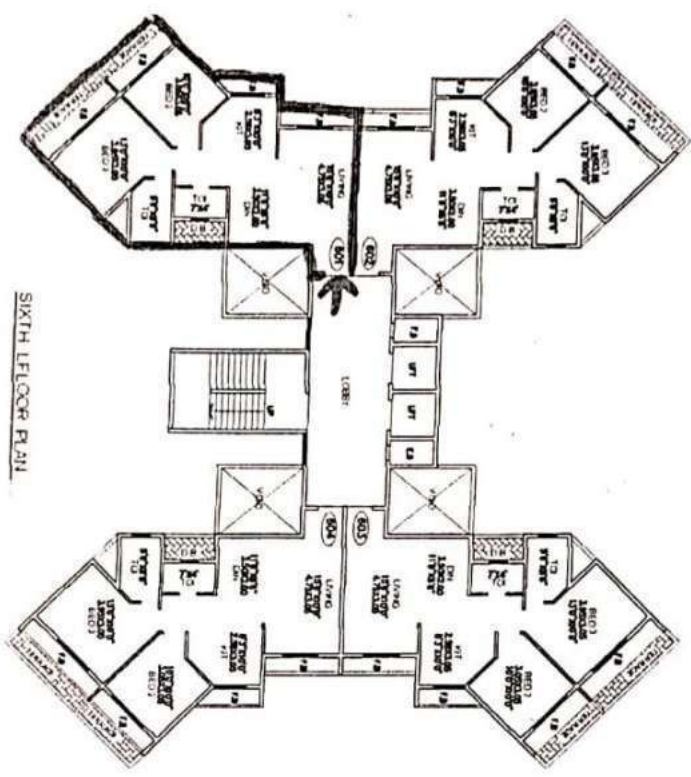
2) Shrikant
SHRI. Shrikant mahalsal



SPECIFICATION AND AMENITIES FOR RESIDENTIAL PREMISES :

- ❖ Exclusive Ceramic Tiles with designer sanitary wares in Toilets.
- ❖ Power Coated Heavy Section Aluminum Sliding Window with marble framing.
- ❖ Granite Kitchen Platform and service platform with stainless steel sink.
- ❖ High Grade mirror-finish Vitrified flooring in all rooms.
- ❖ Concealed plumbing with designer C.P. fittings.
- ❖ Bath tub & shower panel in master toilet.
- ❖ All internal walls with Gypsum finish and O.B.D. paint.
- ❖ All external surfaces painted with goods quality acrylic paint.
- ❖ Concealed copper wiring with modular switches and provision for inverter.
- ❖ Automatic high speed reputed brand lift.
- ❖ Backup for lift.
- ❖ Advance fire-fighting system.
- ❖ C.C.T.V. door video phone with intercom security system.
- ❖ Garden with children play area.
- ❖ Health club/indoor games.
- ❖ Ample Car Parking
- ❖ Wind power generation for common lighting.





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ACCESS ROAD

ENTRANCE GATE

For M/s. Marvel Enterprises

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. Marvel Enterprises.

Plot No. 03 Road No. - Sector 14 Node New Panvel (W) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (6th + 13) stor.
Total Net BUA = 2833.681 ML

(Nos. of Residential Units 52 Nos. of Commercial units -)

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

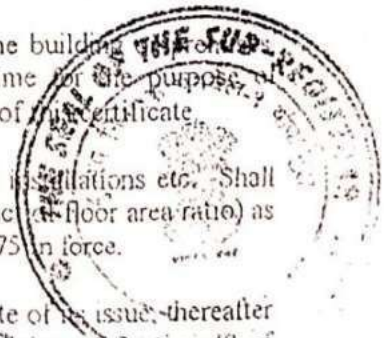
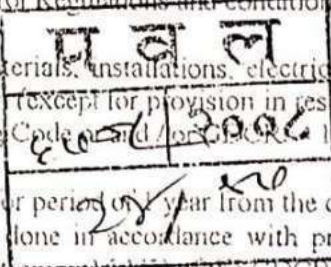
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation 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 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 and G.D.C.R. 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. 1(2) of the GDCKs - 1975.



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. 89,000/- 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 19th 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 & Nole 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 details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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२५ / ८५६	



11. As per the notification dtd. 14th September 1999 and amendment on 27th 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.

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

C.C. TO: ARCHITECT
Vistaar

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KH/PL/CL/MD)
4. EE(WS)



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JAGDISH N. URANKAR

B.S.L., LL.B., DLL & LW.
ADVOCATE & NOTARY (Govt. of India)
HIGH COURT - MUMBAI

OFFICE:

Usha Laxmi Aptt., Above Richie Rich
Shivaji Road, Panvel - 410206

Ph. No. 27464742 / 9820243910.

Reference:

Date :14/12/2006.

TO WHOMSOEVER IT MAY CONCERN :

Ref: All that piece or parcel of Plot of land known as Plot No.03, area admeasuring 2853.80 Sq. Mtrs. or thereabout lying and being at Sector-14, New Panvel(W), Tal-Panvel, Dist-Raigad, Navi Mumbai, in the registration Sub-District & District-Raigad.

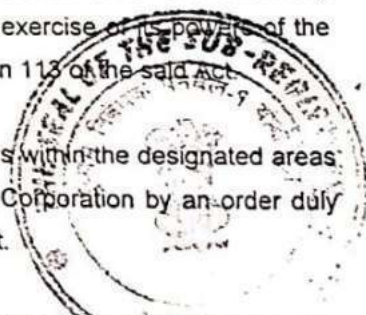
This is to certify that, I have investigated the title of M/s.Marvel Enterprises a registered Partnership Firm duly registered under the provision of Indian Partnership Act, 1932 through its authorized Partners 1)Shri. Kiran Hari Bagad, 2)Shri. Ravindra Shaligram Raut, (hereinafter for the sake of brevity called & referred to as the "Promoter-Builders") having its office & carrying on business at Vighnaharta Complex, First Floor, Plot No. 07, Sector No.1, New Panvel (W), Tal.Panvel, Dist.Raigad, Navi Mumbai, to Plot No.03, area admeasuring 2853.80 Sq. Mtrs., lying & being at Sector.14, New Panvel(W), Tal.Panvel, Dist.Raigad, Navi Mumbai, in the registration Sub-District & District Raigad (hereinafter for the sake of brevity called & referred to as the "said Plot of land").

01) The City & Industrial Development Corporation of Maharashtra Limited, is a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Bombay-400 021, (hereinafter referred to as the "CIDCO" or the "Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns). The said Corporation has been already declared as a New Town Development Authority, under the provisions of Sub Section (i) (3-a), of Section 113 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) (hereinafter referred to as "The Said Act") for the New Town of Navi Mumai by Government of Maharashtra in the exercise of its power of the said area designated as site for New Town under sub Section (i) of Section 113 of the said Act.

02) The State Government of Maharashtra has acquired certain lands within the designated areas of Village-Panvel, Tal-Panvel, Dist-Raigad and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113(1) of the said Act.

03) 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.

8.05.2006
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11) On the basis of perusal of the documents referred to herein above and the information collected by me, in my opinion, the title of M/s. Marvel Enterprises, to the said Plot of land acquired from CIDCO is clear, marketable and free from encumbrances, subject to the terms & conditions of the said Agreement to Lease. I hereby also certify that, M/s. Marvel Enterprises, through its authorized Partners is/are legally entitled to develop the said Plot of land and to sell all Flats, and other Premises in the said proposed building to be constructed on the said Plot of land, and which would be known as "Siddhivinayak" to the prospective Purchaser/s on most popularly known as "Ownership Basis" and to enter into an individual Agreement for Sale and other documents in respect thereof and to appropriate the sale proceeds thereof.

DESCRIPTION OF THE PLOT OF LAND

All that piece or parcel of Plot of land known as Plot No.03, area admeasuring 2853.80 Sq. Mtrs. or thereabout lying and being at Sector-14, New Panvel(W), Tal-Panvel, Dist-Raigad, Navi Mumbai, in the registration Sub-District & District Raigad, and the same is bounded as follows:

On or towards the North by : 8.0 Mtr. Wide Road.

On or towards the South by : Jonson & Nicholson.

On or towards the East by : Plot.

On or towards the West by : Unauthorized Temple.

Place : Navi Mumbai.

Date:14/12/2006.


Sign

Shri. Jagdish N. Urankar.
Advocate & Notary.
(Govt. of India)

पत्रल
६००/१००६
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FRANKING DEPOSIT SLIP

ICICI Bank		Customer Copy	
Deposit by: <u>Alexis Marvel</u> , Date: <u>20/12/06</u>		Pay to: ICICI Bank Ltd. AC Stamp Duty	
Franking Value	Rs. 250		
Service Charges	Rs. 10		
Total	Rs. 260		
Name of Stamp duty paying party: <u>Marvel Enterprises partner</u> <u>Kiran H. Baghel</u>			
Received with Thanks <u>25/12/06</u> of Rs. Towards payment of Stamp Duty			
Drawn on Bank 			
DD / Cheque No. <u>29848</u>			
Tran ID			
Franking Sr. No. <u>29848</u>			
Officer			

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20	2006
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!! SHREE !!

SPECIAL POWER OF ATTORNEY TO PRESENTATION/EXECUTION OF DOCUMENTS FOR REGISTRATION BEFORE SUB REGISTRAR, PANVEL.

This Special Power of Attorney is made and entered into at Panvel, this 20th day of December 2006.

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3 BETWEEN

M/S. MARVEL ENTERPRISES, through its Authorised Partner **SHRI. KIRAN HARI BAGAD**, Age-36 yrs, Occu-Business, having its registered office at Vighanharta Complex CHD LTD., 1st Floor, Plot No.7, Sector-1, New Panvel (w), Tal-Panvel, Dist-Raigad (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his/their heirs, executors, and administrators) of the FIRST PART.



For M/S. MARVEL ENTERPRISES

Kiran H. Baghel

PARTNER

Kiran H. Baghel

Authorised Signatory


 29848
 107792
 R. 00002501-PB5345
 DEC 20 2006
 15:52
 MAHARASHTRA
 ICICI BANK LTD

for witnesses & their own

AND

MR.SAMBHAJI VITTHAL AMBAVALE, Age-27 yrs, Occu-Service, having its office at Vighanharta Complex CHS LTD., 1st Floor, Plot No.7, Sector-1, New Panvel (w), Tal-Panvel, Dist-Raigad (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his respective heirs, executors and administrators) of the **SECOND PART.**

NOW KNOW YE ALL AND THESE PRESENTS WITNESSED that We do hereby nominate, constitute, appoint and retain MR.SAMBHAJI VITTHAL AMBAVALE to be our true and lawful Attorney to do in our name and on our behalf the following single act, that is to say:

WHEREAS :

- 01) We are seized and possessed of and or otherwise well and sufficiently entitled to the said landed properties which are more particularly described in the First & Second Schedule hereunder written. (hereinafter called and referred to as the said properties).
- 02) AND WHEREAS We have agreed to sell all Flats/shops/offices premises in the said projects by named "Siddhivinayak" & "Swaroop" respectively which are more particularly described in the First & Second Schedule hereunder mentioned to the intending prospective Purchaser/Buyers for consideration and upon the terms and conditions contained therein.
- 03) AND WHEREAS We have executed an individual Agreement for Sale (Sale Agreement) in favour of the Purchaser on different occasions.
- 04) AND WHEREAS We being personally unable to attend Sub Registrar at Panvel, for procuring registration of an Agreement for Sale now therefore We hereby authorized the said Attorney to appear before the Sub Registrar at Panvel, Navi Mumbai and to present before him for registration the aforesaid an Agreement for Sale & to admit execution on our behalf and to have the said Agreement registered & to do all things necessary for and incidental to procure the registration of the said Agreement for Sale & to receive it back, to be duly registered & to give proper receipt and discharge for the same, & also to do all such other acts, deeds and things as our said Attorney shall deem fit and proper for registering the said Agreement as fully and as effectually in all respects as We could do same if We were personally present.
- 05) AND We hereby agree to confirm and ratify all and whatsoever the said Attorney shall lawfully do or cause to be done in pursuance of these presents.



THE FIRST SCHEDULE ABOVE REFERRED TO

All that Premises, being Flat/Pent House/Parking Space (covered & open) and/or other Premises of the building known as "SIDDHIVINAYAK" as shown in the Floor plan thereof hereto annexed constructed on Plot No.03, area admeasuring 2853.80 Sq. Mtrs. or thereabout lying and being at Sector-14, New Panvel(W), Tal-Panvel, Dist-Raigad, Navi Mumbai, in the registration Sub-District & District Raigad, and the same is bounded as follows:

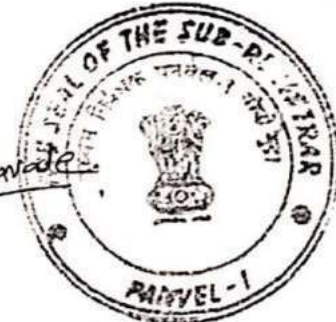
- On or towards the North by : 8.0 Mtr. Wide Road.
- On or towards the South by : Jonson & Nicholson.
- On or towards the East by : Plot.
- On or towards the West by : Unauthorized Temple.

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२ / ५	

For M/S. MARVEL ENTERPRISES

(Signature)
PARTNER

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३९ / ४०	



THE SECOND SCHEDULE ABOVE REFERRED TO

All that Premises, being Flat/Pent House/Parking Space (covered & open) and/or other Premises of the building known as "SWAROOP" as shown in the Floor plan thereof hereto annexed constructed on Plot No.16, area admeasuring 973.99 Sq.Mtrs., lying and being at Sector No.5E, Node-Kalamboli, Navi Mumbai, Taluka-Panvel, District-Raigad and the same is bounded as follows;

- On or towards the North by : 2.94 M. Pathway.
- On or towards the South by : Electrical Sub Station.
- On or towards the East by : 09.0 M. wide Road.
- On or towards the West by : Plot No. 14+15 & 4.00 M. Pathway.

IN WITNESS WHEREOF the parties have put their respective hands and witness have put their respective hands in the presence of each other on the day and year hereinafter mentioned.

Panvel : Panvel.
Date :20/12/2006.



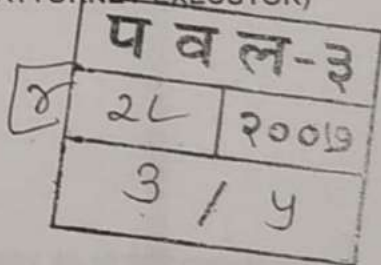
SIGNED AND DELIVERED by the
Within named
M/S.MARVEL ENTERPRISES
through its authorised Partner
SHRI.KIRAN HARI BAGAD
in the presence of

For M/S. MARVEL ENTERPRISES

~~XXXXXXXXXX~~
PARTNER

M/S.MARVEL ENTERPRISES
through its authorised Partner
SHRI.KIRAN HARI BAGAD
(POWER OF ATTORNEY EXECUTOR)

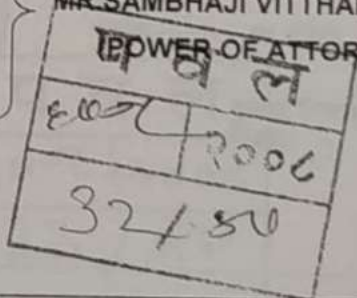
- Shrikanth Rik.*
- 1) MRS. RAJANT SHINKAR *(Masonavale)*
 - 2) MEENA G. SONAVALE



SIGNED AND DELIVERED by the
Within named
MR.SAMBHAJI VITTHAL AMBAVALE
in the presence of

MR.SAMBHAJI VITTHAL AMBAVALE
(POWER OF ATTORNEY HOLDER)

- Shrikanth Rik*
- 1) MRS. RAJANT SHINKAR *(Masonavale)*
 - 2) MEENA G. SONAVALE





दस्त गोधवारा भाग - 2

पवळ 3

दस्त क्रमांक (28/2007)

५१५

दस्त क्र. [पवळ 3-28-2007] चा गोधवारा
बाजार मुल्य : 1 मोबदला 1 मरलेले मुद्रांक शुल्क : 250

दस्त हजर केल्याचा दिनांक : 02/01/2007 05:37 PM
निष्पादनाचा दिनांक : 20/12/2006

दस्त हजर करणा-याची सही :

पावती क्र.: 28 दिनांक: 02/01/2007
पावतीचे वर्णन
नाव: मारवेल इंटरप्रायझेस तर्फे भागीदार वि
हरी बागड - -

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

200: एकूण

दु. निबंधकाची सही, सह दु. नि. पनवेल 3

S. R. Shalun

A. Shing

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 02/01/2007 05:37 PM
शिवका क्र. 2 ची वेळ : (फी) 02/01/2007 05:41 PM
शिवका क्र. 3 ची वेळ : (कबुली) 02/01/2007 05:42 PM
शिवका क्र. 4 ची वेळ : (ओळख) 02/01/2007 05:42 PM

दस्त नोंद केल्याचा दिनांक : 02/01/2007 05:43 PM

ओळख :

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

1) सतीश सहासणे - , घर/फ्लॅट नं. ओपनजीसी कॉलनी , पनवेल

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) अविंदकुमार मिश्रा - , घर/फ्लॅट नं. -/-

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



दु. निबंधकाची सही
सह दु. नि. पनवेल 3

प्रमाणित करण्यास येते की सदर दस्तास एकूण ५
पाने आहेत.

दु. निबंधक, पनवेल-३ (वर्ग-२)

पुस्तक क्र. ४

क्रमांक २६ कर रॉड



प व ल

दु. निबंधक, पनवेल-३ (वर्ग-२)
दिनांक २ माहे १ सन २००६

२००६

33 / 80

02/01/2007
5:45:12 pm

दुख्यम निर्बंधक:
सह दु.नि.पनवेल ३

दस्त गोषवारा भाग-1

पवेल 3





दस्त क्र 28/2007

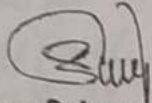
8/4

दस्त क्रमांक : 28/2007

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

अनु क्र.	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	मा. मा. मा. इ. ट. प्र. प्र. तर्फे भागीदार किरण हरी बालक - पत्ता: घट/फ्लॉट नं. 02, विजयवर्ता कॉम्प., फ्लॉट नं 07, से नं 01, म पनवेल व्यक्ती रस्ता - संकारतीचे नाव - संकारत नं - पेठ पत्ताहता - तह	लिहून घेणार वय 36 सही	 
2	मा. स. मा. जी. सी. आंबडले - - पत्ता: घट/फ्लॉट नं. -/- व्यक्ती रस्ता - संकारतीचे नाव - संकारत नं - पेठ पत्ताहता - तह पत्ता - सं - पेठ नंबर -	लिहून घेणार वय 27 सही	 


दुख्यम निर्बंधक, पनवेल-३
(वर्ग-२)



प व ल
१०/०८/२००६
32/50

MARVEL ENTERPRISES

Builders & Developers



Ref. No: ME/SIDDHI/45/08-09

Date: 12.8.2008

To,
MR. ARUN BABURAO TANPURE
MRS. SUTATA ARUN TANPURE
AT POST & TEHSIL - KAVIURI,
DIST - AHMEDNAGAR, MAHARASHTRA

Dear Sir,

Subject: Letter of intent for the reservation of Flat No. 601 in proposed "SIDDHIVINAYAK" on Plot No. 03, Sector-14, New Panvel (W), New Panvel (W) 410209.

We have been allotted Plot No. 03, Sector-14, New Panvel (W) by CIDCO Ltd. as per Allotment letter dated 21.11.2005. The CIDCO has accepted our offer vide their Ref No 70000477/90009366/R-674 dated 21.11.2005.

As per your request, we have reserved Flat No. 601 (hereinafter called as "The Said Flat") in the proposed "SIDDHIVINAYAK" RESIDENTIAL COMPLEX on Plot No 03, Sector-14, New Panvel (W).

In response to your request, we (hereby called the "Builders") have reserved for you Flat No. 601 of an approximate Carpet Area 85 Sq. Ft. subject to is approved by concerned authorities for a total consideration of Rs. 37,98,464/- (Rupees Thirty Seven Lacs Ninety Eight Thousand Four Hundred Sixty Four Only).

This reservation is made subject to the following terms and conditions:

1. The reservation is "Provisional". The Plans of the building are sanctioned. If for any reason, any further changes are to be made by the sanctioning authorities or by the Architects or the Builders resulting in reduction or increase in the above mentioned area or its location, no claim, monetary or otherwise will be raised or accepted except that the aforementioned lump sum price will be reduced or increased on pro-rata basis. In case of absolute deletion of Flat No. 601 claim monetary or otherwise will be raised or accepted except that the amount received will be refunded in full.
2. For any reason, whether within or without the control the whole or part of the project is abandoned, no claim will be raised or accepted that your money will be refunded without interest.



(Contd....2)

प व ल	
६०८	२००८
४९ / ४०	

Corporate Office : 508, Monarch Plaza, Plot 56, Sec-11, CBD, Belapur, Navi Mumbai.
Ph. : 2758 0094/95/96
Regd. Office : 13, Vighnaharta Complex, 1st Flr., Plot-07, Sec. 01 New Panvel (W).
Tel. No.: 2745 80094 / 95 / 96. Telefax : 2745 5670.
● marvelgroup_1999@yahoo.co.in ● www.marvelgroup.co.in

MARVEL ENTERPRISES

Builders & Developers



*** 2 ***

3. We acknowledge and admit the receipt of Rs. 50,000/- (Rupees Fifty Thousand Only) by money transfer dated 22.07.2008 as per Receipt No. 2053 from you, which amount you have paid to us in view of our reserving the above mentioned flat in our proposed building on the basis of the tentative plans shown to you with a view to securing that on compliance of all the terms and conditions of the allotment letter issued by CIDCO. You shall purchase the said flat and enter into "Agreement to sale" with us.
4. In addition to the Lump sum price agreed, you have to bear the charges as per decided towards the registration charges, stamp duty, water & electricity resource development charges, water and power connection deposit and charges, legal and documentation charges, land and building development charges or any additional charges and all other taxes, cesses etc. that shall be levied or become levied by the local authority or by the Government and also such other charges, penalties, Escalation, which shall if at any time hereinafter imposed by the corporation, Government or local authority as the case may be.
5. It is specifically agreed by you to pay the installments as per our payment schedule. The time for the payment of all the installments is the essence of the contract. The Due of the Said Flat will be paid by you as per payment schedule otherwise interest @ 36% per annum shall be charged on all payments which is due. In case of payment, non-payments of any installments within 21 days period from the date of this allotment letter, we shall be entitled to terminate the allotment of the said unit or agreement without any prior notice and shall be at liberty to dispose off and sell the premises to any other person. Without prejudices to the above right of termination, we shall be forfeited the 35% of the payments made by you & will return the balance amount to you.
6. The reservation of the flat will stand confirm only on signing the duplicate copy of this letter & send it to us within 15 days from the date of this letter.
7. On non-compliance of the terms and conditions mentioned hereinabove by you, the amount paid by you, will be forfeited and this letter of intent will stand cancelled.

Regular agreement of sale will be executed in due course of time.

Thanking you,

Yours truly,

For M/s. Marvel Enterprises

Partner

प व ल	
६०९	२००६
४२/४८	

Corporate Office : 508, Monarch Plaza, Plot 56, Sec. 11, CBD, Belapur, Navi Mumbai.
Ph. : 2758 0094/95/96
Regd. Office : 13, Vighnaharta Complex, 1st Flr., Plot-07, Sec. 01: New Parvel (W).
Tel. No.: 2745 80094 / 95 / 96. Telefax : 2745 5670.
● marvelgroup_1999@yahoo.co.in ● www.marvelgroup.co.in





Tuesday, August 26, 2008

4:44:14 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1702

दिनांक 26/08/2008

गावाचे नाव राहुरी बुद्रुक

दस्ताऐवजाचा अनुक्रमांक

रहर - 01703 - 2008

दस्ता ऐवजाचा प्रकार

मुखत्यारनामा

(48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तीस काम घालविण्याचा प्राधिकार मिळत असेल तेव्हा

सादर करणाराचे नाव: श्री.अरुण मोदुराव तनपुरे

नोंदणी फी

:-

100.00

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

:-

120.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)

एकूण

रु.

220.00

आपणास हा दस्त अंदाजे 4:58PM ह्या वेळेस मिळेल

दुर्यम निबंधक
राहुरी

बाजार मुल्य: 0 रु.

मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 500 रु.

Signature

प	व	न
१७०३		०६
२३/०८		



02/09/2008

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

पवेल 1

दस्त क्र 6708/2008

३६१४४

1:22:55 pm

पनवेल 1

दस्त क्रमांक : 6708/2008







दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>1 नाव: अरुण बाबूराव तनपुरे हे स्वतः करीता व सुजाता अरुण तनपुरे यांचे वतीने कु.मु.म्हणून - - पत्ता: घर/प्लॉट नं: पो.तहसील राहूरी, जि.अहमदनगर, महाराष्ट्र गल्ली/रस्ता: - ईमारतीचे नाव: - ईमार</p>	<p>लिहून घेणार वय 056 सही <i>Banjur</i></p>	 52796 - 161564	
<p>2 नाव: हर्ष अरुण तनपुरे - - पत्ता: घर/प्लॉट नं: -/- गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 019 सही <i>Harsh</i></p>	 52796 - 161565	
<p>3 नाव: मे/-मारवेल एन्टरप्रायझेस तर्फे भागीदार किरण हरी बागड तर्फे अखत्यारी म्हणून संभाजी वि.आंबवले - - पत्ता: घर/प्लॉट नं: 13,विघ्नहर्ता कॉम्प्लेक्स, प्लॉट क्र. 7, से.नं. 01, नवीन पनवेल गल्ली/रस्ता:</p>	<p>लिहून घेणार वय 029 सही <i>K. Ambavale</i></p>	 52796 - 161566	





दस्त गोषवारा भाग - 2

पवेल 1

दस्त क्रमांक (6708/2008)

80 180

दस्त क्र. [पवेल 1-6708-2008] चा गोषवारा
बाजार मुल्य : 2376864 मोबदला 3798464 भरलेले मुद्रांक शुल्क : 210550

दस्त हजर केल्याचा दिनांक : 02/09/2008 01:18 PM
निष्पादनाचा दिनांक : 02/09/2008
दस्त हजर करणा-याची सही :

S. R. Shalane

दस्ताचा प्रकार : (25) करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 02/09/2008 01:16 PM
शिकका क्र. 2 ची वेळ : (फ्री) 02/09/2008 01:19 PM
शिकका क्र. 3 ची वेळ : (कबुली) 02/09/2008 01:22 PM
शिकका क्र. 4 ची वेळ : (ओळख) 02/09/2008 01:22 PM

दस्त नोंद केल्याचा दिनांक : 02/09/2008 01:23 PM

ओळख :

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

1) सतिश सहासने - , घर/फ्लॅट नं: कापड बाजार, पनवेल

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: 0

2) जयवंत बाबरे - , घर/फ्लॅट नं: बारवई, ता. पनवेल

गल्ली/रस्ता: -

ईमारतीचे नाव: -

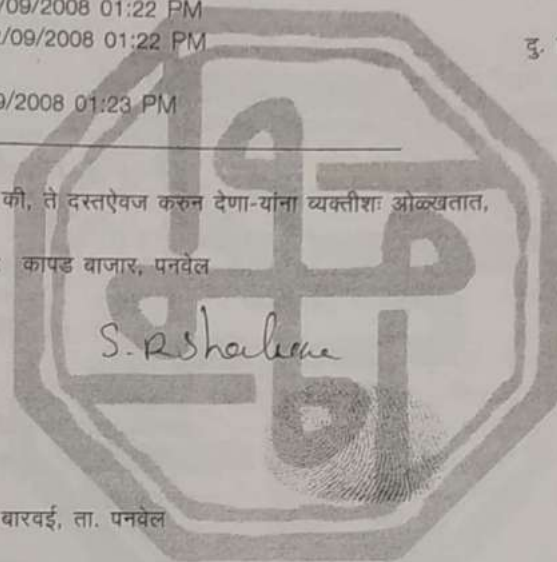
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: 0



S. R. Shalane

B



पावती क्र.: 7104 दिनांक: 02/09/2008
पावतीचे वर्णन
नाव: अरुण याबूराव तनपूरे हे स्वतः करीता व
सुजाता अरुण तनपूरे यांचे वतीने कु. मु. म्हणून - -

30000 : नोंदणी फी
940 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30940: एकूण

[Signature]

दु. निबंधकाची सही, पनवेल 1

[Signature]

दु. निबंधकाची सही
पनवेल 1



नाणत करणत यत का सदर दस्तास एकूण 80
गाने आहेत. पुस्तक क्रं. 7
पमांक 80 180 वर नोंदला.

[Signature]

दुयधर्म निबंधक, पनवेल
पमांक 2 माहे 2 सन 2008



दस्तक्रमांक व वर्ष: 6708/2008

दुय्यम निबंधक: पनवेल 1

Tuesday, September 02, 2008

1:23:39 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m. 9.

गावाचे नाव : नविन पनवेल (नगर पालिका हद्द सिडको क्षेत्र)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा करारनामा
मोबदला रु. 3,798,464.00
बा.भा. रु. 2,376,864.00
- (2) भू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णना सदनिका क्र. 601, सहाया मजला, सिध्दीविनायक, प्लॉट क्र. 03, सेक्टर क्र.14, नवीन पनवेल, ता.पनवेल, जि.रायगड ** उपविभागाचे नाव - 1/13
- (3) क्षेत्रफळ (1) 78.60 चौ.मी.कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/-मारवेल एन्टरप्रायझेस तर्फे भागीदार किरण हरी बागड तर्फे अखत्यारी म्हणून संभाजी वि.आंबवले - ; घर/फ्लॅट नं. 13, विघ्नहर्ता कॉम्प्लेक्स, प्लॉट क्र. 7, से.नं. 01, नवीन पनवेल ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अरुण बाबुराव तनपुरे हे श्वेत:करीता व सुजाता अरुण तनपुरे यांचे वतीने कु.मु.म्हणून - ; घर/फ्लॅट नं. जो.तहसील राहुरी, जि.अहमदनगर, महाराष्ट्र ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएएएचटी 5484 के.
(2) हर्ष अरुण तनपुरे - ; घर/फ्लॅट नं: -// -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 02/09/2008
- (8) नोंदणीचा 02/09/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 6708 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 210509.64
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शोरा

सह दुय्यम निबंधक, पनवेल-१ (वर्ग-२)



CIDCO

WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**REGD. OFFICE :**

MIRMAL, 2nd Floor, Nariman Point,

Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900

00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,

Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

Date : **24 OCT 2008**

CIDCO/BP/ATPO/3343 - -

To,
M/s Marvel Enterprises
2, Vighnaharta Complex, Plot No.01,
Sector-1, Khanda Colony, New Panvel (W).
NAVI MUMBAI

Sub:- Occupancy Certificate for Residential Building On Plot no.03,
Sector-14 at New Panvel (W), Navi Mumbai

Ref:- 1) Your architect's letter dated 08/10/2008
2) Final Fire NOC issued by Fire Officer, CIDCO vide letter no.555,
dtd.23/09/2008

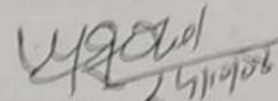
Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings duly approved.

You shall have to carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Thanking you,

Yours faithfully,



(V. Venu Gopal)

Sr. Planner (BP)

Navi Mumbai & Khopta

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

EGD. OFFICE :

NIRMAL, 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

Date : 24 OCT 2008

REF NO: CIDCO/BP/ATPO/3349

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (G+13 floors) [Total Res. BUA = 2849.601 Sq.mtrs. (No. of Res. Units - 48 Nos.), BUA of Fitness Centre on Gr. Floor = 56.125 Sq.mtrs. (Free of FSI) & BUA of Society office on Gr. Floor=24.954 Sq.mtrs. (Free of FSI) on Plot no. 03, Sector-14 at New Panvel (W) of Navi Mumbai completed under the supervision of M/s Vistaar has been inspected on 20/10/2008 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 03/10/2008 and that the development is fit for the use for which it has been carried out.

V. Venu Gopal
24/10/08

(V. Venu Gopal)
Sr. Planner (BP)
Navi Mumbai & Khopta

MARVEL ENTERPRISES

Builders & Developers



Date: 14-01-2009

To,
MR. ARUN BABURAO TANPURE
MRS. SUJATA ARUN TANPURE
MR. HARSHA ARUN TANPURE
601, SIDDHIVINAYAK, PLOT NO. 03,
SECTOR - 14, NEW PANVEL (W) # 410206.

Subject: - Allotment Letter in respect of Covered Car Parking Shed on ground floor In "SIDDHIVINAYAK" (Stilt + 13) Residential Tower, Plot No. 03, Sector - 14, New Panvel (w).

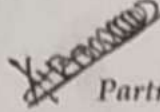

Dear Sir,

As per your request, we have reserved for you a **Covered Car Parking Shed** on ground floor in "SIDDHIVINAYAK" (Stilt + 13) Residential Tower, Plot No. 03, Sector - 14, New Panvel (w).

Please note that we have agreed to reserve for you the Covered Car Parking Shed is subject to the various terms and condition laid down by CIDCO. Henceforth you shall enjoy the said Covered Car Parking shed for your exclusive use and occupation and other Flat Purchasers shall not have any right or interest in respect thereof.

Thanking you.

Yours faithfully,
For Marvel Enterprises


Partner 

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